



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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DEAN D. EFSTATHIOU, Acting Director

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August 12, 2008

IN REPLY PLEASE  
REFER TO FILE: **LD-4**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON THE UPDATE OF  
THE VALENCIA BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT  
CITY OF SANTA CLARITA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action is to hold a public hearing, which will, if no majority protest, change boundaries, add projects, and increase fee rates. This will provide for sufficient revenue to fully finance the proposed District improvements as demonstrated in the Valencia Bridge and Major Thoroughfare Construction Fee District Update Report.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. File the Valencia B&T District Report Update, dated March 2008, prepared by the Acting Director of Public Works, recommending revisions to the boundaries, list of projects, and fees for the Valencia Bridge and Major Thoroughfare Construction Fee District.
2. Set a date for a public hearing regarding proposed revisions to the Valencia Bridge and Major Thoroughfare Construction Fee District.
3. Instruct the Executive Officer to cause notice of the public hearing by mail at least 45 days prior to the scheduled public hearing date of October 28, 2008.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Determine whether written protests against the proposed revisions have been filed and not withdrawn by the owners of more than one-half of the area of the properties within the Valencia Bridge and Major Thoroughfare Construction Fee District.
2. If a majority written protest does not exist:
  - a. Find that the proposed Resolution is being adopted for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas, and is, therefore, exempt from the California Environmental Quality Act pursuant to Section 21080 (b)(8) of the Public Resources Code and Section 15273 of Title 14 of the California Code of Regulations.
  - b. Adopt the proposed Resolution revising the boundaries, list of projects, and fees for the Valencia Bridge and Major Thoroughfare Construction Fee District, and authorize the Acting Director of Public Works to review and annually adjust the fees in relation to increases in the Construction Cost Index.
  - c. Authorize Public Works to continue administering the subject District.
  - d. Instruct Public Works to record a certified copy of the adopted Resolution with the Registrar-Recorder/County Clerk's Office.
3. If a written majority protest exists, refer this matter back to Public Works.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Valencia Bridge and Major Thoroughfare (B&T) Construction Fee District was adopted on July 27, 1999. Since that time, many of the projects initially included in the District have been completed, and the Department of Public Works has determined that certain new projects should be added. Additionally, Public Works has determined that certain areas previously included in the District should be removed. Lastly, Public Works has determined that the existing fee amounts have become inadequate to fully fund the remaining District improvements. The purpose of this action is to update the District to account for these changed circumstances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Service Excellence (Goal 1) and Organizational Effectiveness (Goal 3) by constructing road and bridge facilities to provide good road circulation for residents that improve the quality of life in the County and by managing the District cooperatively with the City of Santa Clarita to ensure the construction of consistent highway capacity across jurisdictional boundaries.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund. The estimated cost to complete the proposed District improvements is \$69.2 million. All Valencia B&T Construction Fee District revenue generated from the update of the District fees will be expended on the proposed District projects. Sufficient funds will be available from the District fees and anticipated grant funding to finance the proposed improvements. The proposed fee increases will not affect Public Works' current fiscal year budget. This will have no impact on net County cost for the current or future fiscal years.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Valencia B&T Construction Fee District was adopted pursuant to Section 66484 of the Government Code and Section 21.32.200 of the Los Angeles County Code. Section 66484 authorizes the County to impose, by ordinance, a requirement for the payment of fees prior to final map recordation to defray the actual or estimated costs of constructing bridges and major thoroughfares.

The County's ordinance implementing this authorization, generally, is codified in Section 21.32.200 of the Los Angeles County Code.

In accordance with the provisions of Government Code Section 66484 and Section 21.32.200 of the County Code, revisions to the boundaries, cost of the improvements, and fees of an existing bridge and major thoroughfare district can be adopted only after a public hearing and only if there is no majority protest (i.e., written protest by the owners of more than one-half of the area of the district) against the proposed revisions.

Notice of the hearing must be given pursuant to the provisions of Section 65091 of the Government Code.

As indicated above, the proposed revisions to the Valencia B&T Construction Fee District are necessary to address certain changed circumstances that have occurred since the District was initially formed.

Certain District improvements have been completed including Valencia/I-5 Interchange, I-5/SR-126 Interchange, Magic Mountain Phase I Interchange, Decoro Drive Bridge, Avenue Scott Bridge, and the Cross Valley Connector (Newhall Ranch Road roughly between I-5 and Copper Hill Drive).

The largest improvements that remain to be constructed include Phase II of the Magic Mountain/I-5 Interchange, the completion of Copper Hill Drive, widening of the McBean Parkway Bridge over the Santa Clara River, and widening the Copper Hill Bridge over San Francisquito Creek. Additionally, Public Works is proposing to add three signal modification projects and the McBean Parkway/I-5 Interchange (southbound ramps) to the list of District improvements.

Public Works is also recommending that the District boundaries be revised to exclude a large parcel (Assessor's Parcel No. 2855-21) on the northwest corner of the District. This parcel overlapped two districts (Valencia and Castaic) and has since been determined to have a greater nexus to the improvements in the Castaic B&T Construction Fee District.

The majority of future development that is left in the Valencia B&T Construction Fee District to pay for these improvements include the West Creek project (Tract No. 52455) and the remaining phases of Tesoro del Valle.

The proposed Valencia B&T Construction Fee District of \$19,650 is almost double the existing fee of \$11,380. The increase is primarily the result of increases in construction costs and increases in project scope attributable to more detailed information such as the Magic Mountain Parkway Phase II project that has been developed since the District was initially formed.

Currently, the District has a built-in escalation clause that limits the yearly fee increase to a maximum of 2 percent based on the local Construction Cost Index. However, over the last few years, the construction cost increase has exceeded 2 percent. Construction costs have gone up 50 to 100 percent on some items. The proposed revisions to the District include an annual fee adjustment ranging from plus 5 percent to minus 5 percent in the fee rate based on the Construction Cost Index. This provision will enable Public Works to adjust the fee in the future to better keep pace with future fluctuations in construction costs.

The remaining costs for District improvements are 58 percent of the original costs (approximately \$69.2 million versus \$118 million). Some of these remaining costs are for improvements completed by the developer for which sufficient funds were not available in the District to reimburse developers.

Although costs are 58 percent of the original costs, only one-fourth of the originally projected factored development units (FDUs) remain to fund these improvements (2,817 FDUs versus 11,184 FDUs).

Public Works has developed, in addition to the generally adopted fee rate categories, a rate sheet for non-typical land uses, which includes special cases such as senior housing, mobile homes, churches, and golf courses. Traffic impacts for each category were used to develop the proposed rates.

The updated District fee will provide financing for the construction of the remaining District improvements. The improvement projects are intended to provide full mitigation of the traffic impacts caused by the new development within the District.

On May 1, 1990, your Board approved a Cooperative Agreement between the County of Los Angeles and the City of Santa Clarita. The agreement provided for the City and County to work together on all District matters and establish the District's fees within their respective jurisdictions. Both agencies will cooperate with each other in the collection of fees and the construction of the proposed highway improvements to serve the areas. The District is expected to provide \$69.2 million to fund the construction of bridge and highway improvements needed by new development. It is anticipated that this amount along with accumulated balances within the District will cover the cost of the improvements in the District.

Adoption of the attached Resolution will authorize the fee revision within the County unincorporated area. The Resolution defines the improvements, sets the method of fee apportionment, and provides for annual fee increase tied to the Los Angeles Regional Construction Cost Index to help ensure full funding of projects. The Resolution also complies with the requirements of Government Code Section 66000, et seq., regarding the increase of development fees.

Once adopted, certified copies of the Resolution will be recorded with the Registrar-Recorder/County Clerk's Office.

The proposed Resolution has been approved as to form by County Counsel.

#### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is statutorily exempt from the California Environmental Quality Act. Adoption of the proposed Resolution to increase the Valencia B&T District fees is for the purpose of obtaining funds for capital projects necessary to maintain services within existing service areas and, therefore, is exempt from the California Environmental Quality Act pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273(a) of the California Environmental Quality Act Guidelines.

The Honorable Board of Supervisors  
August 12, 2008  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the requested updates by your Board will ensure the timely completion of the much-needed roadway and bridge improvements to serve the current circulation needs created by new developments within the subject District. The District's improvements will help mitigate the additional traffic congestion impacts generated by approved subdivisions and building permits within the District.

**CONCLUSION**

Please return one adopted copy of this letter and one copy of the recorded Resolution to Public Works, Land Development Division.

Respectfully submitted,



DEAN D. EFSTATHIOU  
Acting Director of Public Works

DDE:DH:la

Attachments

c: Chief Executive Office  
County Counsel

**RESOLUTION OF THE  
BOARD OF SUPERVISORS FOR THE COUNTY OF LOS ANGELES  
TO REVISE THE BOUNDARIES, FEES AND IMPROVEMENT PROJECTS  
OF THE VALENCIA BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT**

WHEREAS, the Board of Supervisors of the County of Los Angeles adopted the Valencia Bridge and Major Thoroughfare (B&T) Construction Fee District (District) on July 27, 1999, for the funding of certain highway improvements benefiting the properties located within District (District Improvements); and

WHEREAS, the Board of Supervisors previously established the fees for the District as follows:

Residential Property:	Single-Family	\$9,922/unit
	Townhouse	\$7,938/unit
	Apartment	\$6,945/unit
Non-Residential Property:	Commercial	\$49,610/gross acre
	Industrial	\$29,766/gross acre

WHEREAS, District fees established by the Board of Supervisors at the time of District's formation were based upon estimates of the total improvement costs and the potential development within District, made at that time; and

WHEREAS, the estimated total improvement costs for District Improvements have increased substantially since District's formation due to increases in construction costs and changes in the scope of the projects; and

WHEREAS, as a result of the above circumstances, the projected revenue from collection of District fees at the existing fee rates will be insufficient to fully finance District Improvements; and

WHEREAS, the Department of Public Works (Public Works) has identified additional highway improvements that will benefit the properties within District; and

WHEREAS, Public Works has determined that certain property, previously included in District, should be excluded from District; and

WHEREAS, Public Works has prepared the Valencia B&T District Report Update, dated March, 2008 (Report Update), attached hereto as Exhibit A, which recommends revisions to the boundaries, list of projects, and fees for the Valencia B&T Construction Fee District; and

WHEREAS, in addition to the generally adopted fee rate categories, as described in the Report Update, Public Works has developed a rate sheet for nontypical land uses, attached hereto as Exhibit B, that are based on specific traffic impacts; and

WHEREAS, pursuant to Government Code Section 66484 and Sections 21.32, 200 and 22.48.235 of the Los Angeles County Code, District fees adopted herein will be imposed on subdividers, as a condition of approval of a final map, and building permit applicants, as a condition of the issuance of a building permit; and

WHEREAS, District is partly within the territorial jurisdiction of the County of Los Angeles and partly within the territorial jurisdiction of the City of Santa Clarita; and

WHEREAS, the City of Santa Clarita has adopted the same revisions to District fees contained in this Resolution and will apply these fees to the same types of projects located in the City; and

WHEREAS, the requirements for notice and public hearing in relation to the proposed fee revisions have been met in accordance with Government Code Section 65091.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors:

1. The boundaries of the District are hereby revised as described in the Report Update.
2. The estimated total cost of District Improvements is \$69.2 million.
3. The total cost of District Improvements shall be allocated as described in the Report Update and the fees applicable within District shall be as follows:

Residential Property:	Single-Family	\$19,650/unit
	Townhouse/Condo	\$15,720/unit
	Apartment	\$13,755/unit
Non-Residential Property:	Commercial	\$98,250/gross acre
	Industrial	\$58,950/gross acre



4. The fees applicable within District to land uses other than those described in paragraph 3, above, shall be calculated in accordance with the rate sheet for non-typical land uses, attached hereto as Exhibit B.
5. District fees, as described above, shall be increased in relation to increases in the Construction Cost Index, in accordance with the method of calculation described in the Report Update.
6. The purpose of District fees is to mitigate the anticipated traffic impacts resulting from the development of property within District and to maintain an acceptable level of service within District.
7. District fees, as described above, shall be used to finance completion of District Improvements, as identified in the Report Update, and where appropriate, to reimburse public and private entities for the construction such District Improvements.
8. There is a reasonable relationship between the use of District fees and the type of development project on which the fee is imposed. District Improvements to be financed by District fees will provide and/or improve vehicular access to the properties that are the subject of the final maps and building permits and will, thereby, directly benefit those development projects.
9. There continues to be a reasonable relationship between the need for District Improvements, as identified in the Report Update, and the type of development project on which the fee is imposed. Development projects that require a final subdivision map or a building permit create additional traffic congestion impacts on the existing highway infrastructure in the vicinity of the development projects. District Improvements, as identified in the Report Update, are necessary to help mitigate these additional traffic congestion impacts and maintain an acceptable level of service within District.
10. The County and possibly other governmental agencies may contribute or make loans to the Valencia B&T Construction Fee District Fund.
11. Advancement of funds by developers to the District Fund for early completion of District projects may be accepted and later reimbursed by the District Fund or be compensated with credit against future District fees.

The foregoing Resolution was on the \_\_\_\_\_ day of \_\_\_\_\_ 2008, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

SACHI HAMAI,  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By  \_\_\_\_\_  
Deputy

# **VALENCIA BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT UPDATE REPORT**

Prepared for:



**LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS**  
900 S. Fremont Ave.  
Alhambra, CA 91803-1331



**CITY OF SANTA CLARITA DEPARTMENT OF PUBLIC WORKS**  
23920 Valencia Boulevard  
Suite 300  
Santa Clarita, CA 91355-2196

**March 2008**

**March 2008**

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## **I. SUMMARY**

This report presents to the Los Angeles County Board of Supervisors and the Santa Clarita City Council for approval, an area of benefit for financing specific improvements in the Valencia area of the Santa Clarita Valley, within Los Angeles County and City of Santa Clarita jurisdictions. Improvements include, but are not limited to new and improved roadways, bridges, intersections, and interchanges.

Update of the Valencia Bridge and Major Thoroughfare District, hereto after referred to as the District, will provide an equitable financing mechanism by which new development within an identified area will share the costs of providing necessary improvements.

State Subdivision Law and both the Los Angeles County and City of Santa Clarita codes authorize the use of bridge and major thoroughfare construction fee districts for the funding and construction of improvements, provided these facilities are identified on the local agency's adopted transportation element of its General Plan. Based on the transportation needs in this area of the Santa Clarita Valley, and the limitations of other funding sources, this funding method has been determined to be the best alternative to provide needed improvements.

This report describes the concept and mechanics of the District. Information included in this report will enable subject property owners to determine the fee to be assessed against their property if and when it is developed. A map of the District has been included as Figure 1.

### ***A. NEED FOR DISTRICT UPDATE***

Some major highway infrastructure improvements have been completed in the Valencia B&T District since its formation in June, 1999. Some of these improvements include: Valencia/I-5 interchange, I-5/SR-126 interchange, Magic Mountain Phase I interchange, Decoro Drive bridge, Avenue Scott bridge, and the Cross Valley Connector (Newhall Ranch Road between I-5 and Copper Hill Drive).

The largest of the improvement costs that remain in the District are: Phase II of the Magic Mountain/I-5 interchange, the completion of Copper Hill Drive, widening of the McBean Parkway bridge over the Santa Clara River, and widening the Copper Hill Drive and Newhall Ranch Road bridges over San Francisquito Creek. The majority of future development that is left in the District to pay for these improvements include the West Creek Area A (Tract 52455-03) and the remaining phases of Tesoro del Valle.

# VALENCIA B & T DISTRICT

**LEGEND**

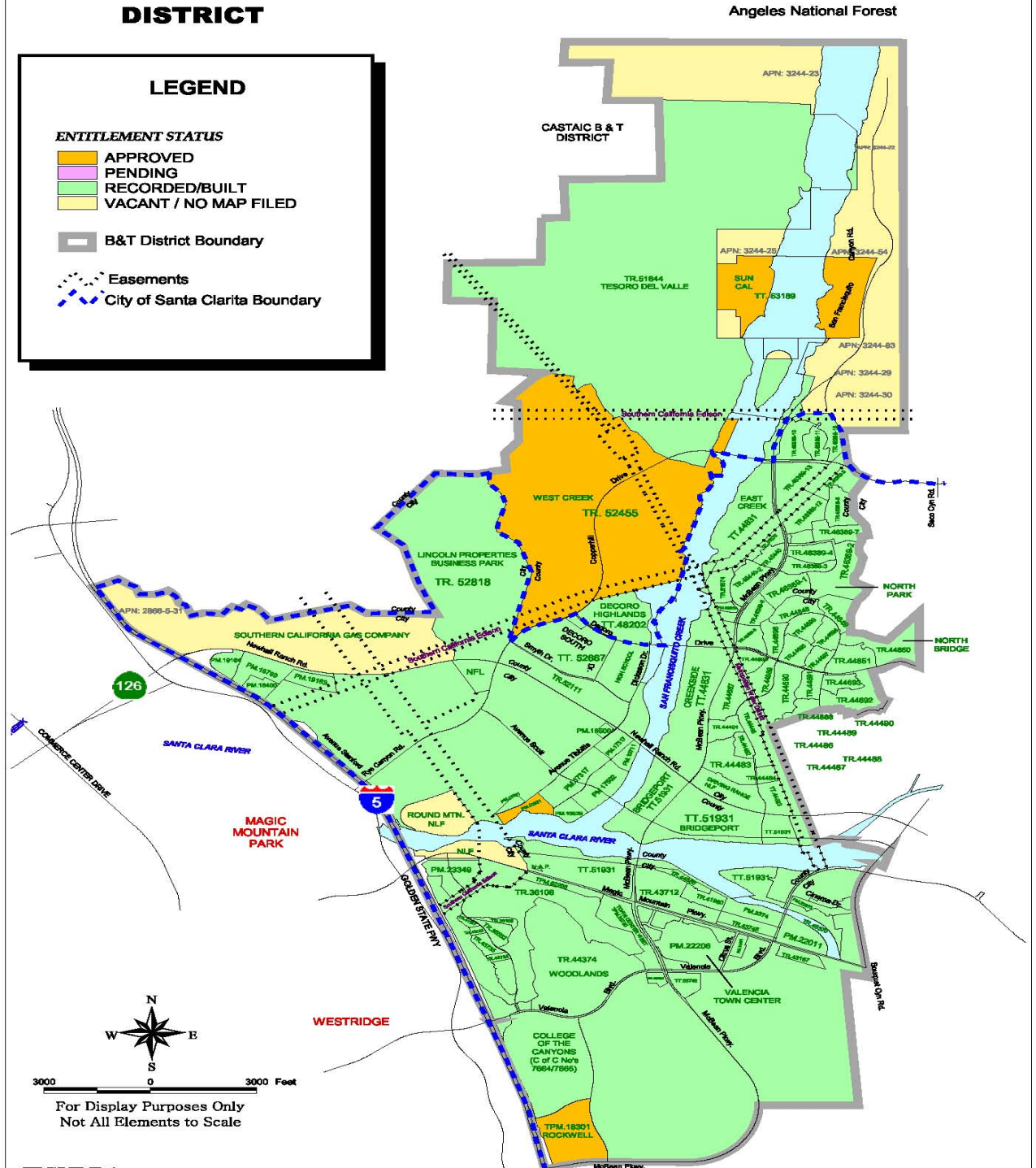
**ENTITLEMENT STATUS**

- APPROVED
- PENDING
- RECORDED/BUILT
- VACANT / NO MAP FILED

B&T District Boundary

Easements

City of Santa Clarita Boundary



N  
W E  
S

3000 0 3000 Feet

For Display Purposes Only  
Not All Elements to Scale

**FIGURE 1**  
**EXISTING AND PROPOSED DEVELOPMENT**

DATE: 08/21/2006    REVISED: 11/29/06  
JOB#: 0015-033-002

**HUNSAKER & ASSOCIATES**  
LOS ANGELES, INC.  
PLANNING • ENGINEERING • SURVEYING

2627 Avenida E, Suite 22 - Valencia, CA 91355 - PH: (661) 294-2271 - FX: (661) 294-8890

The proposed Valencia B&T fee, \$19,650, almost double the existing fee \$11,320. The two major reasons for this escalation are related to construction costs and change in project scope. Changes in scope have occurred due in part to the level of information that was available at that time of District formation versus the detail we have now. In order for projects to be adequately funded, the District fee needs to be updated to keep pace with the significant changes in construction costs and project scope.

The remaining costs for District improvements are 58% of the original costs (approximately \$69.2M versus \$118M). Some of these remaining costs are for improvements that have been completed by the developer, but not yet been reimbursed, or issued credit, by the City or County.

Although costs are 58% of the original costs, only one-fourth of originally projected development units remain to fund the improvements (2,817.3 FDUs versus 11,184 FDUs).

The District documentation is also being revised to allow for a yearly change ranging from plus 5% to minus 5% in the fee rate based on the Construction Cost Index. This should allow the fee to better keep pace when there are fluctuations in construction costs. Currently, the District has a built-in escalation clause that limits the yearly fee increase to a maximum of 2% based on the local Construct Cost Index. However, over the last few years the construction cost increase has exceeded 2%. Construction costs have gone up 50 to 100% on some items.



## **II. THE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

### ***A. AUTHORITY***

The State of California Government Code Section 66484, regarding Subdivisions, gives local agencies the authority to adopt local ordinances that “may require the payment of a fee as a condition of approval of a final map or as a condition of issuing a building permit for purposes of defraying the actual or estimated cost of constructing bridges over waterways, railways, freeways, and canyons, or constructing major thoroughfare.” The local adopted ordinance must refer to the circulation element of its general plan, provide for a public hearing, provide for the establishment of boundaries of an area of benefit, and provide for the identification of the costs, a fair method of allocation of costs to the area of benefit and a fair fee apportionment (to be disclosed at the public hearing). Further, the local ordinance must provide that the payment of fees shall not be required unless the major thoroughfares are in addition to or a reconstruction of any existing thoroughfares serving the area at the time of district adoption, and that the planned bridge facility is an original bridge serving the area, or an addition to any existing bridge facility serving the area, at the time of district adoption. It must further provide that if owners of more than one-half of the area of property to be benefited by the improvement(s) file proper written protests, the district proceedings as proposed shall be abandoned for at least one year. The local ordinance allows acceptance of considerations in lieu of the payment of fees, permits a local agency to advance money from its general fund or road fund to be reimbursed from bridge and major thoroughfare funds, permits a local agency to incur an interest bearing indebtedness for the construction of bridge or major thoroughfare facilities, and does not preclude an agency from providing funds for the construction of bridge or major thoroughfare facilities to defray costs not allocated to the area of benefit.

The Los Angeles County Board of Supervisors adopted Ordinance No. 82-0050 on March 2, 1982, adding Section 21.32.200 to the Los Angeles County Code, providing for the establishment of bridge and major thoroughfare construction fees to be paid by sub divider or building permit applicants. Within the City of Santa Clarita, payment of such fees is established by City of Santa Clarita Subdivision Code Section 16.21.190. These codes are consistent with the requirements and provisions of the State law.

### ***B. PURPOSE***

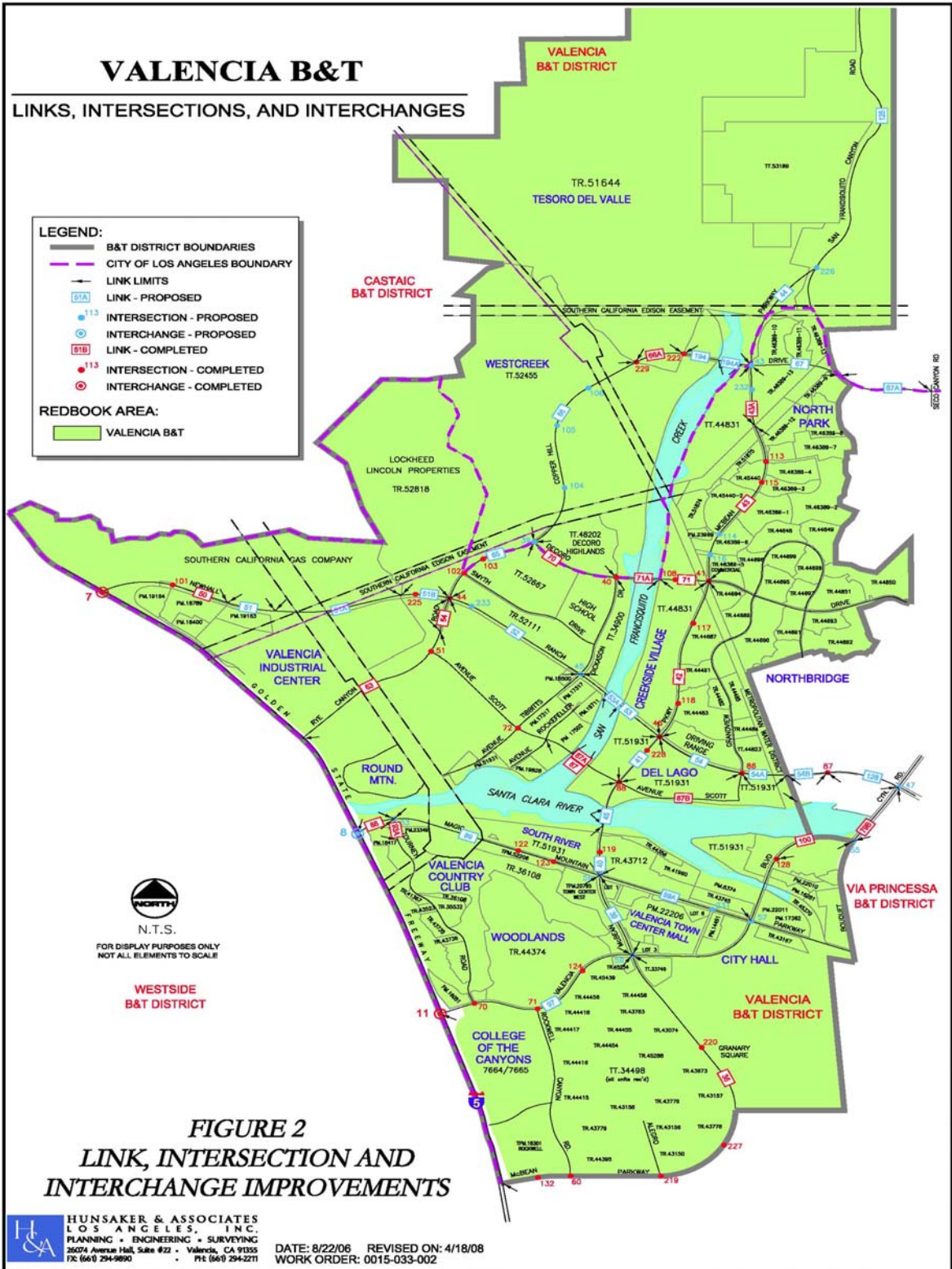
The District has been designed to accommodate the needs of future development anticipated by the City of Santa Clarita General Plan and Los Angeles County’s Santa Clarita Valley Area Plan. Updating the District will provide local and regional benefits. Some District improvements may be eligible for local, state, and federal funding. The

district intends to pursue all potential sources of out-of-district funding for these improvements including, but not limited to, State and Federal Gas Taxes, Propositions A and C Sales Tax, Transportation Planning and Development Sales Tax on Gasoline, County Transportation Tax, State Transportation Improvement Program Funding, Federal Transportation Efficiency Act for the 21<sup>st</sup> Century funds, State and Federal Highway Trust Funds, special grants, and other sources that may be eligible. The District will provide the matching funds necessary to pursue greater funding from the aforementioned sources. A Proposition C grant for the Magic Mountain Parkway/I-5 Phase 2 Interchange Project has been anticipated and formulated into the proposed District fees. If outside funding not anticipated in the District update is received; or if funds anticipated are not received, the District costs will be revised, and the District fee may be adjusted accordingly.

### ***C. CONCEPT***

As authorized by statutes cited above, the adoption of a specific area of benefit permits the County of Los Angeles and City of Santa Clarita to levy a fee against future development located within the area of benefit. This funding method appropriately assesses developments, which create the need for additional improvements, for the additional public facility costs. The charge is levied in proportion to the estimated number of trips generated by the development which is translated into Factored Development Units (see description of FDU's on page 17 below).

The adoption of this type of funding district does not charge existing development. The District fee is collected at the time of recordation of a final map or just prior to the issuance of a building permit.



### **III. VALENCIA AREA ACCESS**

#### **A. BACKGROUND**

Prior to the 1980's, the County was able to assist developers in the funding and construction of needed highway improvement. Land development was primarily concentrated in flatter areas, expanding away from urban centers. Public facilities were constructed to accommodate this expansion. Gas tax revenue no longer provides sufficient funding for highway improvements in both the City and County unincorporated areas of the Santa Clarita Valley.

Development is occurring in outlying areas where topography is more rugged and restrictive. Geographical characteristics dictate development locations resulting in increased costs to provide necessary public facilities, including roadways.

#### **B. EXISTING CIRCULATION AND PROPOSED IMPROVEMENTS**

The primary road network for the Valencia area consists of Interstate 5, three interchanges with Interstate 5, and ten arterials which are classified as either Major or Secondary Highways on both the City and County Highway Plans. (See Figure 2). The upgraded District proposes to provide full mitigation for roadways identified in the City and County circulation elements, including intersections and interchanges. Full mitigation improvements to these facilities generally include, but are not limited to: full-width grading, base, pavement, curb, gutter, sidewalks, medians, bus turnouts or bus pads (where applicable), bike lanes (where applicable), fully improved and signalized intersections, signal interconnect (where applicable), street lighting, roadway-related utility relocation, roadway-related drainage structures, and full-width decking with footings for proposed bridges and interchanges. Right-of-way is assumed to be dedicated by individual development projects, except for that needed for State highway projects and roadway construction not related to private development projects.

The remaining proposed improvements are listed below.

<b>LINKS</b>		
<b>LINK #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
39	McBean: Valencia to Magic Mountain Pkwy	Stripe east side from 3 to 4 lanes
40	McBean: Magic Mountain to Santa Clara River	Complete portion of raised median before bridge
41	McBean: Avenue Scott to Newhall Ranch Road	Complete portion of raised median after bridge
44	McBean: Copper Hill to 1500' north	Construct 2 lanes of roadway from Copper Hill Drive to 1,500 feet north.
45	McBean Parkway Bridge widening over Santa Clara River	Widen bridge from 6 to 8 lanes
125	San Francisquito Canyon Road	Minor roadway improvements consistent with limited secondary highway standards
63	Rye Canyon Road: Avenue Stanford to The Old Road	Add two southbound right-turn lanes
65	Copper Hill: Newhall Ranch Rd. to Decoro	Add sidewalk to the west side
66	Copper Hill: Decoro to W'ly bndy. of Tesoro	Widen road from 2 to 6 lanes (including median and storm drain)
194	Copper Hill: E'ly bdy. Tesoro to McBean	Widen road from 4 to 6 lanes (including median retrofit)

*Update to the Report on the Bridge and Major  
Thoroughfare Construction Fee District for Valencia*

<b>LINKS</b>		
<b>LINK #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
194A	Copper Hill Road Bridge over San Francisquito Creek	Widen bridge from 4 to 6 lanes
67	Copper Hill: McBean to E'ly District bdry.	Stripe from 4 to 6 lanes and modify median
67A	Copper Hill: E'ly District bdry. to Seco Canyon Road	Widen roadway from 4 to 6 lanes (including median)
97	Valencia Bl: I-5 to McBean	Shift median to north and restripe 8th lane
89	Magic Mountain: Tourney Rd. to McBean	Construct 8 lanes from Edison R/W to I-5 (includes right-of-way acquisition)
89A	Magic Mountain: McBean to Valencia	Phase 1: Stripe to 6 lanes from McBean to Valencia; Phase 2: Add additional eastbound and westbound lane (6 to 8) between Auto Center Drive and Valencia Blvd. (including right-of-way acquisition)
52	Newhall Ranch Road: Copper Hill to Dickason	Widen roadway from 4 to 8 lanes (excluding Home Depot Frontage which is already constructed)
53	Newhall Ranch Road: Dickason to McBean	Widen road from 6 to 8 lanes (including median)
53A	Newhall Ranch Road Bridge over San Francisquito Creek	Widen bridge from 6 to 8 lanes

<b>INTERSECTIONS</b>		
<b>INTERSECTION #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
33	Magic Mountain and Tourney	Signal modification
39	Copper Hill and Decoro	Signal modification
43	McBean and Copper Hill	Phase 3: Add southbound right-turn lane Phase 4: Intersection modification due to 6-lane bridge Phase 5: Signal modification from 3 to 4 legs
44	Copper Hill and Newhall Ranch Road	Striping for 4 <sup>th</sup> eastbound through (striping cost included in link 52)
45	Newhall Ranch Road and Dickason	Signal modification/replacement due to 8-lane widening
46	Newhall Ranch Road and McBean Parkway	Striping for 4 <sup>th</sup> eastbound and westbound through lane
47	Newhall Ranch Road and Bouquet	Restriping to add 2nd southbound left, 3rd and 4th eastbound through, and 4th westbound through; Signal Modification and augmentation for one right-turn pocket and median modification
55	Valencia and Bouquet	Add 4 <sup>th</sup> northbound through lane
56	McBean and Magic Mountain	Signal modification and augmentation for westbound and eastbound dedicated right-turn lanes; stripe eastbound and westbound 3 <sup>rd</sup> through lanes; Striping for 4 <sup>th</sup> northbound through lane; pork chop modification to accommodate 4th eastbound and westbound through lane

<b>INTERSECTIONS</b>		
<b>INTERSECTION #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
57	Valencia and Magic Mountain	Add northbound right-turn lane, east and westbound through lanes, additional westbound left-turn lane (relocate raised median) and westbound right-turn lane; obtain right-of-way.
59	Valencia and McBean	Add 4th Westbound Through Lane
85	Rye Canyon Road and Avenue Stanford	Signal Modification and de-facto right-turn pocket. Right-of-way acquisition
104	Copper Hill and Camino del Arte	Phase 1 – New 4-way signal (retrofitted for interim 3-way signalization) Phase 2 – Signal modification from 3 way to 4-way
105	Copper Hill and West Creek Dr./West Hills Dr.	New 4-way signal
106	Copper Hill and West Hills Drive	New 4-way signal
115	McBean and Skycrest	New 4-way signal
116	McBean and Summerhill	New 4-way signal
225	Newhall Ranch Road and Aurora	New 4-way signal
226	San Francisquito Canyon and future Tesoro entrance	New 3-way signal



<b>INTERSECTIONS</b>		
<b>INTERSECTION #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
227	McBean Parkway and Orchard Village Road	Add eastbound right-turn lane, southbound left-turn lane, and shared southbound left/southbound through lane.
231	Magic Mountain and Citrus	Relocate signal poles with 8-lane widening
233	Newhall Ranch Road at Home Depot Driveway	Signal modification
234	Rye Canyon Road and The Old Road	Signal modification and intersection augmentation to allow for two southbound right-turn lanes, three southbound left-turn lanes, and three northbound throughs (improvement cost to be shared with the Westside B&T District)

**SR-126/ I-5 Interchange**

Add 4<sup>th</sup> westbound through lane (improvement requires striping only).

**McBean Parkway/ I-5 Interchange (southbound ramps)**

Add second southbound left-turn lane (new lane configuration should be one southbound left, one combined southbound through/southbound right, one southbound right).

**Valencia Boulevard/ I-5 Interchange (southbound ramps)**

Convert second westbound right turn lane to a shared westbound through/westbound right turn lane (improvement requires striping only).

**Magic Mountain Parkway Phase 2 Interchange**

The Interstate 5/Magic Mountain Parkway Phase 2 project includes the reconstruction of the four northbound and southbound ramps and the relocation of the Old Road approximately 180 feet to the west. It includes the widening of the Old Road to its ultimate width from the Edison easement on the south to Feedmill Road to the north, transitioning back to the existing bridge over the Santa Clara River. It includes the widening of Magic Mountain Parkway from Tourney Road, under the new freeway overpass, and transitions back to existing roadway westerly of The Old Road intersection. As part of this project, the Chevron station will be relocated to the new site that has been graded behind the existing station.

The project construction cost is funded by a Metropolitan Transportation Authority Prop C grant of \$10,435,000. The balance of construction is being funded through the Valencia B&T and the proposed Magic Mountain/Westside B&T Districts.

## **IV. THE VALENCIA BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

### ***A. THE AREA OF BENEFIT BOUNDARY***

The legal description of the area of benefit boundary is defined in Attachment A included herewith. It encompasses those properties which have yet to be developed and which will receive benefit from the improvements funded by the District. A map of the Area of Benefit is shown as Figure 1. The boundaries were determined by the I-5 freeway, topographical features in the Valencia area, ownership/parcel lines, national forest land boundaries, and existing and future access.

### **GENERAL BOUNDARY DESCRIPTION**

#### **West Boundary Line**

The western district boundary follows Interstate 5 before turning east at the Southern California Gas Company property. The westerly boundary turns north at the westerly boundary of Tract 51828 and follows the westerly boundaries of Tract 52455 and Tract 51644, and the easterly boundary of Tentative Tract 53822.

#### **North Boundary Line**

The northernmost portion of the District boundary is formed by the Angeles National Forest. The northern boundary of the western area east of Interstate 5 follows private property (Southern California Gas Company) and extends to the southern terminus of Biscailuz Drive.

#### **East Boundary Line**

The eastern boundary generally follows a major north-south ridgeline with consideration for recorded subdivision boundaries and ownership. This boundary is shared with the Bouquet Canyon and Via Princessa Bridge and Major Thoroughfare Districts. The boundary extends south from the National Forest boundary, east of San Francisquito Canyon Road, along private property west of Seco Canyon Road, and along the Metropolitan Water District fee parcel. The boundary then runs along the northerly banks of the Santa Clara River to

Bouquet Canyon Road and San Fernando Road, south of Soledad Canyon Road.

South Boundary Line

The south boundary line is shared with the Via Princessa Bridge and Major Thoroughfare District. It extends easterly from I-5, along McBean Parkway and private property to San Fernando Road.

**B. DEVELOPMENT ANALYSIS**

The analysis in Attachment C shows that an additional 2,135 residential units and 318 acres of non-residential uses are expected to be built on land located within the Area of Benefit<sup>1</sup>. The estimated number of residential units for remaining vacant lands within the District is based on the land use categories designated in the City of Santa Clarita General Plan and the SCVAP. In cases of projects which are currently filed (pending projects) within the City and County, the data shown on the pending tentative map was assumed.

**C. PROPOSED IMPROVEMENTS AND ESTIMATED COSTS**

Improvements to be funded by the District are based on a determination of the traffic needs of remaining development, and an analysis of the improvements designated on the highway plans of the adopted City and County General Plans. Improvements and associated costs have been estimated for purposes of determining the value of the District. Actual scope of work and costs may change as the improvements approach the final design stage. As improvement costs tend to increase once additional information is known at the final design stage, this District update has included a contingency in the cost of each of the remaining improvements in order to prevent a future funding shortfall. The amount of the contingency ranges based on the level of design information available for each improvement.

The proposed improvements are shown in Figure 2 and described in Section IIIB above. Total costs for the improvements are estimated to be approximately \$74,115,486. A summary of estimated costs is shown in Attachment B.

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<sup>1</sup> Of the non-residential acreage noted, approximately 217 acres lies within a large Edison easement. As only temporary uses will be allowed on this property, the FDUs derived from this property have been assumed at 50% of the typical rate.

Proposed costs of District improvements include construction costs based on “prevailing wage”, cost of materials, design costs and permitting fees (considered “soft costs”, shown in Table 1 below), and administrative/management fee (5% of the total of improvement cost plus soft cost).

**TABLE 1: SOFT COST PERCENTAGES**

	Intersection	Storm Drain	Road	Bridge	State Hwys.	
					Road	Interchanges
Engineering-Design	9.5%	6%	4%	7%	8%	7%
Plan Check	3%	2.5%	2%	2%	3%	3%
Engineering-Field	3%	1%	2%	2%	7%	3%
Survey	3%	3%	2%	2%	8%	2.5%
Soils	1%	1%	3%	2%	7%	1%
Geology	0%	0%	0.5%	0.5%	0.5%	0%
Bonds/Fees	1%	8%	8%	5.5%	10%	1%
Erosion Control (SWPPP)	0.0%	0%	0.5%	0%	0.5%	0.5%
Army Corps/Fish & Game-Env. Inspections	0%	0%	0%	1%	0%	0%
<b>TOTAL:</b>	<b>20.5%</b>	<b>21.5%</b>	<b>22.0%</b>	<b>22.0%</b>	<b>44.0%</b>	<b>18%</b>

***D. IMPROVEMENT PHASING***

Generally, the timing and phasing of construction of District improvements will be determined by when and where development occurs, as well as how many units. The amount of funds received may also determine the timing of improvements.

***E. TRAFFIC ANALYSIS AND LAND USE ANALYSIS***

The existing highway system adequately handles the traffic generated by existing development located within the Area of Benefit. Further, existing development would not require the additional highway improvements if additional development did not occur. However, District improvements are expected to improve circulation on a Valley-wide basis.

Based on remaining allowable plan densities, approved projects, and filed tentative maps, it is estimated that 67% of the future residential development will be single-family and 33% will be townhouse-type units. Non-residential uses are projected as 26% commercial and 74% industrial. It is estimated that an additional 2,135 residential units and 318 acres of non-residential area will be developed over the next ten years within the District, and that the current highway system cannot handle the traffic generated from this additional development without the District improvements.

**F. THE CONSTRUCTION FEE**

The proposed fee is proportionate to the degree with which future developments benefit from the proposed improvements. Therefore, the proportionate shares take into account the impacts of peak-hour vehicle trips on the system as identified in the City of Santa Clarita’s and Los Angeles County’s Circulation Plans. Factored Development Units (FDUs) are assigned to each of five major land use categories. All other land uses are assigned a multiplier based on the average impact for that category relative a single family residence. This factor is then multiplied by the District’s adopted construction fee resulting in a project’s proportionate share of fees.

- Single Family ..... 1.0 FDU
- Condo/Townhome ..... 0.8 FDU
- Apartment ..... 0.7 FDU
- Commercial (per gross acre) ..... 5.0 FDUs
- Industrial (per gross acre) ..... 3.0 FDUs

The adoption of this type of funding district does not levy any fees against existing development. Fees are collected at the time of recordation of a final map or just prior to building permit issuance.

The construction fee is calculated by dividing the total cost of district improvements, minus the fees already paid by recorded tracts, then divided by the total number of FDUs. For a breakdown of the total number of FDUs in the District, please see Attachment A.

**TABLE 1  
DISTRICT FEE CALCULATION**

A	Links	\$40,431,430
B	Intersections	\$13,007,075
C	Interchanges	\$15,761,912
D	TOTAL REMAINING DISTRICT COSTS (Row A+B+C)	\$69,200,417
E	Existing Funds In District – LA County	\$15,948,632
F	Existing Credits In District – LA County	\$1,706,014
G	Existing Funds In District – City of Santa Clarita	\$7,219,485
H	Existing Credits In District – City of Santa Clarita	\$7,622,613
I	TOTAL NET COST OF DISTRICT (Row D-E+F-G+H)	\$55,360,927
J	Remaining District FDU's	2,817.30
K	Cost per FDU	\$19,650

**TABLE 2  
FEE RATES ACCORDING TO LAND USE<sup>2</sup>**

Single Family	1 unit	1.0 FDU	\$19,650
Townhouse/Condo	1 unit	0.8 FDU	\$15,720
Apartment	1 unit	0.7 FDU	\$13,755
Commercial	1 Gross Acre	5.0 FDU	\$98,250
Industrial	1 Gross Acre	3.0 FDU	\$58,950

<sup>2</sup> These fees are based on the proposed rate of \$19,650 per fdu which is subject to yearly escalation in accordance with Section H of this report.

## **SPECIAL CASES**

### Governmental Uses

Governmental improvements, such as those for schools, police, fire protection, and libraries, specifically needed to support benefited development, have been excluded from the development analysis as these uses are assumed to be exempt from B&T fee payment.

### Lands with Physical Development Constraints

Lands with physical development constraints such as landslides, faults, or other restricted use areas, were considered for future development according to their County-assigned land use or City zoning designation. This determination was made since, in many cases, these types of constraints can be mitigated. Furthermore, these restricted use areas can often accommodate development features such as parking lots and setbacks, and residential densities or non-residential square footage can often be transferred from landslide areas to other developable portions of a site. For this District's development analysis, lands with physical development constraints were calculated at 50 percent of their County land use or City zoning designation potential due to the uncertainty of future development in these areas.

### Uses Not Involving a Land Division/Underutilized Parcels – Non-Residential

The City and County codes regarding bridge and thoroughfare fee payment allow for the collection of B&T fees at either the map recordation or building permit phases of a project, as outlined by the project's conditions of approval. It is the County's policy to collect only at the map recordation phase unless no land division is proposed. Fees for non-residential uses that are part of a land division are easy to calculate as they are based on the gross acreage within the map's boundaries. However, it is difficult to calculate the B&T fee obligation for a non-residential project where there is no new lot created from which to derive a fee based on gross acreage. Thus, at the discretion of the County or City, fees for such non-residential projects are to be paid prior to the issuance of a building permit based on one of the following calculations:

#### *Retail Commercial*

$(\text{Gross building square footage}/16,335) * 5 * \text{B\&T Fee} = \text{Fee Obligation}$
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A typical calculation of FDUs for retail commercial would assume gross project acreage (all area within a map or lot's boundaries) times a factor of 5. However,



the above calculation can determine the non-residential B&T obligation by calculating a building's square footage by an assumed Floor Area Ratio (FAR). For example, using an FAR of 0.375:1 (as outlined in the City of Santa Clarita's Unified Development Code for retail commercial uses), a retail commercial building on a one-acre (43,560 square feet) parcel would yield a building square footage of 16,335 ( $43,560 * 0.375 = 16,335$ ). Therefore, this equation allows for B&T fees to be calculated by taking the building's gross square footage and dividing it by 16,335, which has been demonstrated above as being equal to one gross acre of retail commercial development.

*Office Commercial/Business Park*

$(\text{Gross building square footage}/43,560) * 5 * \text{B\&T Fee} = \text{Fee Obligation}$
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Using an FAR of 1.0:1, an office commercial or business park building on a one-acre (43,560 square feet) parcel would yield a building square footage of 43,560 ( $43,560 * 1 = 43,560$ ). This equation allows for B&T fees to be calculated by taking the building's gross square footage and dividing it by 43,560, which has been demonstrated above as being equal to one gross acre of office commercial/business park development. Note: the City of Santa Clarita's Unified Development Code (UDC) identified a 1:1 FAR for Business Park, a 1.25:1 FAR for commercial office, and a 0.75:1 FAR for industrial commercial. Thus, for the purposes of this analysis, a 1:1 FAR was used.

*Industrial*

$(\text{Gross building square footage}/29,403) * 3 * \text{B\&T Fee} = \text{Fee Obligation}$
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Using an FAR of 0.675:1, industrial buildings on a one-acre parcel would yield a building square footage of 29,403 ( $43,560 * 0.675 = 29,403$ ). This equation allows for B&T fees to be calculated by taking the building's gross square footage and dividing it by 29,403, which has been demonstrated above as being equal to one gross acre of industrial development.

A B&T fee can only be charged for a non-subdivided/lease project if traffic from the new construction was not considered when offsite improvement (B&T improvements) were originally conditioned to the overall site. Additionally, B&T fees for such projects are not required if fees were paid on the underlying land based on gross acreage (through a previously map recordation), including the land on which the building is to be sited.

Development of underutilized parcels, such as those that may accommodate a future lease building, are difficult to anticipate in the District's development

analysis since the plans of private property owners are generally unknown until requests are filed.

#### Non-Typical Cases

The City and/or County may develop and have on file a rate sheet for non-typical land uses that do not fit the generally adopted fee rate categories. Special calculations for non-typical land uses may also be considered at the discretion of either the City or the County.

### **G. RIGHT-OF-WAY ACQUISITION**

If a condition of project approval requires that a landowner dedicate a portion of its property as right of way for a State improvement, then the landowner will receive credit at fair market value for the property dedicated. However, if right-of-way is required to be dedicated for a City/County improvement, as a condition of project approval, the landowner receives no District credit for the value of the dedicated property. If any local improvement requires land acquisition from a third party, the cost of property will be added to the estimated cost of the improvement for District credit.

### **H. PROVISIONS FOR UPDATING COSTS AND UNIT INFORMATION**

Projections for development of the land and the cost of the improvements located within the area of benefit may change over time. Project scope may change due to refinement and the need to comply with requirements imposed by other agencies. Therefore, in order to equitably assess future development as well as collect sufficient funds to complete the improvements, it is necessary to periodically re-evaluate the cost of the improvements and the type of development being constructed within the Area of Benefit and adjust the fee accordingly.

Beginning July 1, 2007, and thereafter each succeeding July 1<sup>st</sup>, the amount the District fees shall be adjusted as follows: calculate the percentage movement for the previous year in the Los Angeles Regional Construction Cost Index (CCI) based on Engineering News Record data for that period; if the percentage increase equals or exceeds five percent, then adjust the fee per factored development unit by five percent and round up to the nearest \$10, if the increase is less than five percent, adjust the fee by said percentage and round up to the nearest \$10. In the even that there is a negative adjustment in the CCI, then the fee shall be adjusted downward by up to five percent. A separate biennial review

to reassess development trends, construction costs and refinement of project scope should also be conducted.

***I. PROPOSAL FOR DISTRICT CLOSURE***

In the event that District fees collected from developers exceed the cost of improvements, the surplus funds, less administrative costs, will be refunded at District closure by the City and/or County to current owners in proportion to District fees paid.

***J. CONSTRUCTION IN LIEU OF PAYING FEES***

Should District-identified improvements be constructed by a developer, that developer becomes eligible for District credit in lieu of future fee payments. If the cost of the completed and accepted improvements, along with the 5% administrative/management fee, exceeds the required fees, the developer would be given a credit which can be used to offset future bridge and thoroughfare fees of future subdivisions within the District, or if adequate funds are available, the developer may receive a cash reimbursement.

Therefore, the following options exist with regard to reimbursements for completed improvements:

- Construct District-identified improvements for District credit
- Construct District-identified improvements and receive cash reimbursement from the District. Implementation of “prevailing wage” labor is required for the construction of District improvements in order for a developer to receive cash reimbursement from the District<sup>3</sup>.

***K. CREDIT AWARD AND CASH REIMBURSEMENT***

Credit is awarded upon review and approval of the costs to implement a District project based on supporting documentation submitted by the developer. Generally credit is awarded after project completion and acceptance. However, the City or County may issue credits at an earlier stage (nearly complete) if the cost documentation is acceptable.

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<sup>3</sup> Prevailing wage is defined as the commonly accepted rate paid to workers practicing in the same or similar locality under the same or similar circumstances.

The City and County, in their respective discretion, may elect to provide cash reimbursement for district credits. The determination of whether or not to provide cash reimbursement for district credits will generally be made in accordance with the following guidelines:

1. The City or County may determine to make loans to a particular District from non-District sources (e.g., City or County General Fund) or from other Districts. If a loan has been made to a particular District, no reimbursement of district credits will be made from that District until the loan(s) have been repaid by that District.
2. The City or County may determine to set aside previously collected funds or earmark funds to be collected for the construction of a particular B&T project or projects within a District. District funds that have been set aside or earmarked for a particular B&T project will be excluded from consideration as a source of funds for reimbursement of district credits.
3. In general, credits will be reimbursed according to the chronological order in which credits were granted, i.e., older outstanding credits will generally be reimbursed prior to credits that were granted more recently.
4. The City or County may elect to reimburse a block of credit holders at the same time. In this case, all outstanding credit holders with the same or earlier credit dates will be reimbursed an equal amount.
5. Where a particular District has previously loaned funds to another District, the City or County will generally attempt to make all funds repaid to the lending District available for credit reimbursement in accordance with Item Nos. 1, 2, 3 and 4, above.
6. Nothing in 1 to 5 above should be interpreted as requiring the City or County to provide reimbursement at any given time. The City or County may elect to continue to accumulate funds in order to fund planned projects.

**L. DISTRICT FUNDS**

The City and County will each maintain a separate District fund. Funds may be transferred from one fund to the other for District purposes. Loans between B&T Districts are allowed provided that the loans are properly recorded by no less than a resolution approved by the City Council or Board of Supervisors. The City or County shall make all funds or credits available to the District, as necessary, for the purpose of reimbursing or providing credit to developers/landowners, as outlined in this report, once the improvements are completed, accepted, and the proper documentation filed with the reimbursement request.

To receive credit for constructed and approved improvements, the proper documentation must be submitted to the County and/or City. No documentation for “soft costs” is necessary as they are already accounted for in District fees<sup>4</sup>.

Improvements will be accepted for maintenance by either the City or the County upon completion and field acceptance. After field acceptance of constructed improvement(s), credit withdrawal of District funds is authorized. Along with the “Request for Credit for Completed Improvements” form, copies of contracts, change orders, and purchase orders which detail construction costs will be provided to the County and/or City. Upon submittal of a request for the withdrawal of credits due, review and determination by the County and/or City will be completed within 30 days.

**M. THE ENVIRONMENTAL ANALYSIS**

The City of Santa Clarita has determined that this District update does not constitute a “Project” as defined by CEQA Section 15378(4) and, therefore, is exempt from CEQA. The County of Los Angeles finds the proposed update is statutorily exempt under Public Resources Code Section 21080 B8(d).

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<sup>4</sup> Soft costs consist of fees for necessary permitting fees and improvement design costs.

## **ATTACHMENT A – LEGAL DESCRIPTION**

### **LEGAL DESCRIPTION**

#### **THE AREA OF BENEFIT KNOWN AS THE**

#### **“VALENCIA BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT”**

THAT PORTION OF THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SECTION 26 , TOWNSHIP 5NORTH, RANGE 16 WEST, S.B.M., SAID NORTHWESTERLY CORNER BEING AN ANGLE POINT IN THE BOUNDARY OF BOUQUET CANYON BRIDGE AND MAJOR THOROUGHFARE DISTRICT, AS SAME EXISTED ON JULY 11, 1991 ; THENCE SOUTHERLY ALONG SAID BOUNDARY AND FOLLOWING THE SAME IN ALL ITS VARIOUS COURSES AND CURVES TO THE SOUTHERLY BOUNDARY OF SAID BOUQUET CANYON BRIDGE AND MAJOR THOROUGHFARE DISTRICT; THENCE EASTERLY ALONG LAST SAID SOUTHERLY BOUNDARY TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF THE VIA PRINCESSA BRIDGE AND MAJOR THOROUGHFARE DISTRICT; THENCE SOUTHERLY ALONG LAST SAID WESTERLY BOUNDARY TO ITS INTERSECTION WITH THE CENTERLINE OF VALENCIA BOULEVARD, AS SAID CENTER LINE IS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-2912 ON FILE IN THE OFFICE OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF LOS ANGELES; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY LINE OF BOUQUET CANYON ROAD AS SAME EXISTED ON FEBRUARY 2, 1990 THROUGH ITS VARIOUS COURSES AND DISTANCES TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF MAGIC MOUNTAIN PARKWAY (HIGHWAY 126) OF VARYING WIDTH, AS SAME EXISTED FEBRUARY 2, 1990 AND THE WESTERLY LINE OF SAN FERNANDO ROAD (HIGHWAY 126), 90 FEET WIDE AS SAME EXISTED ON FEBRUARY 2, 1990; THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF SAN FERNANDO ROAD TO THE WESTERLY RIGHT OF WAY LINE OF THE SANTA CLARA RIVER; THENCE SOUTHERLY ALONG LAST SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY OF TRACT NO. 36723 FILED IN BOOK 966, PAGES 77 TO 85 OF MAPS RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG LAST SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF TRACT 36724 FILED IN BOOK 966 PAGES 86 TO 90 OF SAID MAPS, TO THE EASTERLY LINE OF CORINA DRIVE, 56 FEET WIDE AS SAME EXISTED ON FEBRUARY 2, 1990; THENCE WESTERLY IN A DIRECT LINE TO THE EASTERLY TERMINUS OF THE CENTERLINE OF ARROYO PARK DRIVE, 84 FEET WIDE AS SAME EXISTED ON FEBRUARY 2, 1990; THENCE WESTERLY ALONG LAST SAID CENTERLINE TO THE WESTERLY LINE OF MCBEAN PARKWAY, 100 FEET WIDE AS SAME EXISTED ON FEBRUARY 2, 1990; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY AND NORTHERLY LINE THEREOF THROUGH ITS VARIOUS COURSES AND DISTANCES TO THE CENTERLINE OF HIGHWAY 5 (GOLDEN STATE FREEWAY) AS SAME EXISTED ON FEBRUARY 2, 1990; THENCE NORTHERLY ALONG LAST SAID CENTERLINE ALSO BEING THE WESTERLY BOUNDARY OF THE CITY OF SANTA CLARITA THROUGH ITS VARIOUS COURSES AND DISTANCES TO THE INTERSECTIONS OF THE CENTERLINE OF THE GOLDEN STATE FREEWAY AND THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 85°33'30" EAST 36.20 FEET IN THE NORTHERLY BOUNDARY OF PARCEL 8 AS SHOWN ON MAP FILED IN BOOK 27, PAGES 27 THROUGH 31 OF RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY TO THE EASTERLY TERMINUS OF THAT COURSE HAVING A BEARING AND LENGTH OF NORTH 75°19'40" EAST 1484.21 FEET IN SAID NORTHERLY BOUNDARY; THENCE EASTERLY IN A DIRECT TO THE MOST WESTERLLY CORNER OF PARCEL 2 AS SHOWN ON SAID MAP; THENCE EASTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF LAST SAID PARCEL TO THE EASTERLY TERMINUS OF THAT COURSE HAVING A BEARING AND LENGTH OF NORTH 86°32'05" EAST 812.31 FEET, LAST

SAID EASTERLY TERMINUS ALSO BEING THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 00°26'40" WEST 186.13 FEET IN THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN DEED TO SOUTHERN CALIFORNIA GAS COMPANY RECORDED SEPTEMBER 30, 1975 AS INSTRUMENT NO. 1 IN BOOK D6814, PAGE 161 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND OF THE COUNTY OF LOS ANGELES DESCRIBED IN DOCUMENT RECORDED IN BOOK 16806, PAGE 1 OF OFFICIAL RECORDS OF SAID COUNTY AND KNOWN AS THE COUNTY OF LOS ANGELES WAYSIDE HONOR RANCHO, SAID PARCEL BEING MORE PARTICULARLY SHOWN ON COUNTY SURVEYOR'S MAP B-1638 ON FILE IN SAID OFFICE THE DIRECTOR OF PUBLIC WORKS TO THE NORTHERLY BOUNDARY LINE OF THE RANCHO SAN FRANCISCO AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 521 AND 522, OF PATENTS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHERLY BOUNDARY LINE TO THE WEST LINE OF LOT 4 OF FRACTIONAL SECTION 32, SAID TOWNSHIP AND RANGE; THENCE NORTHERLY ALONG SAID WEST LINE TO THE EAST-WEST QUARTER SECTION LINE OF SAID FRACTIONAL SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 32 TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 32; THENCE WESTERLY ALONG SAID LAST MENTIONED SOUTH LINE TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID FRACTIONAL SECTION 32; THENCE NORTHERLY ALONG SAID NORTH-SOUTH QUARTER SECTION LINE TO THE NORTH LINE OF SAID FRACTIONAL SECTION 32; THENCE EASTERLY ALONG SAID LAST MENTIONED NORTH LINE TO THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 32; THENCE NORTHERLY ALONG THE EAST LINE OF SECTION 29 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, SAID TOWNSHIP AND RANGE; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE SOUTHEAST CORNER OF THE LAST MENTIONED NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 28; THENCE EASTERLY ALONG THE LAST MENTIONED EAST-WEST QUARTER SECTION LINE TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTHERLY ALONG THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE SOUTH LINE OF SECTION 21, SAID TOWNSHIP AND RANGE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 21 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 21 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 21; THENCE EASTERLY ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID LAST MENTIONED SECTION TO THE EAST LINE OF SAID LAST MENTIONED SECTION; THENCE EASTERLY ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 22, SAID TOWNSHIP AND RANGE TO THE EAST LINE OF SAID LAST MENTIONED SECTION; THENCE SOUTHERLY ALONG LAST SAID EASTERLY LINE TO THE POINT OF BEGINNING.

**ATTACHMENT B – COST ESTIMATE FOR DISTRICT IMPROVEMENTS**

<b>LINKS</b>		
<b>LINK #</b>	<b>IMPROVEMENT DESCRIPTION</b>	<b>PROJECT COST</b>
39	McBean: Valencia to Magic Mountain Pkwy	\$15,408
40	McBean: Magic Mountain to Santa Clara River (8 lanes)	\$114,329
41	McBean: Avenue Scott to Newhall Ranch Road (8lanes)	\$80,703
42 (complete)	McBean: Newhall Ranch to Decoro (Improvement complete – credit has not yet been issued)	\$383,019
43/43A (complete)	McBean: Decoro to Copper Hill (6 lanes) Improvement complete – credit has not yet been issued	\$181,806
44	McBean: Copper Hill to 1500' north (4 lanes)	\$1,235,549
45	McBean Parkway Bridge widening over Santa Clara River (Estimated 1 million outside funding)	\$4,850,026
50 (complete)	Newhall Ranch Road: I-5 to Vanderbilt Way - Link complete Any further improvement to be completed with Cross Valley Connector. Actual cost for complete improvements shown here.	\$1,891,874
51, 51A & Portion 51B (complete)	Newhall Ranch Road: Rye Canyon Business Park Frontage (Improvement complete – credit has not yet been issued)	\$1,600,000
52	Newhall Ranch Road: Copper Hill to Dickason (4 to 8 lanes)	\$144,799
53	Newhall Ranch Road: Dickason to McBean (6 to 8 lanes)	\$1,122,713
53A	Newhall Ranch Road Bridge over San Francisquito Creek (6 to 8 lanes) Phase II	\$7,771,687
54	Newhall Ranch Road: McBean to Grandview –Phase II (6 to 8 lanes)	\$314,497
54A	Newhall Ranch Road: Grandview to E'ly District Boundary (6 to 8 lanes)	\$156,579
54B	Newhall Ranch Road: E'ly District Boundary to Hillsborough – Phase II (6 to 8 lanes)	\$53,531



*Update to the Report on the Bridge and Major  
Thoroughfare Construction Fee District for Valencia*

<b>LINKS</b>		
<b>LINK #</b>	<b>IMPROVEMENT DESCRIPTION</b>	<b>PROJECT COST</b>
63	Rye Canyon Road: I-5 to Avenue Stanford	\$1,459,089
64 (complete)	Copper Hill: Ave Scott to Newhall Ranch Rd. (Improvement complete – credit has not yet been issued)	\$19,164
65 (complete)	Copper Hill: Newhall Ranch Rd. to Decoro (6 lanes) Improvement complete-credit has not yet been issued	\$126,243
66	Copper Hill: Decoro to W'ly bndy. of Tesoro (2 to 6 lanes)	\$4,408,177
67	Copper Hill: McBean to E'ly District bdry. (6 lanes)	\$280,039
67A	Copper Hill: E'ly District bdry. to Seco Canyon Road (4 to 6 lanes)	\$1,368,198
70 (complete)	Copper Hill to Dickason -10' sidewalk along frontage of Tr. 52667 (Improvement complete – credit has not yet been issued)	\$26,020
89	Magic Mountain: Tourney Rd. to McBean –construct 8 lanes from Edison R/W to I-5 (50% funding match)	\$4,407,391
89A	Magic Mountain: McBean to Valencia – Phase I & II	\$1,758,039
125	San Francisquito Canyon Road – Misc. Improvements for Limited Secondary highway - Allowance	\$960,750
97	Valencia Bl: I-5 to McBean shift median to north & restripe 8the lane)	\$3,106,623
128	Newhall Ranch Road: Hillsborough to Bouquet Creek Phase II (6 to 8 lanes)	\$207,434
194	Copper Hill: E'ly bdry. Tesoro to McBean (from 4 to 6 lanes with median retrofit)	\$718,016

*Update to the Report on the Bridge and Major  
Thoroughfare Construction Fee District for Valencia*

<b>LINKS</b>		
<b>LINK #</b>	<b>IMPROVEMENT DESCRIPTION</b>	<b>PROJECT COST</b>
194A	Copper Hill Road Bridge over San Francisquito Creek Phase II (4 to 6 lane deck)	\$1,669,727

**Subtotal: \$40,431,430**

<b>INTERSECTIONS</b>		
<b>INTER. #</b>	<b>IMPROVEMENT DESCRIPTION</b>	<b>PROJECT COST</b>
33	Magic Mountain and Tourney	\$58,676
39	Copper Hill and Decoro	\$39,855
43	McBean and Copper Hill	\$1,029,546
41B (complete)	McBean and Decoro – (75%of improvement costs as outlined by the initial district cost estimate have been reimbursed. Remaining credit has not yet issued).	\$514,000
45	Newhall Ranch Road and Dickason	\$332,128
47	Newhall Ranch Road and Bouquet	\$629,263
55	Valencia and Bouquet	\$1,576,572
56	McBean and Magic Mountain	\$854,005
57	Valencia and Magic Mountain	\$2,272,377
59	Valencia and McBean	\$291,008
85	Rye Canyon Road and Avenue Stanford	\$375,071
104	Copper Hill and Camino del Arte	\$407,853
105	Copper Hill and West Creek Dr./West Hills Dr.	\$328,143
106	Copper Hill and West Hills Drive	\$328,143
108 (complete)	Decoro and Sunny Creek – (75% of improvement costs as outlined by the initial district cost estimate have been reimbursed. Remaining credit has not yet issued).	\$53,996

*Update to the Report on the Bridge and Major  
Thoroughfare Construction Fee District for Valencia*

<b>INTERSECTIONS</b>		
<b>INTER. #</b>	<b>IMPROVEMENT DESCRIPTION</b>	<b>PROJECT COST</b>
115	McBean and Skycrest	\$341,428
116	McBean and Summerhill	\$341,428
119	McBean at Creekside Drive	\$112,924
226	San Francisquito Canyon and future Tesoro entrance	\$264,374
227	McBean Parkway and Orchard Village Road – intersection improvement	\$2,205,000
231	Magic Mountain and Citrus	\$112,924
232 (complete)	McBean Parkway and Grovehouse – (improvement complete. Credit has not yet been issued).	\$259,376
233	Newhall Ranch Road at Home Depot Driveway	\$79,711
234	Rye Canyon Road and The Old Road	\$199,274

**Subtotal: \$13,007,075**

<b>INTERCHANGES</b>		
<b>INTER-CHANGE #</b>	<b>IMPROVEMENT DESCRIPTION</b>	<b>PROJECT COST</b>
7 (complete)	SR 126/I-5 – Improvement complete – (remaining reimbursable costs).	\$993,271
None	McBean/I-5 – add 2nd southbound left turn lane	\$89,641
8	Magic Mountain/I-5 – Phase II improvements	\$11,024,200
11 (complete)	Valencia / I-5 – (Improvement complete – remaining reimbursable costs).	\$3,654,800

**Subtotal: \$15,761,912**

**Total of All Improvements: \$69,200,418**

ATTACHMENT C – DEVELOPMENT ANALYSIS

VALENCIA BRIDGE AND THOROUGHFARE DEVELOPMENT ANALYSIS

		MF	FDUs	Condo/ Town.	FDUs	SF	FDUs	Comm./ BP	FDUs	Ind.	FDUs	Total FDUs
	<b>Pending Maps</b>											
1	TTM 53189 (SunCal)					60	60					60
2	PM 060475					2	2					2
3	Tesoro del Valle (Phase II)					714	714					714
4	Town Center Expansion (1)			700	560			50.00	250			810
5	Henry Mayo Hospital Expansion							7.7	38.5			38.5
	<b>Approved Maps</b>											
6	Westcreek		0		0	329	329	15.3	76.5			405.5
7	Legacy Properties									*	19.1	19.1
8	Lot 4 Tr 51931-06 - Auto Mall Extension APN 2811-067-028							2.83	14.15			14.15
9	<b>Vacant Land - City</b>											
	Old Info Center (APN: 2861-0044-011)							1.3	6.5			6.5
	APN 2861-062-046 - Valencia BI behind transit center(2)							4.5	11.25			11.25
10	Hall and Crocker (Lot 13 of PM 8940)									2.73	8.19	8.19
11	Southwest corner of Newhall Ranch Road and Avenue Tibbitts (APNs : 2866-018- 060 and 2811-001-068)									5.24	15.72	15.72
12	Southwest Corner of Magic Mountain Parkway and San Fernando Road (APN: 2811-003-028/29)							2	10			10
13	Edison Transmission Easement Valencia Industrial Center APN:2866-006-013, 015, 016; 2866-007-09, 13, 17, 22, 27, 41, 43, 46, 52, 59, 60, 61 (3)									216.9	325.5	325.5
	<b>Vacant Land-County</b>											
15	North and East of Tesoro del Valle					330	330					330
16	2866-005-031 Bradley Business Center									9.49	28.47	28.47
	<b>Misc</b>											
17	Tr. 51931-05 Condo Conversion at 0.1 additional FDU (188 units)											18.8
	<b>TOTAL:</b>	0	0	700	560	1435	1435	83.63	406.9	234.36	396.98	2,817.68

\* This number is based on the following calculation: \$408,960 divided by \$21.380 (proposed Valencia B&T FDU fee). Please see table below.  
 (1) Acreage for the Town Center Expansion consists of developable pad area for future commercial development (does not necessarily coincide with subdivided parcels)  
 (2) The FDUs for this parcel were assumed at 50% of the typical FDU rate of 5 for commercial as it is a restricted use area  
 (3) The FDUs for this parcel were assumed at 50% of the typical FDU rate of 3 for industrial as it is easement area.

Legacy Property - Remaining Lots Owning B&T Fees	Building square footage	B&T fee (\$1.44/sq. ft.)
Lot 7	165,000	\$237,600.00
Lot 28 (North Park Community Church)		\$171,360.00
		<b>\$408,960.00</b>

## **ATTACHMENT D – COUNTY AND CITY CODES PERTAINING TO B&T DISTRICTS**

### **TITLE 58            Chapter 21.23                            & 32.32.200**

#### **21.32.200 MAJOR THOROUGHFARE AND BRIDGE FEES**

- A. A subdivider, as a condition of approval of final map for property within an area of benefit, or a building permit applicant, as condition of issuance of a building permit for property within an area of benefit, shall pay a fee as hereinafter established to defray the cost of constructing bridges over waterways, railways, freeways and canyons, and/or constructing major thoroughfares.
  
- B. Definitions.
  - 1. Area of benefit means a specified area wherein it has been determined that the real property located therein will benefit from the construction of a bridge and/or major thoroughfare.
  - 2. Bridge facility means any crossing for a highway or local road, involving a railway, freeway, steam or canyon, which is required by the General Plan in order to accommodate new urban development within the area of benefit.
  - 3. Construction means and includes preliminary studies, design, acquisition of right-of-way, administration of construction contracts, and actual construction.
  - 4. Major thoroughfare means those roads designated in the transportation element of the General Plan, the primary purpose of which is to carry through traffic and provide a network connecting to the state highway system.
  - 5. The singular number includes the plural, and the plural the singular.
  
- C. The provisions herein for payment of a fee shall apply only if the bridge and/or major thoroughfare has been included in an element of the General Plan adopted by the Board of Supervisors at least 30 days prior to the filing of a map or application for a building permit on land located within the boundaries of the area of benefit.
  
- D. Payment of fees shall not be required unless any major thoroughfare are in addition to, or a widening or reconstruction of, any existing major thoroughfares serving the area at the time of the adoption of the boundaries of the area of benefit.
  
- E. Payment of Fees shall not be required unless any planned bridge facility is a new bridge serving the area or an addition to an existing bridge facility serving the area at the time of the adoption of the boundaries of the area of benefit.
  
- F.
  - 1. Action to establish an area of benefit may be initiated by the Board of Supervisors upon its own motion or upon the recommendation of the Road Commissioner.

2. The board of Supervisors will set a public hearing for each proposed area of benefit. Notice of the time and place of said hearing, including preliminary information related to the boundaries of the area of benefit, estimated costs and the method of fee apportionment shall be given pursuant to Section 65905 of the Government Code.

G.

1. At the public hearing, the Board of Supervisors will consider the testimony, written protests and other evidence. At the conclusion of the public hearing, the Board of Supervisors may, unless a majority written protest is filed and not withdrawn, determine to establish an area of benefit. If established, the Board of Supervisors shall adopted a resolution describing the boundaries of the area of benefit, setting forth the cost, whether actual or estimated, and the method of fee apportionment. A certified copy of such resolution shall be recorded with County Recorder.
2. Such apportioned fees shall be applicable to all property within the area of benefit, and shall be payable as a condition of approval of a final map or as a condition of issuing a building permit for such property or portions thereof. Where the area of benefit includes lands not subject to the payment of fees pursuant to this section, the Board of Supervisors shall make provisions for payment of the share of improvement cost apportioned to such lands from other sources.
3. Written protest will be receive by the Clerk of The Board of Supervisors at any time prior to the close of the public hearing. If written protest are filed by the owners of more than one-half of the area of the property to be benefited by the improvement, and sufficient protest are not withdrawn so as to reduce the area represented by the protests to less than one-half of the are to be benefited, then the proposed proceedings shall be abandoned and the Board of Supervisors shall not, for one year from the filing of said written protests, commence or carry on any proceedings for the same improvement under the provisions of this section. Any protest may be withdrawn by the owner making the same, in writing, at any time prior to the close of the public hearing.
4. If any majority protest is directed against only apportion of the improvement, then all further proceedings under the provisions of this section to construct that portion of the improvement so protested against shall be barred for a period of one year, but the Board of Supervisors shall not be barred from commencing new proceedings not including any part of the improvement so protested against. Such proceedings shall be commenced by a new notice and public hearing as set forth in Subsection F above.
5. Noting in this section shall prohibit the Board of Supervisors, within such one-year period, from commencing and carrying on new proceedings for the construction of an improvement or portion of the improvement so protested against if it finds, by the affirmative vote of four-fifths of its members. That the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such improvement or portion thereof.

- H. Fees paid pursuant to this section shall be deposited in a planned bridge facility and/or major thoroughfare fund. A fund shall be established for each planned bridge facility project and/or each planned major thoroughfare project. If the benefit area is one in which more than one bridge and/or major thoroughfare is required to be constructed, a separate fund may be established covering all of the bridge projects and/or major thoroughfares in the benefit area. Moneys in such fund shall be expended solely for the construction or reimbursement for construction of the improvement serving the area to be benefited and from which the fees comprising the fund were collected, or the reimburse the County for the costs of constructing the improvement.
- I. The Board of Supervisors may approve the acceptance of consideration in lieu of the payment of fees established herein.
- J. The Board of Supervisors may approve the advancement of money from the General Fund or Road Fund to pay the costs of constructing the improvements covered herein and may reimburse the General Fund or Road Fund for such advances from planned bridge facility and/or major thoroughfare funds established pursuant to this section.
- K. If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a bridge and/or major thoroughfare, the Board of Supervisors may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the bridge facility and/or major thoroughfare fund covering that specific project to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area of benefit. If the bridge and/or major thoroughfare fund covers more than one project, reimbursements shall be made on a pro-rata basis, reflecting the actual or estimated costs of the projects covered by the fund. (Ord. 82-0240 Sec. 1, 1982; Ord. 82-0050 Sec. 1, 1982)

**22.48.235 MAJOR BRIDGE AND THOROUGHFARE FEES.** Except as otherwise provided in Section 22.48.280, a building or structure shall not be used on any lot or parcel of land, any portion of which is located within a Bridge or Major Thoroughfare District established pursuant to Section 21.32.200, unless the required district fee has been paid as a condition of issuing a building permit. (Ord. 85-0168, Sec. 33)

**22.48.280 EXEMPTIONS - EXISTING BUILDINGS AND STRUCTURES.** This Part 4 does not apply to the use, alteration or enlargement of an existing building or structure or the erection of one or more buildings or structures accessory thereto, or both, on the same lot or parcel of land, if the total value of such alteration, enlargement, or construction does not exceed one-half of the current market value of all existing buildings or structures on such lot or parcel of land.

(Ord. 1494 Ch. 4 Art. 4 & 497. 1927.)

June 1987

CITY CODE

16.21.190 MAJOR THOROUGHFARE AND BRIDGE FEES

- A. A subdivider, as a condition of approval of a final map for property within an area of benefit, or a building permit applicant, as a condition of issuance of a building permit of property within an area of benefit, shall pay a fee hereinafter established to defray the costs of construction bridges over waterways, railways, freeways, and canyons, and/or constructing major thoroughfares.
- B. The provisions herein for payment of a fee shall apply only if the bridge and/or major thoroughfare has been included in an element of the General Plan adopted by the City Council at least 30 days prior to filing of a map or application for a building permit on land located within the boundaries of the area of benefit.
- C. Payment of fees shall not be required unless any major thoroughfares are in addition to or a widening or reconstruction of any existing major thoroughfares serving the area at the time of the adoption of the boundaries of the area of benefit.
- D. Payment of fees shall not be required unless any planned bridge facility is a new bridge serving the area of an addition to an existing bridge facility serving the area at the time of adoption of the boundaries of the area of benefit.
- E.
  - 1. Action to establish an area of benefit may be initiated by the City Council upon its own motion or upon the recommendation of the City Engineer.
  - 2. The City Council will set a public hearing for each proposed area of benefited. Notice of the time and place of said hearing, including preliminary information related to the boundaries of the area of benefit, estimated costs and the method of fee apportionment shall be given pursuant to Section 65905 of the Government Code.
- F.
  - 1. At the public hearing, the City Council will consider the testimony, written protest and other evidence. At the conclusion of public hearing, the City Council may, unless a majority written protest is filed and not withdrawn, determine to establish an area of benefit. If established, The City Council shall adopt a resolution describing the boundaries of the area of benefit, setting forth the cost, whether actual or estimated, and the method of fee apportionment. A certified copy of such resolution shall be recorder with the County Recorder.
  - 2. Such apportioned fees shall be applicable to all property within the area of benefit, and shall be payable as a condition of approval of a final map or a condition of issuing a building permit for such property or portions thereof. Where the area of benefit includes lands not subject to the payment of fees pursuant to this section, the City Council shall make provision for payment of the share of improvement cost apportioned to such lands from other sources.



3. Written protests will be received by the Clerk of the City Council at any time prior to the close of the public hearing. If written protests are filed by the owners of more than one-half of the area of the property to be benefited by the improvement, and sufficient protests are not withdrawn so as to reduce the area represented by the protests to less than one-half of the area to be benefited, then the proposed proceedings shall be abandoned and the City Council shall not, for one year from the filing of said written protests, commence or carry on any proceedings for the same improvement under the provisions of this section. Any protest may be withdrawn by the owner making the same, in writing, at any time prior to the close of the public hearing.
4. If any majority protest is directed against only apportion of the improvement, then all further proceedings under the provisions of this section to construct that portion of the improvement so protested against shall be barred for a period of one year, but the City Council of Supervisors shall not be barred from commencing new proceedings not including any part of the improvement so protested against. Such proceedings shall be commenced by a new notice and public hearing as set forth in Subsection F above.
5. Nothing in this section shall prohibit the City Council, within such one-year period, from commencing and carrying on new proceedings for the construction of an improvement or portion of the improvement so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such improvement or portion thereof.
- G. Fees paid pursuant to this section shall be deposited in a planned bridge facility and/or major thoroughfare fund. A fund shall be established for each planned bridge facility project and/or each planned major thoroughfare project. If the benefit area is one in which more than one bridge and/or major thoroughfare is required to be constructed, a separate fund may be established covering all of the bridge projects and/or major thoroughfares in the benefit area. Moneys in such fund shall be expended solely for the construction or reimbursement for construction of the improvement serving the area to be benefited and from which the fees comprising the fund were collected, or to reimburse the City for the costs of constructing the improvement.
- H. The City Council may approve the acceptance of consideration in lieu of the payment of fees established herein.
- I. The City Council may approve the advancement of money from the General Fund or Road Fund to pay the costs of constructing the improvements covered herein and may reimburse the General Fund or Road Fund for such advances from planned bridge facility and/or major thoroughfare funds established pursuant to this section.

- J. If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a bridge and/or major thoroughfare, the City Council may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the bridge facility and/or major thoroughfare fund covering that specific project to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area of benefit. If the bridge and/or major thoroughfare fund covers more than one project, reimbursements shall be made on a pro-rata basis, reflecting the actual or estimated costs of the projects covered by the fund.

SUBDIVISION CODE  
*City of Santa Clarita, California*

11/24/92

## ATTACHMENT E – B & T CASH/CREDIT REQUEST FORM

**BRIDGE & MAJOR THOROUGHFARE DISTRICT  
CASH/CREDIT REQUEST FORM**

**District Percentages:**

Valencia	_____ %	Amount: \$ _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit
Bouquet Canyon	_____ %	Amount: \$ _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit
Route 126 (Eastside)	_____ %	Amount: \$ _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit
Castaic	_____ %	Amount: \$ _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit
Via Princessa	_____ %	Amount: \$ _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit
Lyons Avenue/McBean Parkway	_____ %	Amount: \$ _____	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit

**Area Identification:**

Link#(s): \_\_\_\_\_ Intersection #(s): \_\_\_\_\_ Interchange #(s): \_\_\_\_\_

**Project Description:** \_\_\_\_\_

ATTACHMENTS	Yes	No	Not Applicable
Signature Page			
Applicable District Formation Documents			
Applicable District Values			
Project Acceptance Letter			
75% Refund Calculations			
Site Location Map			
Contract & Change Orders			
Purchasing Authorizations			
Credit Summary			
Expense Recap			
Cancelled Checks & Supporting Documentation			
Additional Documentation			
Plans			

Completed by: \_\_\_\_\_ Date: \_\_\_\_\_

Name \_\_\_\_\_ Title - Company \_\_\_\_\_

Submitted to: \_\_\_\_\_ Date: \_\_\_\_\_

Name \_\_\_\_\_ Title - County/City \_\_\_\_\_

**FOR CITY OR COUNTY USE ONLY**

Assigned to:	_____	_____	Date: _____
	Name	Title	
Approved by:	_____	_____	Date: _____
	Name	Title	
Sent to Fiscal by:	_____	_____	Date: _____
	Name	Title	

**EXHIBIT B****B&T DISTRICT FEES  
NON- TYPICAL LAND USES**

<b>Non-Typical Land Use</b>	<b>Measurement</b>	<b>B&amp;T District Fees</b>
Golf Course*	9 Holes	35 FDU
Church	Gross Acre	1 FDU
Self Storage Business	Gross Acre	1 FDU
RV storage	Gross Acre	1 FDU
Church with school or day care	Gross Acre	3 FDU
Private School	Gross Acre	3 FDU
Mobile home	Units	0.5 FDU
Senior apartment	Units	0.3 FDU
Day care/preschool	Gross Acre	5 FDU
Retirement community	Units	0.4 FDU

\*If a planned golf course proposes a driving rang with more than 20 tee boxes or is considered to have uses that are not typical for golf courses then the B&T District Fee may be modified.

**INSTRUCTION SHEET FOR PUBLISHING  
LEGAL ADVERTISEMENTS**

**TO: Executive Officer  
Board of Supervisors  
County of Los Angeles**

**FROM: Department of Public Works  
Land Development Division**

**NOTICE OF HEARING  
VALENCIA BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT**

**Publishing**

**Pursuant to Section 66018 of the California Government Code, prior to adopting a Resolution adopting new fees, a local agency shall hold a public hearing. In accordance with Section 6062a of the California Government Code, the Executive Officer shall publish notice of the hearing. Publication of the notice shall be for 10 days in a newspaper regularly published once a week or more often. Two publications, with at least five days intervening between the dates of the first and last publication, not counting such publication date, are sufficient. The period of notice commences upon the first date of publication and terminates at the end of the tenth date including therein the first day.**

**Forward five reprints of the attached advertisement to the County of Los Angeles Department of Public Works, Land Development Division, P.O. Box 1460, Alhambra, California 91802-1460.**

**Should there be any questions regarding this matter, please contact Mr. John Chin of this office at (626) 458-4918, Monday through Thursday, 7 a.m. to 5 p.m.**

**JC:la  
Attach.**

**NOTICE OF PUBLIC HEARING  
VALENCIA BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT**

Notice is hereby given that a public hearing will be held by the Board of Supervisors to discuss the proposed update prepared for the Valencia Bridge and Major Thoroughfare Construction Fee District. The proposed update of the District, located in the City of Santa Clarita/unincorporated area of Los Angeles, California 91354, 91355, and 91390, will revise the existing fees to be levied against future subdivision and building permit activities to construct bridge and highway improvements.

Said hearing will be held on Tuesday, \_\_\_\_\_, 2008, at 9:30 a.m. in the hearing room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012.

The Board of Supervisors will consider and adopt the Resolution. Further notice is given that the Board of Supervisors may continue this hearing from time to time.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mr. John Chin of the Department of Public Works at (626) 458-4918.

Upon 72 hours notice, the County can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, documents are available at the Kenneth Hahn Hall of Administration in Los Angeles (500 West Temple Street), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, 7 a.m. to 5:30 p.m.

Si no entiende esta noticia o si necesita mas informacion, favor de llamar a este numero (626) 458-4921.

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SACHI A. HAMAI  
EXECUTIVE OFFICER OF THE  
BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES

**PROPOSED BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT**

On July 27, 1999, the County of Los Angeles Board of Supervisors adopted the Valencia B&T District. The District fees established at the time of formation were based upon the estimated total improvement cost and the estimated potential development within the District at that time. However, the estimated total improvement cost for the District has increased substantially since District formation. The increase is due to the escalation of construction costs and the change in project scope. As a result of the above facts, the projected revenue from collection of District fees at the existing fee rates will be insufficient to fully finance the improvements in the District. Therefore, there is a need to revise the District fees for the District to provide sufficient revenue to fully finance the District improvements as is demonstrated in the District Update Report presented to the Board of Supervisors. This document is to properly notify all parties affected as legally required for the County of Los Angeles Board of Supervisors to update the fee district for construction of the proposed improvements.

**THE PROPOSED UPDATE OF THE FEE DISTRICT AFFECT ONLY NEW DEVELOPMENT**

**THE PROPOSED FEE PROGRAM DOES NOT AFFECT:**

- EXISTING HOMES
- EXISTING COMMERCIAL OR INDUSTRIAL BUILDINGS
- BUILDING PERMITS FOR RESIDENTIAL REMODELING OR ADDITIONS
- BUILDING PERMITS FOR RECONSTRUCTION OF EXISTING RESIDENTIAL BUILDINGS WHICH DO NOT INCREASE THE NUMBER OF DWELLING UNITS

New fees would be imposed upon new development projects within the community of the subject District and will be apportioned based upon the amount of traffic estimated to be created by each type of NEW development. The amount of new development anticipated within the Valencia B&T District boundary is estimated to be 2,145 residential units and 308 acres of commercial and industrial developments.

<u>Valencia B&amp;T District</u>	<u>Existing Fee</u>	<u>Proposed Fee</u>
1. Single-Family Residential	\$ 9,922 per unit	\$ 19,650 per unit
2. Townhouse/Condo	\$ 7,938 per unit	\$ 15,720 per unit
3. Apartment	\$ 6,945 per unit	\$ 13,755 per unit
4. Industrial	\$ 29,766 per gross acre	\$ 58,950 per gross acre
5. Commercial	\$ 49,610 per gross acre	\$ 98,250 per gross acre

Payment of the fees would be required at the time of: a) recordation of new subdivisions, or b) new building permit issuance, in the cases where subdivision of land has been recorded prior to establishing this District.

The proposed revised boundary of the Area of Benefit is illustrated on the map contained in this notice. Action by the Board of Supervisors will affect only those areas within the unincorporated Los Angeles County that are within the boundary.

You have the right to appear at said hearing and be heard on this matter, or you may submit written comments prior to the close of the Hearing, addressed to Ms. Sachi A. Hamai, Executive Officer of the Board of Supervisors, County of Los Angeles, 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. The District Report is available for review at:

Valencia Library  
23743 Valencia Boulevard  
Santa Clarita, CA 91355

County of Los Angeles Department of Public Works  
Land Development Division, 3rd Floor  
900 South Fremont Avenue  
Alhambra, CA 91803-1331

For information, please call Public Works at (626) 458-4918.

Si no entiende esta noticia o si necesita mas informacion, favor de llamar a este numero (626) 458-3831.

By order of the Board of Supervisors of the County of Los Angeles, State of California.

Dated \_\_\_\_\_

Sachi A. Hamai  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

# VALENCIA B & T DISTRICT

Angeles National Forest

## LEGEND

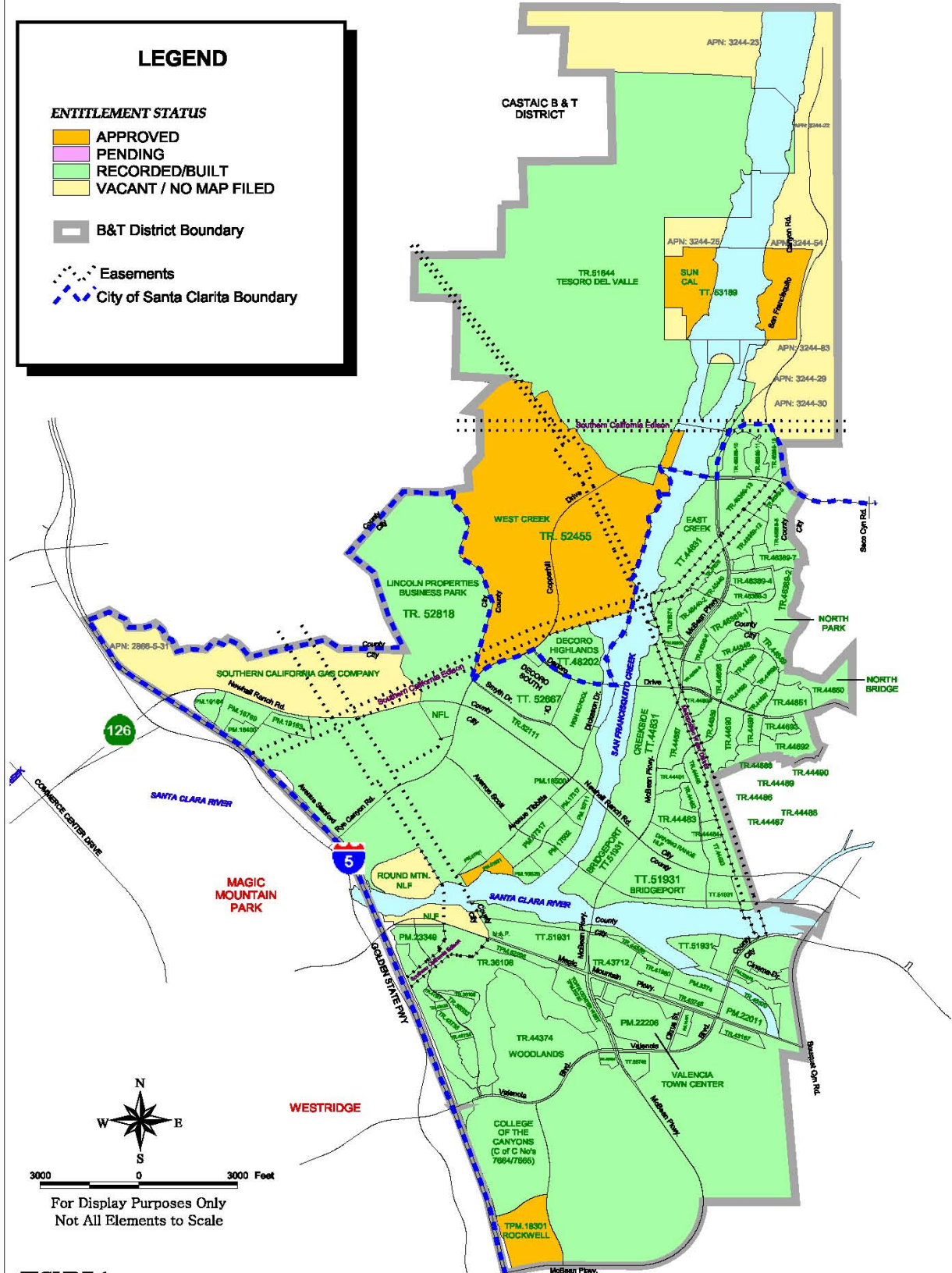
### ENTITLEMENT STATUS

- APPROVED
- PENDING
- RECORDED/BUILT
- VACANT / NO MAP FILED

B&T District Boundary

Easements

City of Santa Clarita Boundary



**FIGURE 1**  
**EXISTING AND PROPOSED DEVELOPMENT**

G:\Temporary\Valencia B&T\Consolidated\Shard\valencia\_b\_t.apr



2861-004-011  
NEWHALL LAND & FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-018-060  
KATELL PROPS  
1655 AMALFI DR  
PACIFIC PALISADES CA 90272

2861-062-046  
NEWHALL LAND & FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2811-003-028  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2811-001-068  
KATELL PROPS  
1655 AMALFI DR  
PACIFIC PALISADES CA 90272

2866-006-013  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2811-003-029  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-006-016  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-006-015  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-017  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-013  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-027  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-022  
BAKSHI BOB/G LIVING TRUST  
24055 CREEKSIDE RD  
VALENCIA CA 91355

2866-007-043  
BAKSHI BOB/G LIVING TRUST  
24055 CREEKSIDE RD  
VALENCIA CA 91355

2866-007-041  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-052  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-046  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-007-060  
KATELL PROPS  
1655 AMALFI DR  
PACIFIC PALISADES CA 90272

2866-007-059  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

2866-005-031  
BRADLEY BUSINESS CENTER  
9265 GLENOAKS BLVD  
SUN VALLEY CA 91352

2866-007-061  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BLVD  
VALENCIA CA 91355

3244-022-007  
ERIC E & ELIZABETH J EKEBERG  
28710 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-022-002  
WARREN J & ISABELITA C HALL  
17546 TUSCAN DR  
GRANADA HILL CA 91344

3244-022-024  
LAND PARCEL LIQUIDATORS INC  
16260 VENTURA BLVD #LL50  
ENCINO CA 91436

3244-022-022  
DAVID C & PEARL BAILEY  
9405 CLOVIS AVENUE  
LOS ANGELES CA 90002

3244-022-027  
PAUL G JR & JULIET A HARRIS  
PO BOX 800217  
SANTA CLARITA CA 91380

3244-022-026  
TIMOTHY & JODY O'CONNELL TST  
30205 QUAIL TRAIL  
SANTA CLARITA CA 91390

3244-022-030  
J & S GOLDSMITH TRUST  
11755 WILSHIRE BLVD #1140  
LOS ANGELES CA 90025

3244-022-029  
J & S GOLDSMITH TRUST  
11755 WILSHIRE BLVD #1140  
LOS ANGELES CA 90025

3244-022-033  
MARK E & BELLA S SOROKO  
30040 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-022-031  
LAND PARCEL LIQUIDATORS INC  
16260 VENTURA BLVD #LL50  
ENCINO CA 91436

3244-023-009  
VERNON E & MARY J ARNOLD  
624 ISLAND VIEW STREET  
FILLMORE CA 93015

3244-022-034  
ROBERT F & APRIL D JAUREGUI  
30020 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-023-011  
QUALLS FAMILY TRUST &  
28787 GREENWOOD PLACE  
CASTAIC CA 91384

3244-023-010  
CAL-X-INC  
PO BOX 1872  
CAMARILLO CA 93011

3244-023-013  
PEARL BAILEY ESTATE  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-023-012  
CASTAIC 196  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-023-015  
PEARL BAILEY ESTATE  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-023-014  
PEARL BAILEY ESTATE  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-023-017  
CASTAIC PARTNERS LLC  
7541 EADS AVENUE #F  
LA JOLLA CA 92037

3244-023-016  
CASTAIC 196  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-023-020  
CASTAIC 196  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-023-018  
BEN K & JAE S CHOI TRST  
47 EMPTY SADDLE RD  
ROLLING HILLS ESTATES CA 90274

3244-025-025  
LEONARDO M & IRIS A LOPEZ TRST  
2800 SOUTH VERMONT AVENUE  
LOS ANGELES CA 90007

3244-023-021  
CASTAIC 196  
2128 4TH AVENUE  
LOS ANGELES CA 90018

3244-025-029  
KATHRYN SCHETTINI TR/SCHETTINI TRUST  
29904 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-028  
CHARLES W MILTENBERGER CO TRST  
29208 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-036  
STEVEN H KRET  
29230 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-035  
ADRIAN E & BEVERLEY A WANJON  
29236 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-039  
CHARLENE SPITERI &  
KIMBERLEY J SPITERI  
29314 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-038  
THOMAS & DOLORES CATLIN TRUST  
29354 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-047  
CURCIO FAMILY TRUST  
29874 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-040  
DOROTHEA K ADKINS  
29272 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-049  
TIMOTHY & MICHELLE BRIDGES  
29500 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-048  
MARK & CECILIA A SPANGLER TRST  
29764 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-025-052  
ABEL A GONZALEZ TRUST  
890 ARROYO STREET  
SAN FERNANDO CA 91340

3244-025-051  
ABEL A GONZALEZ TRUST  
890 ARROYO STREET  
SAN FERNANDO CA 91340

3244-025-054  
MOBE DEVELOPMENT INC  
21080 CENTRE POINTE PRKWY #101  
SANTA CLARITA CA 91350

3244-025-053  
ORLANDO & PAULA PENA &  
SUSANA J PENA  
PO BOX 800094  
SANTA CLARITA CA 91380

3244-025-057  
VERNON G & SHIRLEY L WALK TRUST  
PO BOX 801603  
SANTA CLARITA CA 91380

3244-025-055  
ROBERT A & LINDA J SPUNT  
17970 SIERRA HIGHWAY  
CANYON COUNTRY CA 91351

3244-025-060  
CORT & NANCY HOWELL  
28158 ANGELICA PLACE  
VALENCIA CA 91354

3244-025-059  
SHIRLEY L WALK TRUST  
PO BOX 801603  
SANTA CLARITA CA 91380

3244-029-001  
DAVID F SMITH TRUST  
27584 ONYX LANE  
CASTAIC CA 91384

3244-025-061  
CORT & NANCY HOWELL  
28158 ANGELICA PLACE  
VALENCIA CA 91354

3244-029-008  
JACK & ELISA ROVERO TRUST  
2036 E CESAR E CHAVEZ AVENUE  
LOS ANGELES CA 90033

3244-029-002  
PAUL G & BEVERLEY D HARRIS TRUST  
23402 LADY LINDA LANE  
SANTA CLARITA CA 91390

3244-029-012  
GARY & TERESA MASON  
23102 PIUTE COURT  
SANTA CLARITA CA 91390

3244-029-009  
MICHAEL S & SARA P GOULD  
29310 LAS TERRENO LANE  
VALENCIA CA 91354

3244-029-015  
PAUL A & VALERIE J SILVERI  
23030 CHEROKEE CYN LANE  
SANTA CLARITA CA 91390

3244-029-013  
STEPHEN M & PATRICIA A MILIOTTI  
25852 MCBEAN PARKWAY  
VALENCIA CA 91355

3244-029-017  
RICHARD K & SANDRA T GREENLAND  
28905 GATEWAY COURT  
SANTA CLARITA CA 91390

3244-029-016  
SALMAN & MARIANNE ROSENMANN  
29120 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-029-021  
SHAWN P & JENNIFER GILMARTIN  
23111 LOWRIDGE PLACE  
SANTA CLARITA CA 91390

3244-029-020  
TESORO SF LLC  
2392 MORSE AVENUE  
IRVINE CA 92614

3244-030-003  
MONTALVO PROPERTIES LLC  
3600 BIRCH STREET SUITE 220  
NEWPORT BEACH CA 92660

3244-029-024  
VALENCIA HILLS CEMETRY INC  
28060 AVENUE STANFORD NO 160  
VALENCIA CA 91355

3244-030-009  
TIMOTHY M & ALBANY I KLEIN  
27015 LITTLEFIELD DR  
VALENCIA CA 91354

3244-030-005  
GEORGIA M FROST TRUST  
PO BOX 6477  
SAN MATEO CA 94403

3244-030-012  
LAWRENCE E & SHONIE SCHINHARL  
13397 HERRICK AVENUE  
SYLMAR CA 91342

3244-030-011  
LAWRENCE E & SHONIE SCHINHARL  
13397 HERRICK AVENUE  
SYLMAR CA 91342

3244-030-015  
PEGGY LA FERRIERE ET AL  
28668 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-030-013  
LAWRENCE E & SHONIE SCHINHARL  
13397 HERRICK AVENUE  
SYLMAR CA 91342

3244-030-018  
SAN FRANCISQUITO LLC  
28636 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-030-016  
CLINTON L & LORI A REED  
2535 TRAILS END RD  
ACTON CA 93510

3244-030-020  
CLINTON L & LORI A REED  
2535 TRAILS END RD  
ACTON CA 93510

3244-030-019  
SAN FRANCISQUITO LLC  
28636 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-030-023  
ERIC E & ELIZABETH J EKEBERG  
28710 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-030-021  
LINDA LUGER  
28440 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-030-027  
MONTALVO PROPERTIES LLC  
3600 BIRCH STREET SUITE 220  
NEWPORT BEACH CA 92660

3244-030-024  
ERICK E & ELIZABETH J EKEBERG  
28710 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-033-004  
MINA SADEGHBANKI  
10748 LINDBROOK DR  
LOS ANGELES CA 90024

3244-030-029  
ROBERT A PORTMAN  
6314 VAN NUYS BOULEVARD NO 209A  
VAN NUYS CA 91401

3244-054-003  
ALBERTOS REINSMA TRUST  
29750 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-054-001  
LINDA J KIM & ELISA J KIM  
29650 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-054-005  
THOMAS & SUE A GABRIEL  
23010 RIVERVIEW RD  
SANTA CLARITA CA 91390

3244-054-004  
RAMIRO ORNELAS  
29700 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-054-007  
HOWARD C KORMANN CO TRUST  
29630 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

3244-054-006  
CHERYL I SMITH TRUST  
PO BOX 800008  
SANTA CLARITA CA 91380

TTM 53189  
SUN CAL  
21900 BURBANK BLVD NO 114  
WOODLAND HILLS CA 91367

3244-054-008  
MICHAEL & MARGIE CROWDER TRUST  
29626 SAN FRANCISQUITO CYN RD  
SANTA CLARITA CA 91390

TESORO DEL VALLE (PHASE II)  
MONTALVO VENTURES/ JOHN EVANS  
3600 BIRCH STREET SUITE 220  
NEWPORT BEACH CA 92660

PM 060475  
MAUREEN GILMARTIN  
28808 SAN FRANCISQUITO CANYON  
SAUGUS CA 91390

HENRY MAYO HOSPITAL EXPANSION  
HENRY MAYO NEWHALL MEMORIAL  
HOSPITAL  
23845 MCBEAN PARKWAY  
VALENCIA CA 91355

TOWN CENTER EXPANSION  
JOHN ALDERSON/WESTFIELD CORP  
11601 WILSHIRE BLVD 11TH FLOOR  
LOS ANGELES CA 90025-1748

LEGACY PROPERTIES  
LEGACY PARTNERS  
888 WEST 6TH ST 9TH FLOOR  
LOS ANGELES CA 90217

WESTCREEK  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BOULEVARD  
VALENCIA CA 91355

TR 51931-05  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BOULEVARD  
VALENCIA CA 91355

LOT 4 TR 51931 - AUTO MALL EXTENSION  
NEWHALL LAND AND FARMING COMPANY  
23823 VALENCIA BOULEVARD  
VALENCIA CA 91355

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION-LINDA AYERS  
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