



**NOTICE TO PROPERTY OWNERS AND BALLOT  
FOR THE CITY OF SANTA CLARITA LANDSCAPING AND LIGHTING DISTRICT  
ZONE T48 (SHADOW HILLS)**

**I. Notice**

This notice informs you, as the record owner of property within Landscape Maintenance Zone T48 (Shadow Hills), that on July 8, 2025, the City Council of the City of Santa Clarita adopted a Resolution of Intention to propose increased assessments beginning in Fiscal Year 2026/2027 and to conduct a property owner protest ballot proceeding in accordance with Proposition 218 and the Landscaping and Lighting Act of 1972.

The Public Hearing will be held during a regular meeting of the Santa Clarita City Council, in City Hall Council Chambers, 23920 Valencia Boulevard, 1<sup>st</sup> Floor, Santa Clarita, California, on:

**October 14, 2025, at 6:00 p.m.**

All interested persons may appear and be heard at the time and place stated above. Written comments may also be submitted prior to or during the Public Hearing.

Property owners who wish to submit an assessment ballot (to support or oppose the proposed assessment) must mail or personally deliver it to the City Clerk prior to the close of the scheduled Public Hearing in accordance with the directions provided on the back of the ballot.

**II. Assessment Information**

1. Name and Type of Proceeding: Santa Clarita Landscaping and Lighting District – Zone T48 (Shadow Hills), assessment under the Landscaping and Lighting Act of 1972. Establishment of new maximum annual assessments, and annual levy of assessments for Fiscal Year 2026/2027.
2. The total assessment proposed for Zone T48 in Fiscal Year 2026/2027 is \$118,125 in total assessments (based on the rate of \$1,125 and 105 Equivalent Benefit Units).
3. For your parcel(s), the proposed maximum annual assessment and the proposed assessment for Fiscal Year 2026/2027 are shown on the enclosed assessment ballot.
4. Duration of the Proposed Assessment: The proposed assessment, if approved, will be levied annually on an ongoing basis in an amount that does not exceed the proposed maximum assessment. The maximum assessment rate will be subject to annual adjustment based on the percentage change in the Consumer Price Index (CPI), for All Urban Consumers, for the Los Angeles-Long Beach-Anaheim area as published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index if the stated index is discontinued). The actual assessment levied in each fiscal year will be approved by the City Council after a Public Hearing. Other than annual adjustments based on CPI, the maximum assessment rate may not be increased without majority support from property owners in accordance with legal requirements (including Proposition 218).
5. Each parcel is assigned Equivalent Benefit Units (EBUs) based on its land use and the level of benefit received from the improvements. This approach ensures that each property is assessed in proportion to the special benefit it receives.
6. Reason for the Assessment: Zone T48 includes a combination of irrigated and non-irrigated slope landscape areas that span along the rear and side parcel boundaries within the Shadow Hills neighborhood. The irrigated slopes are planted with drought-tolerant vegetation and maintained with permanent irrigation systems. These improvements serve as a landscaped buffer between residential parcels and adjacent open space or slope terrain, providing visual enhancement, erosion control, and slope stabilization for the properties they abut. The Zone also includes extensive areas designated as non-irrigated fire clearance zones. These are primarily naturalized or minimally vegetated slopes maintained through periodic brush clearance to reduce fuel loads and protect nearby homes from wildfire risk. While these areas are not designed for public access or use, their upkeep directly benefits adjacent parcels by reducing hazards and preserving slope integrity. The layout of these improvements reflects the local terrain and serves to support the safety, stability, and livability of the assessed parcels in the Zone.

7. An Engineer's Report detailing the assessments, improvements, and benefit methodology has been prepared by Willdan Financial Services and is available for public review at City Hall and on the City's website at <https://city.sc/a6w>.
8. Calculation of the Assessment: The assessment is proposed on all residential parcels that receive special benefit from the operation and maintenance of the landscape improvements, including slopes, turf, irrigation systems, and related amenities. Each residential parcel is assigned one (1) Equivalent Benefit Unit (EBU) to represent its proportional share of the total special benefit received from these improvements. The assessment for each parcel is calculated using the following formula:  $\text{Balance to Levy} / \text{Total EBU} = \text{Assessment per EBU (Assessment Rate)}$ ,  $\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Parcel Assessment Amount}$ . This formula ensures that each property owner pays only for their proportional share of the benefit received, as required by Proposition 218 (California Constitution Article XIII D, Section 4) and the Landscaping and Lighting Act of 1972 (the "1972 Act," California Streets and Highways Code Sections 22500 – 22679).
9. Balloting Results: At the close of the public hearing, if the total weighted value of ballots submitted in opposition to the proposed assessment exceed the total weighted value of ballots submitted in favor, there is a "majority protest." The weighted value of each ballot will be the proposed maximum assessment amount for the balloted parcel. If there is no majority protest, the proposed maximum assessment may be approved by the City and levied beginning in Fiscal Year 2026/2027. If there is a majority protest, the proposed maximum assessment increase will not be imposed by the City.

### **III. AB 2257 – Legal Challenge Limitation**

**IMPORTANT NOTICE REGARDING LEGAL CHALLENGES (AB 2257):** In accordance with California Government Code Section 53759.1(c) (enacted by Assembly Bill 2257 (2024)), any legal action to challenge the validity of the proposed assessment must be based on issues raised in a written objection. If you do not submit a timely written objection specifying the substantive and factual grounds for alleging the proposed assessment does not comply with particular requirements of Proposition 218, you shall be prohibited from bringing a judicial action or proceeding alleging noncompliance with Proposition 218 and you shall be barred from challenging the assessment through a legal proceeding.

**Submitting Written Objections:** In order for a property owner to submit a timely written objection, it must be received by the City Clerk no later than September 15, 2025, at 5:00 p.m. Written objections may be submitted to the City Clerk: by mail or personal delivery to City of Santa Clarita, 23920 Valencia Boulevard, Santa Clarita, CA 91355, or by email to Andrew Adams at [aadams@santaclarita.gov](mailto:aadams@santaclarita.gov). Any objection must: (1) be in writing identifying the name of the property owner, and the street address or other clear identification of the property subject to the assessments; (2) be submitted by the property owner with the property owner's signature or other clear evidence of the property owner's submission; and (3) clearly identify the specific grounds for challenging the proposed assessment.

Additional information regarding the requirements for submitting a timely written objection, as well as the public hearing requirements for the majority protest hearing under Proposition 218, are set forth in the Landscape Maintenance District Assessment Setting Procedures ("LMD Assessment Setting Procedures," Council Resolution No. 25-46, available on the City's website (see Section II(7), above). LMD Assessment Setting Procedures, Exhibit "A," Section 3(c) identifies the substantive requirements of Proposition 218 for the proposed assessment. The Engineer's Report (see Section II(7), above) documents the bases on which the proposed assessments are in compliance with Proposition 218 and the 1972 Act.

### **IV. Questions Regarding These Proceedings**

If you have any questions about the proposed assessment or this process, please contact Andrew Adams, Special Districts Manager, at (661) 290-2210, Monday through Friday, 8:00 a.m. - 5:00 p.m. or send an email to [aadams@santaclarita.gov](mailto:aadams@santaclarita.gov). You may also obtain additional information online at the City's website (see Section II(7), above).