



City of Santa Clarita

Combined Engineer's Report

Landscape Maintenance Districts

FISCAL YEAR 2014/2015

Intent Meeting: June 10, 2014

Public Hearing: June 24, 2014

Prepared May 22, 2014

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



CITY OF SANTA CLARITA
LANDSCAPE MAINTENANCE DISTRICTS

COMBINED ENGINEER'S REPORT
CERTIFICATE

This Report describes the Districts including the improvements, budgets, parcels and assessments to be levied for fiscal year 2014/2015, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Districts. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 3rd day of June, 2014.



Willdan Financial Services
Assessment Engineer

By: Stacey Reynolds
Stacey Reynolds
Senior Project Manager
District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742

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 _____, 2014.

By: _____
Arminé Chaparyan, Interim City Clerk
City of Santa Clarita
Los Angeles County, California

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 _____, 2014.

By: _____
Arminé Chaparyan, Interim City Clerk
City of Santa Clarita
Los Angeles County, California

TABLE OF CONTENTS

<i>I. OVERVIEW</i>	1
A. INTRODUCTION.....	1
B. EFFECT OF PROPOSITION 218	2
<i>II. PLANS AND SPECIFICATION</i>	3
A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	3
B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED	4
C. CAPITAL IMPROVEMENT PROJECTS.....	7
<i>III. ESTIMATE OF COSTS</i>	9
<i>IV. METHOD OF APPORTIONMENT OF ASSESSMENT</i>	11
A. GENERAL.....	11
B. REASON FOR THE ASSESSMENT	11
C. SPECIAL BENEFIT ANALYSIS	11
D. GENERAL BENEFITS	13
E. APPORTIONMENT METHODOLOGY	13
F. METHOD CODE DEFINITIONS.....	15
G. ASSESSMENT RATES AND ANNUAL LEVY	17
<i>V. ASSESSMENT ROLL</i>	21
<i>VI. ASSESSMENT DIAGRAM</i>	22

APPENDIX

Landscape Maintenance District Improvements

I. OVERVIEW

A. INTRODUCTION

The City of Santa Clarita (“City”) annually levies and collects special assessments in order to maintain the improvements within City initiated Landscape Maintenance District Nos. 1, and County initiated District T1, (collectively referred to as the “Districts”). The Districts were formed pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”) and are in compliance with Article XIID of the California Constitution (enacted by Proposition 218). This Combined Engineer’s Report (“Report”) includes all Zones and Annexations that have been approved by property owners and Council’s actions through August 27, 2013.

All Zones or Annexations within District Nos. 1, and T1 provide for the maintenance of local landscaping located within the right of ways and easements of the respective district areas.

District No. T1A is an ad valorem fund created by the County of Los Angeles under the Improvement Act of 1911, prior to the transfer of jurisdiction to the City. Ad valorem revenue is collected directly from property taxes and is separate from the Special Assessment Districts. Ad Valorem revenue requires no Council action, but is hereby referenced in this report as a part of the landscape maintenance program within the City.

In addition to the City-initiated Districts, the responsibility for several County-maintained Landscape Maintenance Zones was transferred to the City’s jurisdiction beginning in 1997. The County, through the Department of Parks and Recreation, had previously administered these Zones which had provided for the maintenance and servicing of the landscape improvements located in medians and common areas throughout the City. Pursuant to the Act, the City Council is the legislative body for the Districts and Zones and may levy annual assessments as the governing body for the operations and administration of the Districts.

This Report describes the Districts, any annexation zones or changes to the Districts and the proposed assessments for Fiscal Year 2014/2015. The proposed assessments are based on the historical and estimated costs to maintain the improvements that provide direct and special benefits to properties within the Districts. The costs of the improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives special benefits.

Following consideration of all public comments and written protests at a noticed public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2014/2015 pursuant to the Act. Once the levy is approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2014/2015.

B. EFFECT OF PROPOSITION 218

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

The provisions of Proposition 218 can be summarized in four general areas:

1. Strengthens the general and special tax provisions of Propositions 13 and 62;
2. Extends the initiative process to all local taxes, assessments, fees and charges;
3. Adds substantive and procedural requirements to assessments; and
4. Adds substantive and procedural requirements to property-related fees and charges.

Prior to Proposition 218, property owners petitioned Zones that were added to the Districts. Subsequent to Proposition 218, all property owners were balloted for inclusion into the Districts in order to be in compliance with Proposition 218. This Report does not propose to increase the assessments for the Districts, including any Zones or Annexations, above the approved annual Consumer Price Index (CPI) for all Urban Consumers, Los Angeles – Riverside–Orange Counties, California. Increases, if any, above this amount were addressed in separate reports approved at prior Council meetings. Any subsequent increases in the assessments, as defined by Government Code Sections 53750-53756 (Proposition 218 Omnibus Implementation Act), will be subject to the procedures and approval process of Section 4 of Article XIII D.

For Fiscal Year 2014/2015, applicable CPI increase is 0.54%.

// PLANS AND SPECIFICATION

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- The installation or construction of any 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, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of the following:
 - ❖ Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - ❖ Lights, playground equipment, play courts, and public restrooms.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of land for park, recreational, or open-space purposes.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- Incidental expenses associated with the improvements include, but are not limited to:
 - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - Compensation payable to the County for collection of assessments;
 - Compensation of any engineer or attorney employed to render services;
 - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
 - Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED

The improvements 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.

District funds are used for the maintenance and servicing including, but not limited to, labor, electrical energy, water, materials, contracting services, administration, reserve, 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, 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 reference are incorporated and made a part of the Report; and are on file at the City. A brief description of what is improved and maintained by the Landscape Maintenance Districts can be found in the Appendix of this Report.

The following is a general description of the location of each Zone or Annexation:

District	Zone	Annex.	Description
1	1		Centex Development
1	--	2F	Commercial (Soledad Entertainment) <i>[was District 1, Zone 10]</i>
1	3	--	Tracts 45416-01 & 02, Residential, northeast of Sierra Highway and Sand Canyon Road (Sierra Heights)
		3A	Tract 45416, Residential, Sierra Highway west of Sand Canyon <i>[was District 1, Zone 13]</i>
			Albertson's Shopping Center, Commercial, Via Princessa and Sierra Highway (Albertson's Street Trees), Parcel Map 24147 (Costco) <i>[was District 1 zone 2A]</i> , Sierra Storage <i>[was District 1 Zone 2B]</i> , Tract 50151 across from Costco <i>[was District 1 Zone 2C]</i> , Tract 50484, Via Princessa and Highway 14 (Jack-in-the-box) <i>[was District 1 Zone 2D]</i> , Parcel Map 25196, Sierra Highway north of Via Princessa (Flying Tiger) <i>[was District 1 Zone 2E]</i> , Riverview Shopping Center <i>[was District 1 Zone 2G]</i>
1	4	--	Residential, May Way and Via Princessa, west of Whites Canyon Rd (Sunset Hills)
1	5	--	Tract 52276, Residential, Koji Court, Via Princessa and May Way <i>[was District 1, Zone 9]</i>
		5A	Tracts 46626, 50536 and 47863, Residential, Whites Canyon Road and Canyon Crest Road (Canyon Crest)
1	6	--	Residential & Commercial, McBean and Newhall Ranch (Creekside)
1	7	--	Tract 44374 Woodlands – Currently inactive but could be reactivated at any time.
1	7A	--	Tract 52354, Residential, Friendly Valley Parkway and Sierra Highway
1	8	--	River Village
1	15	--	Valencia Industrial Center
1	16	--	Bouquet Canyon Road/Railroad Avenue
1	17	--	Town Center / Tourney Rd
1	18	--	Bridgeport / Bouquet
1	19	--	Golden Valley Ranch - Commercial
1	20	--	Tract 52414, Residential, Golden Valley Road, Pardee <i>[was District 1 Annex 1D]</i>
1	21	--	Henry Mayo Newhall Memorial Hospital
1	22	--	Golden Valley Road and Highway 14 (Montecito) <i>[was District 1 Annex 1A]</i>
1	23	--	Tract 44892, Residential, Canyon Gate, Golden Valley Road and Sierra Highway <i>[was District 1 Annex 1C]</i>
1	24	--	Tract 53419, Residential, Valle Di Oro <i>[was District 1 Annex 1F]</i>
1	25	--	Commercial, Centre Pointe, south of Soledad Canyon Road <i>[was District 1 Annex 1B]</i>
1	26	--	

District	Zone	Annex.	Description
1	27	--	Railroad Avenue and Circle J Ranch Road (Circle J Ranch) [was District T1 Zone T42A, T42B and T42C]
1	28	--	Main Street, Railroad Avenue, Newhall Avenue, Dockweiler, small portions of Sierra Highway and Lyons Avenue and the Newhall Library Area
1	29	--	Residential/Commerical/Mixed-use, North side, Soledad Canyon Road, Gladding Way (Villa Metro)
1	2008-1	--	Citywide Major Thoroughfare Medians
1	T2	--	Residential / Commercial, Lyons, Orchard Village Road and Wiley Canyon (Old Orchard)
1	T3	--	Residential, NW of Wiley Canyon and Orchard Village Road (Valencia Hills)
1	T3B	--	The golf course property on Tournament Road and the residential properties located South of Vista Hills Drive and East of Tournament Road within Valencia Hills development
1	T4	--	Residential / Commercial, McBean Parkway, Orchard Village Road and Tournament Road (Valencia Meadows)
1	T7	--	Valencia Central & North Valley [was District T1 Zone T7]
1	T20	--	Residential / Commercial, Plum Canyon Road – Shapell – Monteverde
1	T33	--	Residential, Canyon Park Drive & Jason Road TR 43510
1	T44	--	Residential, Copper Hill Drive, David Way TR 3517 & TR 44838
1	T46	--	Residential / Commercial, McBean Parkway and Newhall Ranch Road (Northbridge)
1	T47	--	Residential & Commercial - Northpark
1	T48	--	Residential, Kathleen Ave
1	T51	--	Residential Commercial Development, Newhall Ranch Road, Copper Hill Drive.
1	T52	--	Residential - Stonecrest
1	T62	--	Residential, Copper Hill Drive, TR 52087
1	T65	--	Residential, Fair Oaks Ranch TR 47200
1	T65A	--	Residential, Ranch at Fair Oaks TR 52833
1	T65B	--	Residential, Ranch at Fair Oaks TR 52833
1	T67	--	Residential, Gold Canyon Drive, Copper Hill Drive
1	T71	--	Residential, Haskell TR 47657
1	T72	--	Residential, Homestead Place
T1	T5	--	Residential, SE of Orchard Village Road and McBean Parkway (La Questa)
T1	T6	--	Residential / Commercial, McBean Parkway and Avenida Navarre (South Valley)
T1	T8	--	Residential / Commercial, McBean Parkway and Del Monte Dr (Summit)

District	Zone	Annex.	Description
T1	T17	--	Residential, Rainbow Glen Drive and Sierra Highway (Rainbow Glen)
T1	T23	--	Residential / Commercial, Seco Canyon Road and Copper Hill Road (Mountain View)
T1	T23A	--	Residential, Seco Canyon Road and Copper Hill (Mountain View Condos)
T1	T23B	--	Residential, Seco Canyon Road and Copper Hill Road (Seco Villas)
T1	T29	--	Residential, Rainbow Glen Drive and Soledad Canyon (American Beauty)
T1	T31	--	Residential, Shangri La Drive and Soledad Canyon Road (Shangri-La), plus Commercial, Soledad Canyon Branch Library [was District 1, Zone 14]
T1	T1	--	Commercial, Seco Canyon Village

C. CAPITAL IMPROVEMENT PROJECTS

The following is a brief discussion of the new Capital Improvement Projects for Fiscal Year 2014/2015 in the Landscape Maintenance Districts.

Zone 2008-1 Major Thoroughfare Medians

Newhall Avenue (B2015) - Landscaped medians will be constructed on Newhall Avenue from the railroad tracks near Pine Street to approximately 500 feet west of Sierra Highway. The improvements will include the City's standard median design and smart water controllers. The irrigation lines will be made ready for recycled water when it becomes available. The project also includes a traffic signal at Pine Street.

Lost Canyon Road (B3013) – Landscape median refurbishment will be designed for construction in a future year. The scope of this design project is between Via Princessa and Medley Ridge Drive. The scope of the design will included the City's standard design for landscape, and irrigation. The project will replace non-working irrigation, existing pine trees, and temporary mulch. The irrigation lines will be made ready for recycled water when it becomes available.

Sierra Highway Beautification II (B3014) – Landscaped medians will be constructed on Sierra Highway from the approximate area of Flying Tiger Drive to Soledad Canyon Road. The improvements will include the City's standard median design and smart water controllers. The irrigation lines will be made ready for recycled water when it becomes available. The project also includes a triple left turn improvement at Soledad Canyon Road and Sierra Highway.

Zone T-2 Orchard Village

Old Orchard Park Master Plan Re-evaluation (P1006) – Development of a conceptual plan to evaluate options to modernize Old Orchard Park.

Zone T-7 Valencia Central & North Valley

John Russell Paseo Bridge Replacement (S1042) – This project will replace the existing wooden bridge spanning John Russell Drive between Cortina and Via Candice. It is anticipated a new steel bridge will be designed, awarded, and constructed in FY 2014/2015.

/// ESTIMATE OF COSTS

The estimated costs for the operation, maintenance and servicing of the facilities for Fiscal Year 2014/2015 are shown below. 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 estimated costs of 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 estimated costs are on file at the City where they are available for public inspection.

The annual budgets for the other Districts and Zones are shown on the following page:

District	Zone	Description	Projected Beginning Fund Balance as of 7/1/14 (includes FB transfers from County)	Projected Assessment Revenue FY 14-15	Projected Interest Revenue FY 14-15	Projected Ad Valorem Revenue FY 14-15	Projected Total Revenues FY 14-15	Operation & Maintenance Expenses FY 14-15	Projected Capital/Reserve Expenses FY 14-15	Projected Total Expenses FY 14-15	Projected Operating Reserve FY 14-15	Projected Ending Fund Balance as of 6/30/2015
1	1	Golden Valley Centex	\$6,614	\$17,355	\$53	\$0	\$17,408	\$7,881	\$394	\$8,275	\$0	\$15,747
1	2	Edwards Cinema	3,644	0	0	0	0	0	0	0	0	3,644
1	3	Sierra Heights	425,377	52,305	3,403	0	55,708	70,175	18,509	88,684	35,088	357,313
1	4	Via Princessa/Sierra Hwy	312,586	108,191	2,501	0	110,692	23,110	5,156	28,266	11,555	383,457
1	5	Sunset Hills	563,274	147,427	4,506	0	151,933	138,677	56,934	195,611	69,339	450,257
1	6	Canyon Crest	424,889	119,000	3,399	0	122,399	105,628	50,281	155,910	52,814	338,564
1	7	Creekside	365,199	263,023	2,922	0	265,945	244,659	60,233	304,892	122,330	203,923
1	8	Friendly/Sierra	21,455	7,201	172	0	7,373	7,874	394	8,268	3,937	16,623
1	15	River Village	706,985	291,566	5,656	0	297,222	199,153	20,958	220,110	99,576	684,519
1	16	Valencia Industrial Center	555,665	223,797	4,445	0	228,243	146,025	62,301	208,326	73,013	502,569
1	17	Bouquet/Railroad Ave	(279,326)	103,641	(2,235)	0	101,407	43,823	35,000	78,823	0	(256,743)
1	18	Town Center/Tourney Road	453,564	759,121	3,629	0	762,749	517,352	62,368	579,720	258,676	377,918
1	19	Bridgeport/Bouquet	157,699	92,445	1,262	0	93,706	69,415	29,971	99,386	34,708	117,312
1	20	Golden Valley Ranch-Commercial	155,876	108,101	1,247	0	109,348	82,204	4,110	86,314	41,102	137,807
1	21	Golden Valley Ranch-Residential	285,488	40,608	2,284	0	42,892	31,840	1,592	33,432	15,920	279,028
1	22	HMMNH	104,550	31,259	836	0	32,095	17,583	879	18,462	8,792	109,391
1	23	Montecito	(22,982)	5,149	(184)	0	4,966	4,955	0	4,955	0	(22,972)
1	24	Canyon Gate	261,983	37,506	2,096	0	39,602	25,662	1,283	26,945	12,831	261,809
1	25	Valle Di Oro	6,651	7,228	53	0	7,281	2,164	108	2,272	1,082	10,579
1	26	Center Point-Commercial	790,045	208,620	6,320	0	214,940	114,659	5,733	120,392	57,329	827,264
1	27	Circle J	1,215,916	591,192	9,727	0	600,919	437,005	94,350	531,356	218,503	1,066,977
1	28	Newhall	235,392	367,834	1,883	0	369,717	234,457	18,223	252,680	117,229	235,201
1	29	Villa Metro	0	74,408	0	0	74,408	0	0	0	0	74,408
1	2008-1	Major Thoroughfare Medians	577,614	5,278,123	4,621	0	5,282,744	1,806,611	6,459,680	8,266,291	0	(2,405,933)
T1	T1	Faircliff	215,791	20,000	1,726	0	21,726	21,311	15,066	36,377	10,656	190,485
1	T2	Old Orchard	219,649	204,340	1,757	73,543	279,640	195,035	115,752	310,787	97,518	90,984
1	T3	Valencia Hills	441,466	159,689	3,532	49,994	213,214	143,495	99,675	243,170	71,748	339,763
1	T4	Valencia Meadows	338,433	137,720	2,707	25,086	165,513	142,279	60,114	202,393	71,139	230,414
T1	T5	Valencia Glen	538,205	151,142	4,306	45,734	201,181	170,657	55,033	225,689	85,328	428,369
T1	T6	Valencia South Valley	163,136	140,005	1,305	0	141,310	90,384	40,019	130,403	45,192	128,851
1	T7	Valencia Central & North Valley	693,333	481,661	5,547	0	487,208	294,738	609,237	903,975	147,369	129,197
T1	T8	Valencia Summit	474,552	1,104,754	3,796	0	1,108,550	843,768	144,188	987,956	421,884	173,262
T1	T17	Rainbow Glen	83,055	37,667	664	0	38,332	40,710	2,035	42,745	20,355	58,287
1	T20	El Dorado Village	492,752	188,400	3,443	0	191,843	207,690	132,385	340,075	103,845	240,676
T1	T23	Mountain View Slopes	635,489	758,570	5,084	0	763,654	618,448	80,922	699,371	309,224	390,548
T1	T23A	Mountain View Condos	423,737	306,205	3,390	0	309,595	362,589	43,129	405,718	181,295	146,319
T1	T23B	Seco Villas	17,499	105,837	140	0	105,977	153,443	3,500	156,943	0	(33,467)
T1	T29	American Beauty	413,644	61,880	3,309	0	65,189	53,625	12,681	66,306	26,813	385,715
T1	T31	Shangri-la	460,686	322,823	3,685	0	326,509	327,253	28,363	355,616	163,627	267,952
1	T33	Canyon Park	369,207	125,250	2,954	0	128,204	71,900	68,595	140,495	35,950	320,965
1	T44	Bouquet Cyn	48,286	90,600	316	0	90,916	115,504	5,775	121,279	0	17,923
1	T46	Northbridge	2,527,757	1,562,369	20,222	0	1,582,591	1,415,927	192,296	1,608,223	707,964	1,794,161
1	T47	Northpark	(266,778)	774,157	(2,134)	0	772,023	636,956	0	636,956	0	(131,711)
1	T48	Shadow Hills	(28,592)	47,775	(243)	0	47,532	81,434	0	81,434	0	(62,494)
1	T51	Valencia High School	1,223,818	401,000	9,791	0	410,791	425,400	232,270	657,670	212,700	764,239
1	T52	Stonecrest Lower)	(74,968)	378,023	(600)	0	377,423	471,998	0	471,998	0	(169,542)
1	T62	Canyon Heights	173,971	129,000	1,200	0	130,200	166,318	8,316	174,634	83,159	46,378
1	T65	Fair Oaks Ph 1	1,911,208	202,910	15,290	0	218,200	125,817	31,291	157,108	62,909	1,909,391
1	T65A	Fair Oaks Ph 2 & 3	3,215,340	419,250	25,723	0	444,973	250,838	77,542	328,380	125,419	3,206,514
1	T65B	Fair Oaks Park	177,671	146,686	1,421	0	148,107	125,511	46,276	171,787	62,756	91,236
1	T67	Miramontes	226,907	218,900	1,470	0	220,370	202,876	106,144	309,020	101,438	36,819
1	T71	Haskell Cyn Ranch	203,972	130,669	1,335	0	132,004	157,967	55,098	213,065	78,984	43,927
1	T72	Copperhill	78,835	18,700	553	0	19,253	23,124	12,376	35,500	11,562	51,025
		T1 Ad Valorem	583,131	0	4,665	654,427	659,092	206,337	358,447	564,784	103,169	574,270
		TOTAL	\$23,309,350	\$17,761,081	\$184,950	\$848,784	\$18,794,815	\$12,474,246	\$9,624,981	\$22,099,228	\$4,575,821	\$15,429,116

IV. METHOD OF APPORTIONMENT OF ASSESSMENT

A. GENERAL

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.

B. REASON FOR THE ASSESSMENT

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

C. 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 which confers a particular and distinct special benefit upon the real property 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 alongside 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 which confers a particular and distinct special benefit upon the real property 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 are conferred a special benefit from the landscaped medians in the major thoroughfares. Landscaping in the medians along the major thoroughfares provides only incidental benefits 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 of each parcel within each Zone of Benefit which confers a particular and distinct special benefit upon the real property 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.

D. GENERAL BENEFITS

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

E. APPORTIONMENT METHODOLOGY

The following table lists the various Zones and Annexations within the Districts, their land use and assessment type, and the number of assessable parcels, units, acreage or EBU's.

Equivalent Benefit Units (EBU's)

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

The EBU method uses the single-family home as the basic unit of apportionment. A single family home equals one Equivalent Benefit Unit (EBU). Every other land use is converted to EBU's as described below. All properties in the District will be assigned benefit 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 EBU's for other residential land uses and for non-residential parcels. Every land use is converted to EBU's: parcels containing apartments are converted to EBU's based on the number of benefit units on each parcel of land; non-residential parcels are converted based on the lot size of each parcel of land.

There are various apportionment methodologies used in the Districts. A “Method Code” in the table below identifies the specific methodology used for each District, Zone and Annexation. These “Method Codes” are explained after the table.

District	Zone	Annex.	Land Use	Asmt. Type	Pcls / Units Acreage / EBU's	Method Code (descriptions follow this table)
1	1	1G	Res	EBU	261.290	3
1	1	7A	Res	EBU	319.000	1
1		2F	Comm	Parcel	1	1
1	3	--	Res	Parcel	76	1
		3A	Res	Parcel	177	1
1	4		Comm	EBU	526.118	4
1	5	--	Res	Parcel	161	1
		5A	Res	Parcel	14	1
1	6		Res	EBU	280	4
1	7		Res	EBU	1,027.997	4
1	8	--	Res/Comm	EBU	33.510	4
1	15	--	Res/Comm	EBU	489.060	4
1	16	--	Comm/Vac	EBU	7,429.775	4
1	17	--	Multiple	EBU	1,275.270	4
1	18	--	Res/Comm	EBU	3,958.914	4
1	19	--	Res/Comm	EBU	1,204.335	4
1	20	--	Res/Comm	EBU	337.320	4
1	21	--	Res	EBU	188.465	4
1	22	--	Comm	EBU	178.680	4
1	23	--	Res/Comm	EBU	104.240	4
1	24	--	Res/Other	EBU	150.025	4
1	25	--	Res/Other	EBU	87.467	4
1	26	--	Comm	EBU	2,429.202	4
1	27	--	Res/Comm	EBU	848.156	4
1	28	--	Res/Comm	EBU	4,916.935	4
1	29	--	Res/Comm	EBU	325.51	5
1	2008-1	--	Res/Comm	EBU	84,942.335	4
1	T2	--	Res/Comm	EBU	1,128.701	4
1	T3	--	Res/Comm	EBU	461.250	4
1	T3B	--	Res/Comm	EBU	206.459	4
1	T4	--	Res/Comm	EBU	956.387	4
1	T7	--	Res/Comm	EBU	1,971.143	4
1	T20	--	Res/Comm	Parcel	628	1

District	Zone	Annex.	Land Use	Asmt. Type	Pcls / Units Acreage / EBU's	Method Code (descriptions follow this table)
1	T33	--	Res	Parcel	501	1
1	T44	--	Res	Parcel	302	1
1	T46	--	Res/Comm	EBU	2,345.816	4
1	T47	--	Res/Comm	EBU	1,928.172	4
1	T48	--	Res	Parcel	105	1
1	T51	--	Res/Comm	Parcel	802	1
1	T52	--	Res	Parcel	459	1
1	T62	--	Res	Parcel	218	1
1	T65	--	Res	Parcel	394	1
1	T67	--	Res	Parcel	399	1
1	T65A	--	Res	EBU	1,075.00	2
1	T65B	--	Res	EBU	711.00	2
1	T71	--	Res	Parcel	222	1
1	T72	--	Res	Parcel	22	1
T1	T5	--	Res/Comm	Parcel	741	1
T1	T6	--	Res/Comm	Parcel	603	1
T1	T8	--	Res/Comm	Parcel	2,140	1
T1	T17	--	Res	Parcel	74	1
T1	T23	--	Res/Comm	Parcel	1,493	1
T1	T23A	--	Res	Parcel	383	1
T1	T23B	--	Res	Parcel	156	1
T1	T29	--	Res	Parcel	221	1
T1	T31	--	Res/Comm	Parcel	450	1
T1	--	T1-31	Comm	EBU	5	2

The number of parcels, units, acres and EBU's shown in the table above reflect the current information for the Districts. These numbers will be updated prior to submitting the final Assessment Roll to the County Auditor-Controller for placement on the property tax bills. Fluctuations in the number of parcels and other information may occur from year to year as parcels subdivide, combine and/or change uses.

F. METHOD CODE DEFINITIONS

Method 1 – The assessment is apportioned to the benefiting properties on a per-parcel basis.

Method 2 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU's) such that a Single Family Detached Residence (SFR)

is equal to 1 EBU and all other properties are converted to EBU's based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	EBU
Single Family Residential	1 single family dwelling unit	1 EBU
Multi Family Residential Condos	1 single family dwelling unit	1 EBU
Multi Family Residential Apartments	1 apartment unit	1 EBU
Commercial Industrial	1 commercial/industrial parcel	5 EBU

Method 3 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU's) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU's based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	x	EBU Factor	=	EBU Rate
Residential					
Single family home	1 dwelling	x	1	=	1.00 EBU / dwelling
Single family vacant(subdivided)	1 parcel	x	0.25	=	0.25 EBU / parcel
Multi-Family (incl. Condo)	1 dwelling	x	0.8	=	0.80 EBU / dwelling
Mobile Home Parks	1 space	x	0.5	=	0.50 EBU / space
Developed Non-Residential	1 acre	x	6	=	6.00 EBU / acre
Vacant / Park / School	1 acre	x	1.5	=	1.50 EBU / acre

Method 4 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU's) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU's based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	x	EBU Factor	=	EBU Rate
Residential					
Single family home	1 dwelling	x	1	=	1.00 EBU / dwelling
Single family vacant (subdivided)	1 parcel	x	0.25	=	0.25 EBU / parcel
Multi-Family (incl. Condo)	1 dwelling	x	0.75	=	0.75 EBU / dwelling
Mobile Home Parks	1 space	x	0.5	=	0.50 EBU / space
Developed Non-Residential	1 acre	x	6	=	6.00 EBU / acre
Vacant / Park / School	1 acre	x	1.5	=	1.50 EBU / acre
Special Cases			Varied	=	Varied EBU

Method 5 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU's) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU's based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	x	EBU Factor	=	EBU Rate
Residential					
Single family home	1 dwelling	x	1	=	1.00 EBU / dwelling
Commercial	1 acre	x	9.72	=	9.72 EBU / acre
Live-work ⁽¹⁾	1 unit	x	1.15	=	1.15 EBU / unit
Vacant / Park / School	1 acre	x	9.81	=	9.81 EBU / acre

(1) Live-work units are for both residential and non-residential use. Each live-work unit will be assessed 1 EBU for the residential unit plus 9.72 EBUs per acre of non-residential use (including one parking space). The typical live-work unit is 2,400 Square Feet (“SF”) with 20% of the area assigned to non-residential use, which equals 480 SF. The typical parking space is 180 SF. Therefore the non-residential use of a live-work unit will be defined as 660 SF. An additional 0.15 EBU (660 SF / 43560 SF per acre x 9.72 EBUs per acre) will be assigned to a live-work unit for the non-residential use, for a total of 1.15 EBUs per live-work unit.

G. ASSESSMENT RATES AND ANNUAL LEVY

The tables on the following pages provide the Maximum Assessment Rate, Applied Assessment Rate and Annual Levy Amounts for each District by Zone and Annexation for Fiscal Year 2014/15.

District	Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 13-14 Max Asmt. Rate	FY 14-15 Max Asmt. Rate	FY 14-15 Applied Asmt. Rate	FY 14-15 Total Annual Levy Amount
1	1	1G	Golden Valley Parkway	EBU	261.290	\$66.07	\$66.42	\$66.42	\$17,354.88
1	2	2F	Cinema Parkway	Parcel	1	\$2,860.70	\$2,876.14	\$0.00	\$0.00
1	3	--	Sierra Heights	Parcel	76	\$657.26	\$660.81	\$630.00	\$47,880.00
		3A		Parcel	177	\$256.27	\$257.65	\$25.00	\$4,425.00
Subtotal:									\$52,305.00
1	4		Via Princessa/Sierra Hwy	EBU	526.118	\$205.64	\$206.75	\$205.64	\$108,190.91
1	5	--	Sunset Hills	Parcel	161	\$1,204.08	\$1,210.59	\$865.00	\$139,265.00
		5A		Parcel	14	\$811.57	\$815.95	\$583.00	\$8,162.00
Subtotal:									\$147,427.00
1	6		Canyon Crest	EBU	280.000	\$543.39	\$546.32	\$425.00	\$119,000.00
1	7		Creekside	EBU	1,027.997	\$255.86	\$257.24	\$255.86	\$263,023.18
1	8		Friendly/Sierra	EBU	33.510	\$214.90	\$216.06	\$214.90	\$7,201.30
1	15		River Village	EBU	450.740	\$964.09	\$969.30	\$646.86	\$291,565.68
1	16		Valencia Industrial Center	EBU	7,459.910	\$32.22	\$32.40	\$30.00	\$223,797.30
1	17		Bouque/Rail Road Ave	EBU	1,275.270	\$80.84	\$81.27	\$81.27	\$103,641.19
1	18		Town Center / Tourney Road	EBU	3,928.180	\$192.21	\$193.25	\$193.25	\$759,120.79
1	19		Bridgeport / Bouquet	EBU	1,204.335	\$76.36	\$76.76	\$76.76	\$92,444.75
1	20		Golden Valley Ranch - Commercial	EBU	337.320	\$2,994.78	\$3,010.95	\$320.47	\$108,100.94
1	21		Golden Valley Ranch - Residential	EBU	184.580	\$1,839.05	\$1,848.98	\$220.00	\$40,607.60
1	22		HMNMH	EBU	178.620	\$266.61	\$268.05	\$175.00	\$31,258.50
1	23		Montecito	EBU	104.240	\$49.14	\$49.40	\$49.40	\$5,149.46
1	24		Canyon Gate	EBU	150.025	\$656.62	\$660.16	\$250.00	\$37,506.25
1	25		Valle Di Oro	EBU	87.467	\$159.11	\$159.97	\$82.64	\$7,228.27
1	26		Centre Pointe	EBU	2,429.202	\$87.79	\$88.26	\$85.88	\$208,619.87
1	27		Circle J	EBU	844.560	\$723.11	\$727.02	\$700.00	\$591,192.00
1	28		Newhall	EBU	4,928.770	\$74.64	\$75.04	\$74.63	\$367,834.11
1	29		Villa Metro	EBU	325.510	\$228.59	\$229.82	\$228.59	\$74,408.33
1	2008-1		Major Thoroughfare Medians	EBU	84,504.050	\$62.46	\$62.80	\$62.46	\$5,278,122.96

District	Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 13-14 Max Asmt. Rate	FY 14-15 Max Asmt. Rate	FY 14-15 Applied Asmt. Rate	FY 14-15 Total Annual Levy Amount
1	T2		Old Orchard	EBU	1,128.701	\$185.06	\$186.06	\$181.04	\$204,340.03
1	T3		Valencia Hills	EBU	462.000	\$384.29	\$386.36	\$331.65	\$153,222.30
1	T3B		Valencia Hills Res./Golf Course	EBU	206.459	\$36.29	\$36.49	\$31.32	\$6,466.28
1	T4		Valencia Meadows	EBU	956.387	\$211.26	\$212.40	\$144.00	\$137,719.73
1	T7		Valencia Central & North Valley	EBU	1,971.275	\$249.77	\$251.11	\$244.34	\$481,661.33
1	T20		El Dorado Village	Parcel	628	\$300.00	\$300.00	\$300.00	\$188,400.00
1	T33		Canyon Park	Parcel	501	\$300.00	\$300.00	\$250.00	\$125,250.00
1	T44		Bouquet Canyon	Parcel	302	\$300.00	\$300.00	\$300.00	\$90,600.00
1	T46		Northbridge	EBU	2,314.620	\$812.23	\$816.62	\$675.00	\$1,562,368.50
1	T47		Northpark	EBU	1,929.172	\$399.14	\$401.29	\$401.29	\$774,157.43
1	T48		Shadow Hills	Parcel	105	\$455.00	\$455.00	\$455.00	\$47,775.00
1	T51		Valencia High	Parcel	802	\$564.85	\$567.90	\$500.00	\$401,000.00
1	T52		Stonecrest (Lower)	Parcel	459	\$819.16	\$823.58	\$823.58	\$378,023.22
1	T62		Canyon Heights	Parcel	215	\$600.00	\$600.00	\$600.00	\$129,000.00
1	T65		Fair Oaks	Parcel	394	\$949.97	\$955.10	\$515.00	\$202,910.00
1	T65A		Fair Oaks Ranch	EBU	1,075.000	\$567.42	\$570.48	\$390.00	\$419,250.00
1	T65B		Fair Oaks Park	EBU	710.000	\$206.60	\$207.72	\$206.60	\$146,686.00
1	T67		Miramontes	Parcel	398	\$843.42	\$847.97	\$550.00	\$218,900.00
1	T71		Haskell Canyon Ranch	Parcel	223	\$582.82	\$585.96	\$585.96	\$130,669.08
1	T72		Copperhill Twenty-two	Parcel	22	\$937.13	\$942.19	\$850.00	\$18,700.00
T1	T5		Valencia Glen	Parcel	741	\$212.71	\$213.86	\$203.97	\$151,141.77
T1	T6		Valencia South Valley	Parcel	603	\$237.34	\$238.62	\$232.18	\$140,004.54
T1	T8		Valencia Summit	Parcel	2,140	\$513.47	\$516.24	\$516.24	\$1,104,753.60
T1	T17		Rainbow Glen	Parcel	74	\$509.02	\$511.77	\$509.02	\$37,667.48
T1	T23 ⁽¹⁾		Mountain View Slopes	Parcel	954	\$683.61	\$687.30	\$620.00	\$591,480.00
	T23-1			Parcel	383	\$396.09	\$398.23	\$310.00	\$118,730.00
	T23-2			Parcel	156	\$396.09	\$398.23	\$310.00	\$48,360.00
					1,493			Subtotal:	\$758,570.00

District	Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 13-14 Max Asmt. Rate	FY 14-15 Max Asmt. Rate	FY 14-15 Applied Asmt. Rate	FY 14-15 Total Annual Levy Amount
T1	T23A		Mountain View Condos	Parcel	383	\$799.49	\$803.81	\$799.49	\$306,204.67
T1	T23B		Seco Villas	Parcel	156	\$674.80	\$678.44	\$678.44	\$105,836.64
T1	T29		American Beauty	Parcel	221	\$363.80	\$365.77	\$280.00	\$61,880.00
T1	T31 ⁽²⁾		Shangri-la	Parcel	(see T31-1,-2)				
	T31-1			Parcel	182	\$1,150.99	\$1,157.20	\$1,125.99	\$204,930.18
	T31-1A			Parcel	267	\$524.30	\$527.13	\$415.23	\$110,866.41
	T31-2			Parcel	1	\$7,182.58	\$7,221.37	\$7,026.59	\$7,026.59
					450			Subtotal:	\$322,823.18
T1	T1		Faircliff	EBU	5.000	\$8,099.00	\$8,142.74	\$4,000.00	\$20,000.00
Total									\$17,761,081.05

(1) Zone T23 - Consists of 1,490 residential parcels and 3 non-residential parcels: Zone T23 has 951 SF units and 3 non-res; Zone T23-1 has 382 condo units; Zone T23-2 has 156 condo units.

(2) Zone T31 - Consists of 450 residential parcels and one commercial parcel.

V. ASSESSMENT ROLL

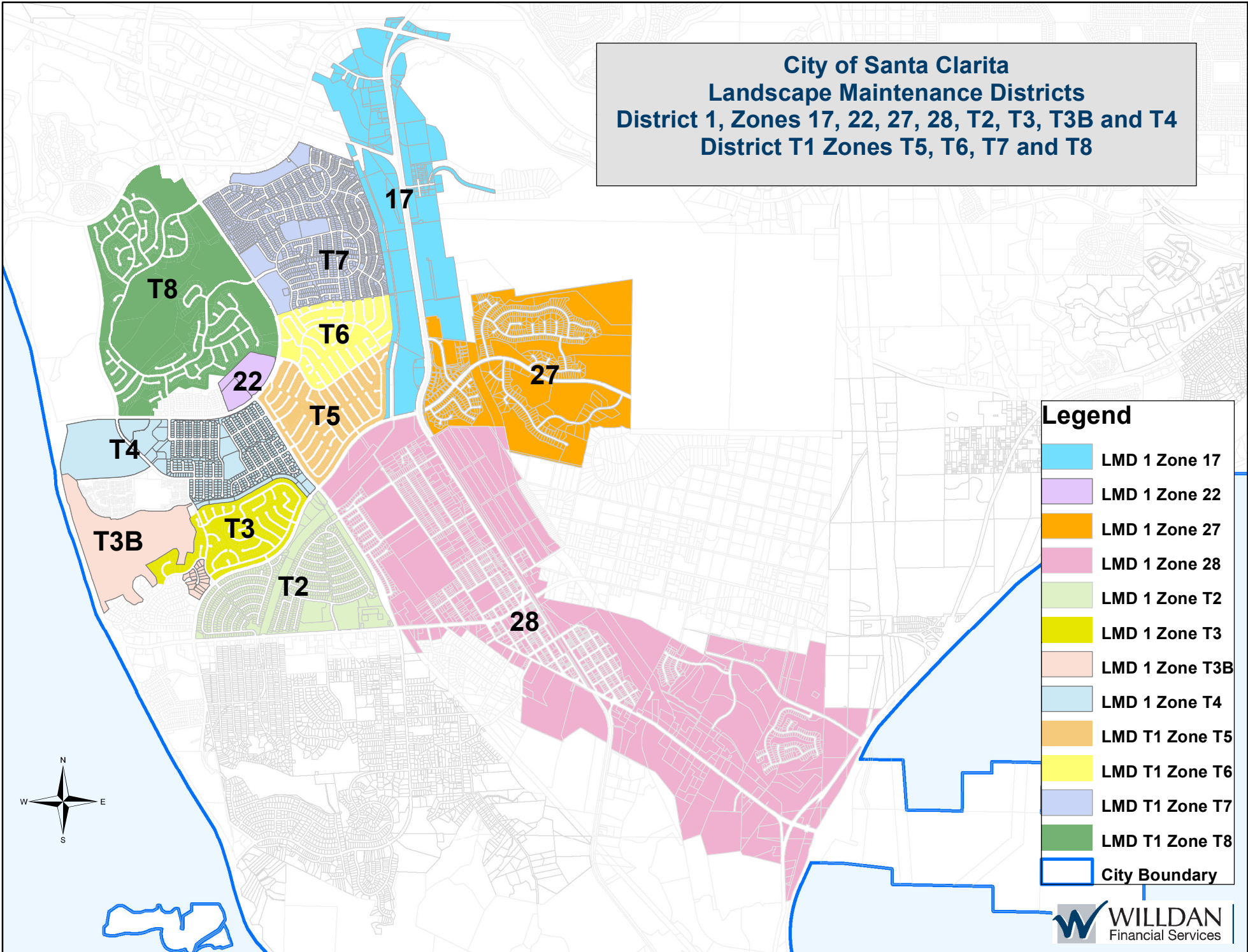
The total proposed assessment for Fiscal Year 2014/2015 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Los Angeles County Assessor's Office, are contained in the Assessment Roll on file in the office of the City Clerk of the City of Santa Clarita, which 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.

VI. ASSESSMENT DIAGRAM

The following page shows an overview of the Landscape Maintenance District Boundary Map. Detailed District boundary diagrams will be available for inspection at the office of the City Clerk during normal business hours and, by reference, are made part of this report.

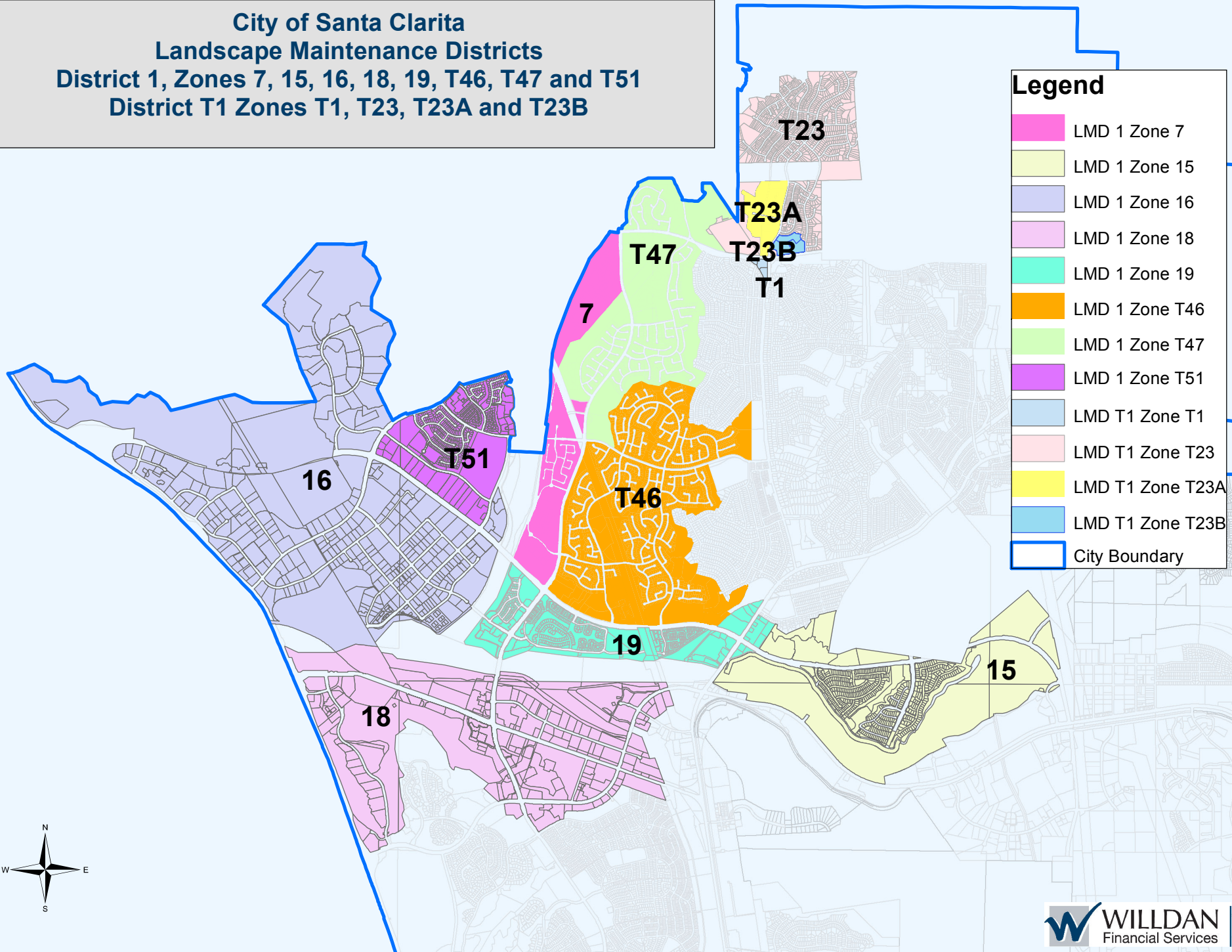
**City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones 17, 22, 27, 28, T2, T3, T3B and T4
District T1 Zones T5, T6, T7 and T8**



Legend

	LMD 1 Zone 17
	LMD 1 Zone 22
	LMD 1 Zone 27
	LMD 1 Zone 28
	LMD 1 Zone T2
	LMD 1 Zone T3
	LMD 1 Zone T3B
	LMD 1 Zone T4
	LMD T1 Zone T5
	LMD T1 Zone T6
	LMD T1 Zone T7
	LMD T1 Zone T8
	City Boundary



















City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones 7, 15, 16, 18, 19, T46, T47 and T51
District T1 Zones T1, T23, T23A and T23B

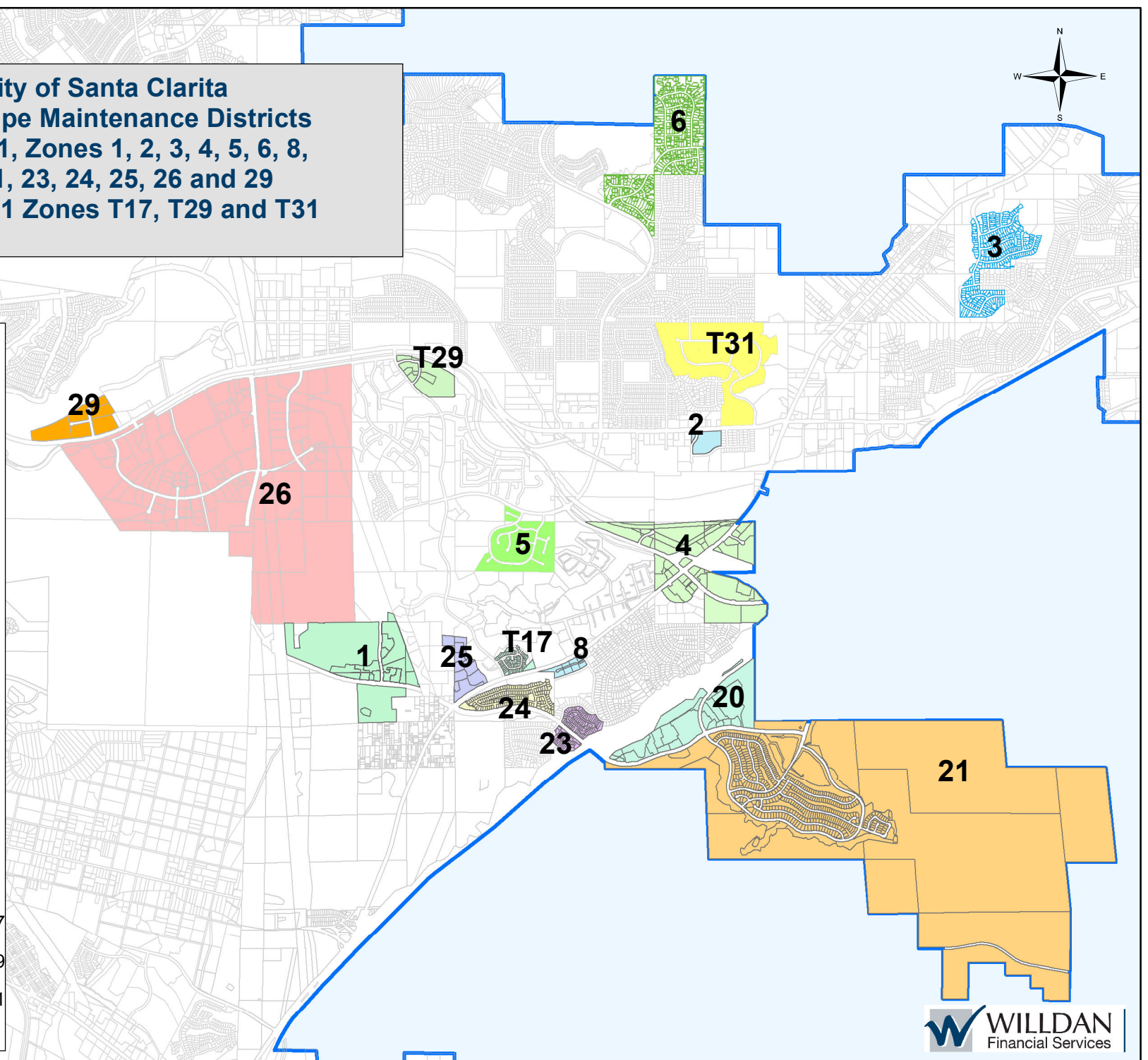


**City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones 1, 2, 3, 4, 5, 6, 8,
20, 21, 23, 24, 25, 26 and 29
District T1 Zones T17, T29 and T31**

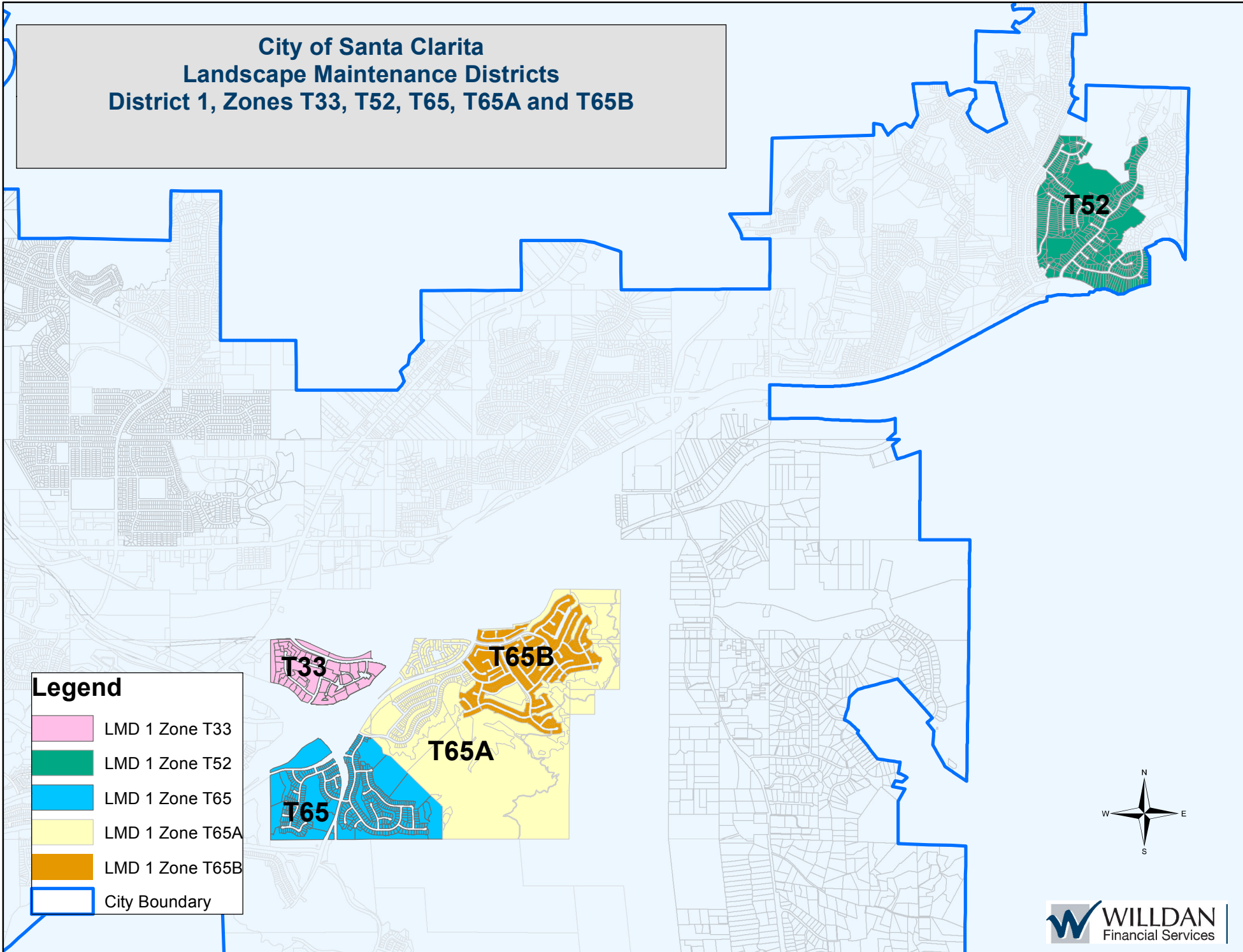


Legend

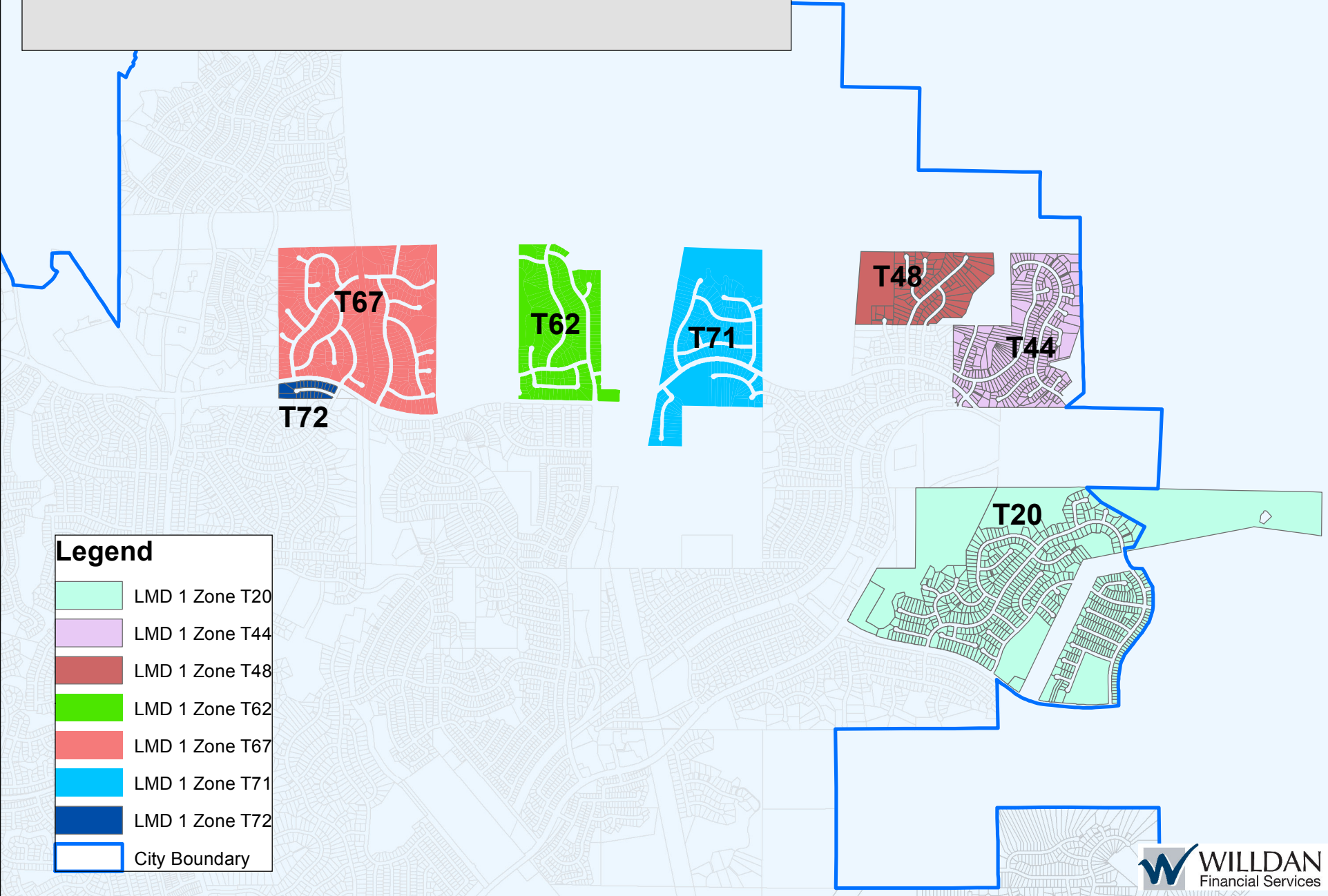
-  LMD 1 Zone 1
-  LMD 1 Zone 2
-  LMD 1 Zone 3
-  LMD 1 Zone 4
-  LMD 1 Zone 5
-  LMD 1 Zone 6
-  LMD 1 Zone 8
-  LMD 1 Zone 20
-  LMD 1 Zone 21
-  LMD 1 Zone 23
-  LMD 1 Zone 24
-  LMD 1 Zone 25
-  LMD 1 Zone 26
-  LMD 1 Zone 29
-  LMD T1 Zone T17
-  LMD T1 Zone T29
-  LMD T1 Zone T31
-  City Boundary











**City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones T33, T52, T65, T65A and T65B**

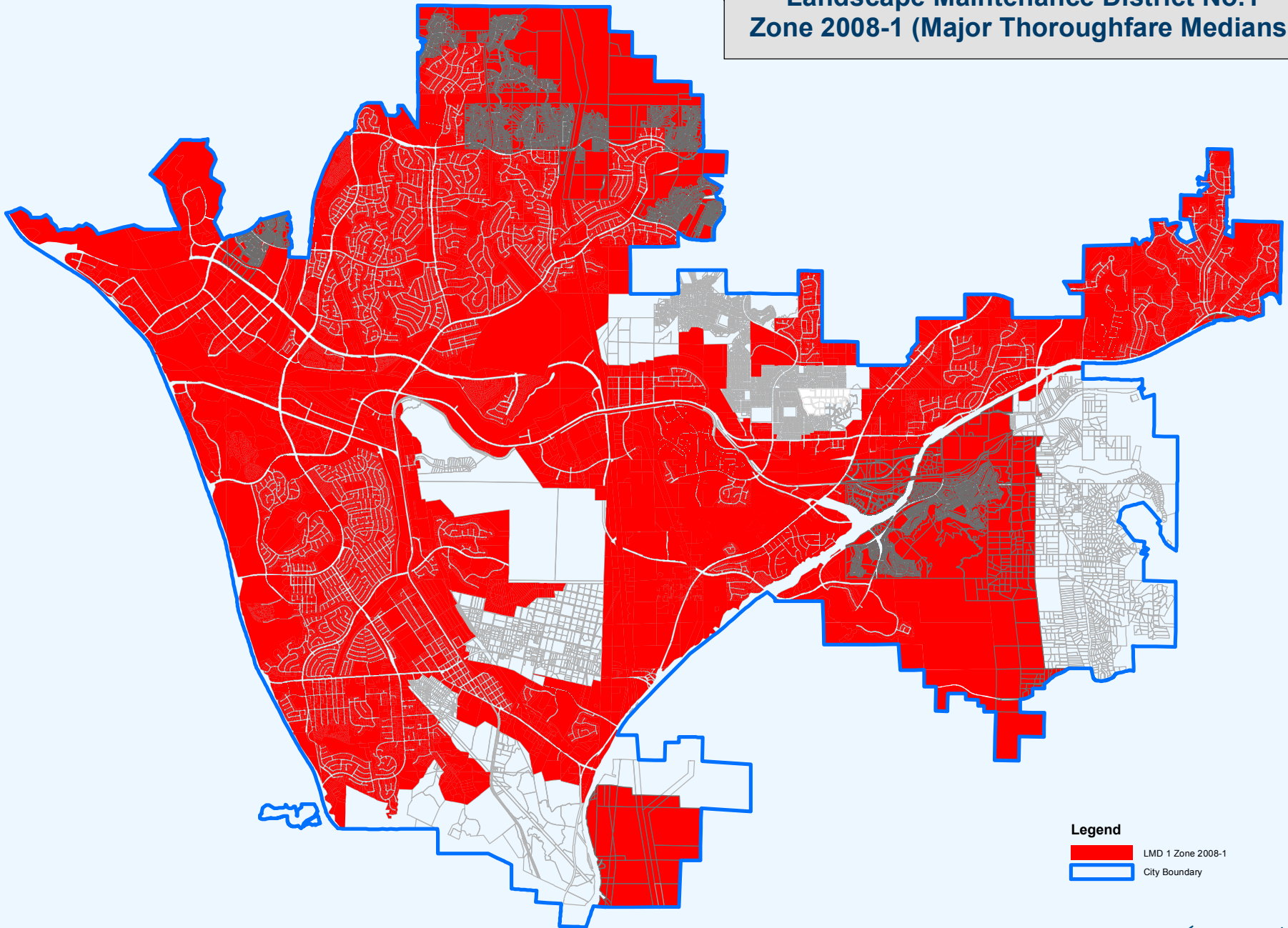


**City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones T20, T44, T48, T62, T67, T71 and T72**



Legend	
	LMD 1 Zone T20
	LMD 1 Zone T44
	LMD 1 Zone T48
	LMD 1 Zone T62
	LMD 1 Zone T67
	LMD 1 Zone T71
	LMD 1 Zone T72
	City Boundary

**City of Santa Clarita
Landscape Maintenance District No.1
Zone 2008-1 (Major Thoroughfare Medians)**



Legend
■ LMD 1 Zone 2008-1
□ City Boundary

APPENDIX

There are over 1,200 acres of maintained landscape benefiting properties located in 54 active zones within the LMD. Detailed plans and specifications for these improvements are on file in the City of Santa Clarita Special District's office. However, general descriptions written below characterize landscape benefits provided to property owners.

The LMD zones listed below are categorized by the type and character of their benefits. The name of the zone(s) follows the benefit description.

District No. 1, Zone 2008-1 Major Thoroughfare Medians:

Properties in this zone receive a benefit from maintenance and improvement to medians on the City's major thoroughfares. Typical maintenance and improvement activities include: care of landscape, hardscape, irrigation systems, ornamental structures, signage, lighting, and plant material consisting of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed within the boundary of this zone are on easements or public rights of way.

District 1, Zones T-2 Old Orchard, T-3 and T-3B Valencia Hills, T-4 Valencia Meadows, T-5 Valencia Glen, T-6 South Valley, T-7 Central & North Valley, T-46 Northbridge, T-47 North Park, 7 Creekside, 19 Bridgeport / Bouquet, 29 Villa Metro. District T1, Zone T-8 Valencia Glen, T-6 South Valley T-51 Valencia High School:

These zones are best characterized as primarily benefiting owners of residential property through an interconnecting system of landscaped paseos. Typical maintenance and improvement activities include care for: slopes, parks, parkways and side panels, local medians, tunnels, paseos, paseo bridges, fences, walls, swales, hardscape, irrigation systems, ornamental structures, signage, lighting, playground equipment, play courts and drinking fountains. Plant material consists of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed in these zones are on easements or public rights of way.

District T1, Zones T-17, Rainbow Glen, T-23 Mountain View, T-23A Mountain View Condos, T-23B Seco Villa Condos, T-31 Shangri-La, T-29 American Beauty, District 1, Zones T-20 El Dorado Village, T-33 Canyon Park, T-44 Bouquet Canyon, T-48 Shadow Hills T-52 Stone Crest, T-62 Canyon Heights, T-65 Fair Oaks, T-65A Fair Oaks Ranch, T-65B Fair Oaks Ranch Park, T-67 Miramontes, T-71 Haskell Canyon Ranch, 3 Sierra Heights, 5 Sunset Hills, 6 Canyon Crest, 15 River Village, 21 Golden Valley Ranch Residential, 27 Circle J Ranch:

These zones are best characterized by primarily benefiting owners of residential property through maintaining irrigated and non irrigated slopes and beautifying entry corridors. Typical maintenance and improvement activities include care for: slopes, parks, parkways, side panels, local medians, fences, swales, hardscape, irrigation systems, ornamental structures, signage, lighting, and playground equipment. Plant material consists of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed in these zones are on easements or public rights of way.

District No. 1 Zones 8 Friendly/Sierra, 23 Montecito, 24 Canyon Gate, 25 Valle Di Oro, T-72 Copperhill 22:

These zones are best characterized primarily benefiting owners of residential property through maintaining smaller landscape areas consisting of parkways and side panels buffering the

benefiting properties from City streets. The landscape materials consist of: turf, ground cover, shrubs, trees and flowers which is maintained by irrigation systems. The LMD maintains a slope benefiting Canyon Gate property owners. Landscaping activities performed in these zones are on easements or public rights of way.

District T1 Zones T-1 Faircliff, District 1 Zones 1 Golden Valley Centex, 2 Edwards Cinema, 4 Via Princessa/Sierra Highway, 17 Bouquet/Rail Road Avenue, 16 Valencia Industrial Center, 18 Town Center / Tourney Road, 20 Golden Valley Ranch Commercial, 22 HMNMH (Henry Mayo Newhall Hospital), 26 Centre Pointe, 28 Newhall:

These zones are best characterized as primarily benefiting commercial and retail properties. Typical maintenance and improvement activities include care for: slopes, parkways and side panels, local fences, walls, swales, hardscape, irrigation systems, ornamental structures, signage, lighting and monument signs. Plant material consists of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed in these zones are on easements or public rights of way.