CITY OF SANTA CLARITA
CITY COUNCIL
REGULAR MEETING

Tuesday, June 28, 2016
6:00 PM
City Council Chambers
23920 Valencia Blvd.
Santa Clarita, CA  91355

AGENDA

Joint Meeting with:  ☒ Successor Agency to the former Redevelopment Agency
                   Parking Authority
                   Public Finance Authority
                   Board of Library Trustees
                   None

How to Address the City Council

You may address the Council during Public Participation on any matter within the Council's jurisdiction that is not listed on the agenda. Each person wishing to speak should prepare a presentation of not more than three (3) minutes. Public Participation speaker's cards must be submitted to the City Clerk BEFORE this portion of the meeting begins. Public Participation takes place before the consideration of the agenda items and following the consideration of agenda items. However, each person will be allowed to speak only one time during Public Participation per meeting.

Anyone wishing to address an item on the agenda should fill out a speaker's card and submit it to the City Clerk BEFORE the Mayor announces the item. Each person addressing the Council is given three (3) minutes to speak indicated by a colored light system on the Council dais; a green light appears when the speaker begins; a yellow light appears when 30 seconds remain and a red light appears when time has expired. Comments should be complete at this time. Each presentation may not exceed three (3) minutes.

If you wish to provide information to the Council for consideration on an item, please present the City Clerk with 10 copies. Otherwise, your materials will simply be added to the official record. Please note use of City Council Chamber technology equipment to present electronic material during meetings is not allowed.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (661) 255-4391. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)
INVOCATION
Kellar

CALL TO ORDER

ROLL CALL

FLAG SALUTE

EXECUTIVE MEETING

This time has been set aside for Councilmembers to review the agenda and obtain any further information that may be needed. Council will also discuss each individual item during the course of the meeting with the exception of the Consent Calendar, which may be approved in its entirety by one motion, unless there is a request to pull an item for discussion. No action will be taken on public agenda items during the Executive Meeting.

APPROVAL OF AGENDA – Mayor to inquire whether there are any changes to the Agenda or if any member of the Council or the public would like to pull for discussion, any item on the Consent Calendar.

AWARDS AND RECOGNITIONS
Princess Cruises Ambassador Gavin MacLeod Day
Library Five-year Anniversary Card Design Contest
Robert Wachsmuth Juvenile Intervention Team

PUBLIC PARTICIPATION

This time has been set aside for the public to address the City Council on items NOT listed on the agenda. The City Council will not act upon these items at this meeting other than to review and/or provide direction to staff. All speakers must submit a speaker’s card to the City Clerk PRIOR to the beginning of this portion of the meeting. Thirty minutes are allotted for public input at this time. The FIRST TEN people to submit a speaker card prior to the beginning of Public Participation will be heard. Speaker cards will be accepted beginning at 5:45 p.m. Any speaker cards received once the first speaker has begun will be heard at the end of the meeting regardless if the ten person limit has been met. Speakers may not exceed three (3) minutes and may only be heard once per meeting under Public Participation.
CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion by the City Council. The items are not individually discussed by the City Council unless a request is made by a member of the public or the Council, in which case, the item(s) will be removed from the Consent Calendar and will be considered separately.

1. APPROVAL OF JOINT REGULAR MEETING MINUTES – The minutes are submitted for approval.

   RECOMMENDED ACTION:
   City Council and Successor Agency approve the minutes of the June 14, 2016, Joint Regular Meeting.

2. READING OF ORDINANCE TITLES - Government Code Section 36934 requires that all ordinances be read in full prior to Council taking action on the ordinance. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.

   RECOMMENDED ACTION:
   City Council determine that the titles to all ordinances which appear on this public agenda have been read and waive further reading.

3. FISCAL YEAR 2016-2017 ANNUAL OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM - The City’s budget totals $220 million. This includes funding for Capital Projects, Sheriff’s budget, Redevelopment Successor Agency, operations and maintenance, capital outlay, and debt services. Fiscal Year 2016-2017 General Fund appropriations total $102.8 million. General Fund revenues total $103.1 million.

   RECOMMENDED ACTION:
   City Council and City Council acting as Successor Agency for the former Redevelopment Agency of the City of Santa Clarita:


   2. Adopt Resolution Adopting the 2016-2017 Capital Improvement Program.


5. Adopt Resolution Adopting an Amendment to the Conflict of Interest Code.

6. Adopt Resolution Providing for Compensation of Employees and Amending the Position Classification Plan.

7. Adopt Resolution between the Board of Administration California Public Employees Retirement System and the City of Santa Clarita for Employer Paid Member Contributions.

8. Adopt Resolution Approving a Loan from the General Fund to the Eastside Bridge and Thoroughfare District in the amount of $3,000,000.


4. PRESERVATION OF 9 +/- ACRES OF REAL PROPERTY IN THE NEWHALL PASS AREA, ASSESSORS PARCEL NO. 2827-029-005 - Preservation of property in the Newhall Pass for open space.

RECOMMENDED ACTION:

City Council:

1. Approve the purchase of 9 +/- acres of real property in the Newhall Pass area between the City-owned Wildwood Canyon and Gateway Ranch properties, Assessor's Parcel Number 2827-029-005 at a total cost of $170,000, which includes escrow, title, appraisal fees, due diligence costs, survey and trail improvements.

2. Appropriate $150,000 from the Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5201.004.

3. Appropriate $20,000 from the Open Space Preservation District Fund Balance (Fund 358) to Open Space Expenditure Account 12592-5201.008.

4. Authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.
5. **RESOLUTION TO TRANSFER OWNERSHIP AND GRANT BOND ACT CONTRACTUAL OBLIGATIONS WITH STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION FOR PACIFIC CREST PARK AND DAVID MARCH PARK FROM THE COUNTY OF LOS ANGELES TO THE CITY OF SANTA CLARITA -** The State of California Department of Parks and Recreation provided grant funds to the County of Los Angeles to construct certain park improvements during the initial development of Pacific Crest Park and David March Park. Now that the two parks belong to City, it is necessary to transfer ownership and grand bond act obligations from the County to the City.

**RECOMMENDED ACTION:**

City Council adopt a resolution to transfer ownership and grant bond act contractual obligations with the State of California Department of Parks and Recreation for Pacific Crest Park and David March Park from the County of Los Angeles to the City of Santa Clarita.

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6. **2015-16 CIRCULATION IMPROVEMENT PROGRAM AT THE INTERSECTION OF SOLEDAD CANYON ROAD AND BOUQUET CANYON ROAD, PROJECT C0046 - AWARD CONSTRUCTION CONTRACT -** The proposed Circulation Improvement project for the westbound left-turn pocket on Soledad Canyon Road at Bouquet Canyon Road intersection will increase left-turn lane access for traffic making a left turn onto southbound Bouquet Canyon Road by reducing the width of the median. The project will include modifying median curb and gutter, asphalt, signs, striping, and installing a durable and more efficient irrigation system with plants that use significantly less water.

**RECOMMENDED ACTION:**

City Council:

1. Approve the plans and specifications for the 2015-16 Circulation Improvement Program, Project C0046.

2. Award the construction contract to FS Contractors, Inc., in the amount of $156,830 and authorize a contingency in the amount of $23,495, for the total contract amount not to exceed $180,325.

3. Authorize the transfers of Transportation Development Act (TDA) Article 8 (233) project savings of $45,000 from the 2014-15 Sidewalk Repair Program expenditure account M0103233-5161.001 and $42,500 from Sand Canyon Via Princessa Guardrail expenditure account S3034233-5161.001 to the 2015-16 Circulation Improvement Program account C0046233-5161.001; and authorize the transfer of Landscape Maintenance District 2008-1 (357) project savings in the amount of $30,000 from the Sierra Highway Median Installation expenditure account B3005357-5161.001 to the 2015-16 Circulation Improvement Program account C0046357-5161.001.
4. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

7. **SECOND READING OF AN ORDINANCE TO CHANGE THE ZONING OF THE HENRY MAYO NEWHALL HOSPITAL CAMPUS FROM PUBLIC/INSTITUTIONAL TO SPECIFIC PLAN** - Second reading of an ordinance changing the zoning of the Henry Mayo Newhall Hospital from Public/Institutional to Specific Plan.

**RECOMMENDED ACTION:**
City Council conduct second reading and adopt an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, CHANGING THE ZONING DESIGNATION OF THE HENRY MAYOR NEWHALL HOSPITAL CAMPUS FROM PUBLIC/INSTITUTIONAL TO SPECIFIC PLAN AND APPROVING AN AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT.

8. **DARK FIBER LEASE AGREEMENT WITH WILCON** - Consideration of approval of a new dark fiber lease agreement with Wilcon for the lease of dark fiber assets to establish a revenue-generating program for the City and potentially promote greater bandwidth access to the City.

**RECOMMENDED ACTION:**
City Council:

1. Approve a ten-year contract with three successive periods of five years each at Wilcon’s option, allowing Wilcon to lease City dark fiber that will generate initial estimated annual revenues for the City of Santa Clarita (City) in the amount of $72,256.

2. Authorize the City Manager or designee to execute all contracts and associated documents, subject to City Attorney approval.
9. **JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, AND THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES APPROVING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE PROPOSED WEST CREEK ANNEXATION, AND A RESOLUTION APPROVING THE TRANSFER OF WEST CREEK PARK TO THE CITY OF SANTA CLARITA** - This item is for the joint resolution of the City Council of the City of Santa Clarita and the Board of Supervisors of the County of Los Angeles approving the negotiated exchange of property tax revenue resulting from the proposed West Creek Annexation, along with a resolution approving the transfer of West Creek Park to the City of Santa Clarita.

**RECOMMENDED ACTION:**

City Council:

1. Adopt a joint resolution of negotiated exchange of property tax revenue for the proposed West Creek Annexation.

2. Authorize the City Manager, or his designee, to sign, subject to the approval of the City Attorney, a Park Property Transfer Agreement to accept West Creek Park into the City of Santa Clarita parks system upon completion of the West Creek Annexation.

10. **AWARD LANDSCAPE MAINTENANCE SERVICES CONTRACT FOR LMD ZONES T-46 (NORTHBRIDGE), T-47 (NORTHPARK), 7 (CREEKSDIE), AND 19 (BRIDGEPORT)** - Consideration of award of Landscape Maintenance Services Contract for LMD Zones T-46 (Northbridge), T-47 (Northpark), Zone 7 (Creekside), and Zone 19 (Bridgeport)

**RECOMMENDED ACTION:**

City Council:

1. Award a two-year contract to Stay Green Inc. to provide landscape maintenance services for Landscape Maintenance District (LMD) Zones T-46 (Northbridge), T-47 (Northpark), Zone 7 (Creekside), and Zone 19 (Bridgeport) for an annual amount of $448,020; and authorize an annual contingency in the amount of $90,000 for a total two-year amount not to exceed $1,076,040.

2. Authorize the City Manager or designee to execute all contracts and associated documents, and modify the awards in the event impossibility of performance arises, contingent upon the appropriation of funds by the City Council in the annual budget for such Fiscal Year.
3. Authorize the City Manager or designee to execute up to three additional one-year renewal options beginning in year three, not to exceed the base contract (inclusive of contingency) of $538,020 plus the appropriate CPI adjustment, upon request of the contractor.


RECOMMENDED ACTION:
City Council approve and ratify for payment the demands presented in Check Register No. 12.

PUBLIC HEARINGS

12. ANNUAL LEVY OF ASSESSMENTS FOR OPEN SPACE PRESERVATION DISTRICT - As an annual required procedure, staff presents for City Council’s consideration the Final Engineer’s Report for the Open Space Preservation District and requests approval to provide the Los Angeles County Assessor necessary data for the assessments to appear on the Fiscal Year 2016-17 Property Tax Rolls.

RECOMMENDED ACTION:
City Council conduct a public hearing and adopt a resolution approving the Engineer’s Report for the Fiscal Year 2016-17 annual levy of assessments for the Open Space Preservation District.

13. ANNUAL LEVY OF ASSESSMENTS FOR SPECIAL DISTRICTS - As an annual required procedure, staff presents for City Council's consideration the Final Engineer's Reports for the various special districts and requests approval to provide the Los Angeles County Auditor Controller necessary data for the assessments to appear on the Fiscal Year 2016-17 Property Tax Rolls.

RECOMMENDED ACTION:
City Council:

1. Conduct a public hearing for Landscape Maintenance Districts 1 and T1, with the exception of Zones T23 and T23A, the Streetlight Maintenance District, the Golden Valley Ranch Open Space Maintenance District, the Drainage Benefit Assessment Areas, and the Tourism Marketing District.
2. Adopt resolutions approving the Engineer’s Reports for the Fiscal Year 2016-17 annual levy of assessments for the continuation of maintenance for Landscape Maintenance Districts 1 and T1, with the exception of Zones T23, and T23A; the Streetlight Maintenance District; the Golden Valley Ranch Open Space Maintenance District; the Drainage Benefit Assessment Areas; and the Tourism Marketing District.

14. ANNUAL LEVY OF ASSESSMENTS FOR SPECIAL DISTRICTS FOR LANDSCAPE MAINTENANCE DISTRICT T1, ZONES T23 AND T23A - As an annual procedure, the City Council is required to conduct the public hearing for Landscape Maintenance District T1, Zones T23 and T23A, adopt this resolution, and direct staff to provide the Los Angeles County Auditor Controller necessary data for the assessments to appear on the Fiscal Year 2016-17 Property Tax Rolls.

RECOMMENDED ACTION:
City Council conduct public hearing for Landscape Maintenance District T1, Zones T23 and T23A, and adopt the resolution approving the Engineer’s Report for the Fiscal Year 2016-17 annual levy of assessments for the continuation of maintenance for Landscape Maintenance District T1, Zones T23 and T23A.

NEW BUSINESS

15. APPROVAL OF THE CONCEPTUAL MASTER PLAN FOR THE PROPOSED CANYON COUNTRY COMMUNITY CENTER PROPERTY - The community engagement process and technical analysis of the 6.5 acre site for the future Canyon Country Community Center has resulted in a proposed Conceptual Master Plan. The plan was created by receiving input at community meetings, discussions with adjacent property owners, stakeholder meetings, and feedback from the Parks, Recreation, and Community Services Commission.

RECOMMENDED ACTION:
City Council approve the Canyon Country Community Center Conceptual Master Plan.

PUBLIC PARTICIPATION
This time has been set aside for any speakers that have turned in speaker cards and were not heard in the first thirty minutes allotted to address the City Council on items that are NOT on the agenda. No further speaker cards will be accepted once Public Participation begins. Speakers may not address items that have been considered this evening. Speaker cards may not be submitted relating to any items listed on the agenda.
STAFF COMMENTS

ADJOURNMENT
In memory of Peter Falbo

FUTURE MEETINGS
The next regular meeting of the City Council will be held Tuesday, July 12, 2016, at 6:00 p.m. in the Council Chambers, 1st floor of City Hall, 23920 Valencia Blvd., Santa Clarita, CA.

CERTIFICATION
I, Kevin Tonoian, do hereby certify that I am the duly appointed and qualified City Clerk for the City of Santa Clarita and that on June 23, 2016, the foregoing agenda was posted at City Hall.

Kevin Tonoian
City Clerk
Santa Clarita, California
INVOCATION
Mayor Kellar delivered the invocation.

CALL TO ORDER
Mayor/President Kellar called to order the regular joint meeting of the City Council/Board of Library Trustees/Successor Agency/and Parking Authority at 6:05 p.m.

ROLL CALL
All Councilmembers were present, with the exception of Mayor Pro Tem Acosta who arrived at 6:24 pm.

FLAG SALUTE
Steve Petzold led the flag salute.

EXECUTIVE MEETING
This time has been set aside for Councilmembers to review the agenda and obtain any further information that may be needed. Council will also discuss each individual item during the course of the meeting with the exception of the Consent Calendar, which may be approved in its entirety by one motion, unless there is a request to pull an item for discussion. No action will be taken on public agenda items during the Executive Meeting.

APPROVAL OF AGENDA
Motion by Weste, second by Boydston, to approve the agenda, pulling items 5 and 8 for public comment.

Items 10 and 13 were pulled from the agenda, with no action to be taken by Council at this time.

Hearing no objections, it was so ordered.

RESULT:       APPROVED [UNANIMOUS]
MOVER:        Laurene Weste, Councilmember
SECONDER:     TimBen Boydston, Councilmember
AYES:         Acosta, Boydston, Weste, McLean, Kellar
PUBLIC PARTICIPATION
Addressing the Council was Steve Petzold regarding Measure E; Elaine Ballace regarding mobilehome matters; Christian Gadbois concerning a BMX facility; Brent Greer concerning a BMX facility; and Cam Noltemeyer concerning various agenda matters.

STAFF COMMENTS
City Manager Ken Striplin commented regarding a meeting scheduled with Mr. Gadbois to discuss a BMX facility; and commented regarding the timing and payment of development impact fees.

COMMITTEE REPORTS/COUNCILMEMBER COMMENTS
Councilmember Weste congratulated the Boys and Girls Club on their 45th annual benefit auction, and the SCV Sheriff’s Foundation on their recent fundraiser; acknowledged June 14 as Flag Day; and requested that the meeting be adjourned in memory of Tom Storli.

Councilmember McLean commented regarding her participation at the Albert Einstein Academy graduation ceremony; commented regarding her attendance at various meetings concerning Transportation Policy, mentioned the Los Angeles Metropolitan Transportation Authority will be making a decision whether to place a half cent sales tax measure on the November ballot, her concerns regarding future funding for Metrolink service and indicated the language of the measure is being changed to address these concerns; commented regarding the June 4 Boys and Girls Club Auction and the Sheriff’s Foundation Fundraiser; commented regarding Los Angeles County's contribution to the City’s future new Sheriff Station; commented regarding an informational meeting on June 23, at 6:00pm, at Plum Canyon Elementary School regarding the future Saugus Library facility and indicated residents can find more information about this meeting at www.santaclaritalibrary.com; mentioned the upcoming Touch-A-Truck event at Central Park on June 18; and encouraged residents to participate in the Santa Clarita Public Library Summer Reading Program.

Mayor Pro Tem Acosta commented on his attendance at the Boys and Girls Club Auction and the Sheriff’s Foundation Fundraiser; and commented on his attendance at the Santa Clarita Valley Escrow Association (SCVEA) event benefiting the SCV Youth Project.

Councilmember Boydston congratulated the Master Chorale for their recent concert; commented regarding the apparent embezzlement of funds by a former City employee and requested an update on the investigation. City Manager Ken Striplin commented that the employee has been terminated, the City has been working cooperatively with law enforcement on the ongoing criminal investigation, a forensic audit is in progress, and indicated a report of the audit is being prepared and will be made available to the City Council and community when completed.

Mayor Kellar acknowledged the birthday of Lynn Beta; commented regarding the upcoming Chamber of Commerce Patriots Luncheon that will be held on July 13 at the Hyatt; and requested that the meeting be adjourned in memory of Rod Bennett.
CONSENT CALENDAR

RESULT: APPROVED [UNANIMOUS]
MOVER: Laurene Weste, Councilmember
SECONDER: TimBen Boydston, Councilmember
AYES: Acosta, Boydston, Weste, McLean, Kellar

ITEM 1
APPROVAL OF SPECIAL MEETING MINUTES – The minutes are submitted for approval.

RECOMMENDED ACTION: City Council approve the minutes of the May 24, 2016, Special Meeting.

ITEM 2
APPROVAL OF JOINT REGULAR MEETING MINUTES – The minutes are submitted for approval.

RECOMMENDED ACTION: City Council / Board of Library Trustees approve the minutes of the May 24, 2016, Joint Regular Meeting as amended.

ITEM 3
READING OF ORDINANCE TITLES
Government Code Section 36934 requires that all ordinances be read in full prior to Council taking action on the ordinance. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.

RECOMMENDED ACTION:
City Council determine that the titles to all ordinances which appear on this public agenda have been read and waive further reading.

ITEM 4
COPPER HILL PARK RESTROOM, PROJECT P4015 APPROVE PLANS, SPECIFICATIONS, AND AWARD CONSTRUCTION CONTRACT
Copper Hill Park was annexed in the City of Santa Clarita (City) in 2012 as part of the North Copper Hill Annexation. Amenities currently available at the five and one half acre neighborhood park include a large turf area, eight to ten foot wide concrete walking path, benches, parking lot, and trash enclosure. New amenities as part of this project will include a restroom building and drinking fountain.
RECOMMENDED ACTION:
City Council:

1. Approve the plans and specification for Copper Hill Park Restroom, Project P4015.

2. Award the construction contract to ODC Engineering and Technology for the Copper Hill Restroom, Project P4015, in the amount of $369,400 and authorize a 10% contingency in the amount of $36,940 for a total contract price not to exceed $406,340.

3. Authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.

ITEM 5
PRESERVATION OF 13.63 +/- ACRES OF REAL PROPERTY IN LOS ANGELES COUNTY, ASSESSORS PARCELS NO. 3210-013-042

Acquisition of this property will enhance the City's on-going efforts to preserve open space lands and this property is part of the Conservation Area Protection Plan (CAPP) which recognizes this wildlife corridor as a critical missing linkage in the Angeles National Forest.

RECOMMENDED ACTION:
City Council:

1. Approve the purchase of 13.63+/- acres of real property contiguous to City-owned CEMEX property for open space preservation in the Eastern Greenbelt, Assessor's Parcel Number 3210-013-042 at a total cost of $68,520, which includes property purchase price, escrow, title, appraisal fees, due diligence costs, and payment of annual property taxes.

2. Appropriate $67,520 from the Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5201.004.

3. Appropriate $1,000 as an on-going annual expenditure from Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5185.003 for the payment of annual property taxes.

4. Authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.

Addressing the Council was Christian Gadbois.

Rick Gould, Director of Parks, Recreation, and Community Services, addressed the Council on this matter.
Deputy City Manager Darren Hernandez addressed questions concerning the City's Open Space Preservation District and the acquisition priorities of the District, as approved by property owners in 2007.

ITEM 6
EXECUTE RENEWAL OPTION FOR LANDSCAPE MAINTENANCE DISTRICT (LMD) CONTRACT 14-00187 TO PROVIDE LANDSCAPE MAINTENANCE SERVICES FOR ZONES 15 AND 16.
Execute renewal option for Landscape Maintenance District (LMD) Contract 14-00187 to provide landscape maintenance services for Zones 15 and 16.

RECOMMENDED ACTION:
City Council:

1. Approve renewal option for landscape services under contract 14-00187 to Stay Green, Inc. for landscape maintenance services encompassing Landscape Maintenance District (LMD) Zones 15 and 16 in the amount of $119,846; include a Consumer Price Index (CPI) request of 0.1%, equaling $120; and authorize a contingency amount of $23,970 for a total annual amount not to exceed $143,936.

2. Authorize the City Manager or designee to execute all contracts and associated documents, contingent upon the appropriation of funds by the City Council in the annual budget for such Fiscal Year, and execute all documents subject to City Attorney approval.

3. Authorize the City Manager or designee to execute up to two (2) additional annual renewal options not to exceed the annual bid amounts, plus CPI adjustments.

ITEM 7
CONTRACT AWARD LANDSCAPE MONITORING SERVICES
The primary role of the LMD monitors is to inspect and ensure landscape maintenance services are delivered in a manner that regularly exceeds the service expectations of our community. Monitors are responsible for identifying deficiencies, overseeing general repair work, and interacting with homeowners to follow up on inquiries or requests for service enhancements.

RECOMMENDED ACTION:
City Council:

1. Award a one-year base landscape monitoring services contract to Smith Landscape Management to provide landscape monitoring and customer services in the annual amount of $283,060, and authorize an annual contingency of $28,306, for a total amount not to exceed $311,366.

2. Award a one-year base landscape monitoring services contract to Landscapeconsultant.com to provide landscape monitoring and customer services in the annual amount of $107,862,
and authorize an annual contingency of $10,786, for a total amount not to exceed $118,648.

3. Award a one-year base landscape monitoring services contract to JMD Landscape Architecture to provide landscape monitoring and customer services in the annual amount of $85,800, and authorize an annual contingency of $8,580, for a total amount not to exceed $94,380.

4. Award a one-year base landscape monitoring services contract to Aguila Consulting to provide landscape monitoring and customer services in the annual amount of $83,512, and authorize an annual contingency of $8,351, for a total amount not to exceed $91,863.

5. Authorize the City Manager or designee to execute all contracts and associated documents, or modify the awards in the event other issues of impossibility of performance arise, contingent upon the appropriation of funds by the City Council during the Fiscal Year 2016-17 Annual Budget process, and execute all documents subject to City Attorney approval.

6. Authorize the City Manager or designee to execute up to four (4) additional one-year renewal options for each contract beginning in year two, not to exceed their base contract (inclusive of contingency) plus Consumer Price Index adjustments, upon request of the contractor for each vendor as follows: Smith Landscape Management - $311,366; Landscapeconsultant.com - $107,862; JMD Landscape - $94,380; and Aguila Consulting - $91,863.

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ITEM 8
ANNUAL LEVY OF ASSESSMENTS FOR OPEN SPACE PRESERVATION DISTRICT
Consideration and adoption of resolutions associated with the annual process of ordering, approving, and setting the public hearing on the annual levy of the Open Space Preservation District is required by the Landscaping and Lighting Act of 1972.

RECOMMENDED ACTION:
City Council:

1. Adopt Resolution No. 16-31 initiating proceedings for the levy and collection of assessments within the Open Space Preservation District (OSPD) for Fiscal Year 2016-17.

2. Adopt Resolution No. 16-32 declaring the City's intention to levy assessments, preliminarily approve an Engineer's Report in connection with the Open Space Preservation District for Fiscal Year 2016-17, and set a public hearing for June 28, 2016.

Addressing the City Council was Alan Ferdman.

City Manager Ken Striplin commented on the success of the Open Space Preservation District to acquire greenbelt properties surrounding the City; and clarified how the District is structured to acquire open space and maintain these properties.
ITEM 9
GENERAL MUNICIPAL ELECTION - NOVEMBER 8, 2016
The City of Santa Clarita will hold its General Municipal Election on November 8, 2016, to
elect two members of the City Council for seats currently held by Mayor Bob Kellar and
Councilmember TimBen Boydston.

RECOMMENDED ACTION:
City Council:

1. Adopt Resolution No. 16-33 calling and giving notice of the General Municipal Election to
be held November 8, 2016, and requesting consolidation with the County’s General
Election.

2. Adopt Resolution No. 16-34 adopting regulations for candidates for elective office.

3. Adopt amended City Council Election Recess Policy.

ITEM 10
APPROVAL OF PARCEL MAP (LARGE LOT MAP) AND ACCEPTANCE OF OFFER
OF DEDICATION FOR PARCEL MAP NO. 72655 (VISTA CANYON RANCH)
Pursuant to Section 66474.1 of the Subdivision Map Act, approve Parcel Map for Parcel Map
No. 72655, Vista Canyon Ranch. The map is for subdivision purposes and is located on the east
side of the City of Santa Clarita.

RECOMMENDED ACTION:
City Council:

1. Approve Parcel Map for Parcel Map No. 72655.

2. Accept on behalf of the public: the right to restrict building permits within Parcels 1 through
5, until a subsequent Tract Map or Parcel Map is recorded.

3. Make findings as follows: (a) this project is consistent with the provisions of Sections 66474
and 66474.1 of the Subdivision Map Act and should be approved, and (b) this proposed
subdivision, together with the provisions for this design and improvement, is consistent with
the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of
Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8
(commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.

4. Instruct the Deputy City Manager to endorse the Special Assessment Statement on the face of
Parcel Map for Parcel Map No. 72655, which indicates all special assessments levied by the
City of Santa Clarita are paid.
5. Instruct the City Clerk to endorse the City Clerk’s Statement on the face of Parcel Map for Parcel Map No. 72655, which embodies the approval of said map, the acceptance of dedication shown thereon, and the vacation of the portion of the easement for public use and road purposes known as Lost Canyon Road located within the Santa Clara River.

6. Instruct the City Engineer to endorse the City Engineer’s Statement on the face of Parcel Map for Parcel Map No. 72655, which provides for verification of substantial conformance with the Tentative Tract Map and all provisions of local ordinances and state laws applicable at the time of approval.

7. Authorize the City Manager to execute all documents necessary, subject to City Attorney approval, to quitclaim City-owned parcels located within Parcel Map for Parcel Map No. 72655 to the developer pursuant to the Conditions of Approval for Tentative Tract Map No. 72655.

This item was pulled from the agenda with no action to be taken at this time at the request of the applicant.

ITEM 11
2015-16 ANNUAL OVERLAY AND SLURRY SEAL PROGRAM, PROJECT M0109 - AWARD CONSTRUCTION CONTRACTS
The annual overlay and slurry seal projects are an integral part of the City’s pavement management program. Each year, streets are evaluated and identified for the need of pavement preservation and rehabilitation treatments.

RECOMMENDED ACTION:
City Council:

1. Approve the plans and specifications for the overlay portion of the 2015-16 Annual Overlay and Slurry Seal Program, Project M0109.

2. Award the overlay construction contract to Sully-Miller Contracting Company in the amount of $3,964,776 and authorize a contingency in the amount of $396,478, for a total contract amount not to exceed $4,361,254.

3. Approve the plans and specifications for the slurry seal portion of the 2015-16 Annual Overlay and Slurry Seal Program, Project M0109.

4. Award the slurry seal construction contract to Sierra Nevada Construction, Inc., in the amount of $758,007 and authorize a contingency in the amount of $75,801, for a total contract amount not to exceed $833,808.

5. Authorize an expenditure in the amount of $315,120 and a contingency of $31,512 for total amount of $346,632 to NV5 West, Inc., for a professional services contract to provide project inspection and materials testing for overlay and slurry seal projects.
6. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

ITEM 12
2015-16 FEDERAL OVERLAY PROGRAM, PROJECT M0113 - AWARD CONSTRUCTION CONTRACT

The annual overlay and slurry seal project is an integral part of the City’s pavement management program and provides pavement and slurry seal asphalt maintenance treatments to selected City streets. This project will resurface Soledad Canyon Road between Camp Plenty Road and Sierra Highway.

RECOMMENDED ACTION:
City Council:

1. Approve the plans and specifications for the 2015-16 Federal Overlay Program, Project M0113.

2. Award the construction contract to Toro Enterprises, Inc., in the amount of $2,651,123 and authorize a contingency in the amount of $265,113, for a total contract amount not to exceed $2,916,236.

3. Authorize an expenditure in the amount of $261,516 to Twining, Inc., and authorize a contingency in the amount of $26,151, for a total amount not to exceed $287,667 for a professional services contract to provide for project inspection and materials testing.

4. Authorize the transfer of $2,115,000 in Transportation Development Act (TDA) Article 8 funds from the 2015-16 Overlay and Slurry Seal Program expenditure account M0109233-5161.001 to expenditure account M0113233-5161.001; and authorize the transfer of $100,000 in Measure R Local Return (264) project savings from the 2014-15 Overlay and Slurry Seal Program account M0102264-5161.00 to expenditure account M0113264-5161.001.

5. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.
ITEM 13
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, SUSTAINING THE APPEAL OF MASTER CASE 08-051, VACATING THE DECISION OF THE PLANNING COMMISSION ON THE FORMER SHERATON PROJECT, AND REFERRING THE REVISED PROJECT TO THE PLANNING COMMISSION FOR REVIEW AND CONSIDERATION
A Resolution of the City Council referring the revised project of Master Case 08-051 to the Planning Commission.

RECOMMENDED ACTION:
City Council adopt a resolution sustaining the appeal of Master Case 08-051, vacating the decision of the Planning Commission, and returning the currently proposed project for a 101,000 square-foot hotel and 4,000 square-foot restaurant to the Planning Commission for review and consideration.

This item was pulled from the agenda with no action to be taken at this time at the request of staff.

ITEM 14
Check Register No. 11 for the Period 4/29/16 through 5/12/16 and 5/19/16.
Electronic Funds Transfers for the Period 5/02/16 through 5/13/16.

RECOMMENDED ACTION:
City Council approve and ratify for payment the demands presented in Check Register No. 11.

PUBLIC HEARINGS

ITEM 15
HENRY MAYO NEWHALL HOSPITAL SPECIFIC PLAN
A request to allow for a Zone Change and General Plan amendment to create a Specific Plan for the Henry Mayo Newhall Hospital (HMNH) Campus, including a minor revision to the approved Henry Mayo Newhall Master Plan to allow for a 30,566 square foot building expansion for a total of 698,000 square feet of building area on the HMNH campus.

RECOMMENDED ACTION:
The Planning Commission recommends the City Council:

1. Conduct the public hearing.

2. Receive testimony from the public.
3. Adopt Resolution No. 16-35 adopting the addendum to the certified Henry Mayo Newhall Hospital Master Plan Final Environmental Impact Report, and approving Master Case 16-007 to change the General Plan land use designation from Public/Institutional (PI) to Specific Plan (SP), and approving the Henry Mayo Newhall Specific Plan, along with an amendment to the Henry Mayo Newhall Hospital Master Plan 04-022.

4. Introduce, and pass to second reading, an ordinance entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, CHANGING THE ZONING DESIGNATION OF THE HENRY MAYO NEWHALL HOSPITAL CAMPUS FROM PUBLIC(INSTITUTIONAL TO SPECIFIC PLAN AND APPROVING A FIRST AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT.”

Mayor Kellar opened the public hearing.

Deputy City Clerk Susan Caputo reported that all notices required by law have been provided.

Associate Planner, Patrick Leclair, provided the staff presentation.

The applicant, Roger Seaver, President and CEO of Henry Mayo Newhall Hospital, Tamar Stein; Stacey Pray, representing the Hospital as Project Administrator addressed the Council and responded to questions regarding an MRI facility, project notification procedures, configuration of additional square footage, and changes to a specific plan.

Public comment was given by Cam Noltemeyer; and written comment cards in support of the project were submitted by Robert Egetoe; Patty Egetoe; Dustin Ashanfelter; and Don Kimball.

Councilmember McLean inquired if the residents adjacent to the project were notified of this public hearing. Staff indicated all property owners within 1,000 feet of the property were notified. Councilmember McLean commented and staff clarified that there are no changes being made to the timeline requiring the in-patient building to be constructed prior to the last medical office building.

Councilmember Boydston inquired regarding the configuration of the additional square footage, and Stacey Pray, Project Administrator for the Applicant, indicated that square footage of the OB was greater than identified in 2008 and stated the hospital is required to comply with updated code changes regarding the size of corridors and the distribution of food. Patrick Leclair and Roger Seaver responded to Councilmember Boydston’s inquiry regarding parking requirements.

Mayor Kellar closed the public hearing.

**RESULT:** APPROVED [UNANIMOUS]

**MOVER:** Laurene Weste, Councilmember

**SECONDER:** Dante Acosta, Mayor Pro Tem

**AYES:** Acosta, Boydston, Weste, McLean, Kellar
ITEM 16  
FISCAL YEAR 2016-2017 ANNUAL OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM

The Fiscal Year 2016-2017 budget process is a six-month effort that began in January. The City Council Budget Committee, which is comprised of Mayor Kellar and Mayor Pro Tem Acosta, has been involved in the budget process. The proposed budget was presented to the City Council and all the Commissions during the Joint Budget Study Session on May 3, 2016. In addition, on June 7, 2016, the Planning Commission made a finding by minute action that the Draft Fiscal Year 2016-2017 Capital Improvement Program is consistent with the City’s General Plan.

RECOMMENDED ACTION:
City Council and City Council acting as Successor Agency for the former Redevelopment Agency of the City of Santa Clarita conduct the public hearing on the proposed Fiscal Year 2016-2017 Annual Operating Budget and Capital Improvement Program, and schedule the budget for adoption at the June 28, 2016, City Council meeting.

Mayor Kellar opened the public hearing.

Deputy City Clerk Susan Caputo reported that all notices required by law have been provided.

City Manager Ken Striplin provided the staff presentation.

Addressing the Council was Alan Ferdman.

Mayor Kellar closed the public hearing.

Carmen Magana, Finance and Technology Manager, and Rick Gould, Parks, Recreation, and Community Services Director, responded to inquiries made by Councilmember Boydston.

RESULT:  APPROVED [UNANIMOUS]
MOVER: Dante Acosta, Mayor Pro Tem
SECONDER: Laurene Weste, Councilmember
AYES: Acosta, Boydston, Weste, McLean, Kellar

ITEM 17  
ANNUAL ADJUSTMENT OF FEES AND AMENDMENTS TO THE FEE SCHEDULE

For Fiscal Year 2016-17, staff recommends Citywide fees and charges be increased by the December year-end Consumer Price Index (CPI) for the urban consumers of the Los Angeles, Riverside, and Orange County area. The percentage increase, as reported by the United States Department of Labor, is 2.0 Percent.
RECOMMENDED ACTION:
City Council:

1. Conduct the public hearing on the proposed fee adjustments.

2. Extend the deferment of the collection of Bridge and Thoroughfare (B&T), Quimby, and Transit Impact development fees one final year to June 30, 2017.

3. Adopt Resolution No. 16-36 establishing a schedule of fees and charges for City services.

Mayor Kellar opened the public hearing.

Deputy City Clerk Susan Caputo reported that all notices required by law have been provided.

Financial Analyst, Brittany Houston, provided the staff presentation.

Addressing the Council was Alan Ferdman.

City Manager Ken Striplin and Parks, Recreation, and Community Services Director, Rick Gould, responded to inquiries of Council regarding the structure of the City's fee schedule and funding for the Santa Clarita Public Television operation.

Mayor Kellar closed the public hearing.

RESULT: APPROVED [UNANIMOUS]

MOVER: Laurene Weste, Councilmember
SECONDER: Marsha McLean, Councilmember
AYES: Acosta, Boydston, Weste, McLean, Kellar

ITEM 18
ANNEXATION OF PARCELS INTO STREETLIGHT MAINTENANCE DISTRICT NO. 1 (ANNEXATION NO. L-95)
Consideration for annexing nine (9) parcels receiving benefit into Streetlight Maintenance District No. 1.

RECOMMENDED ACTION:
City Council conduct a public hearing, and open and review the ballots. If no majority protest exists, adopt Resolution 16-37 ordering said annexation, and authorize the annual levy and collection of assessments within the District. If a majority protest exists, no action will be required.

Mayor Kellar opened the public hearing.

Deputy City Clerk Susan Caputo reported that all notices required by law have been provided.
There were no requests to speak by the public.

Mayor Kellar closed the public hearing.

Deputy City Clerk Susan Caputo reported that one hundred percent of the ballots cast are in favor of the annexation, and indicated that there is no majority protest.

RESULT: APPROVED [UNANIMOUS]
MOVER: TimBen Boydston, Councilmember
SECONDER: Dante Acosta, Mayor Pro Tem
AYES: Acosta, Boydston, Weste, McLean, Kellar

PUBLIC PARTICIPATION II
Addressing the City Council was Joseph Jasik regarding public art; and Douglas Fraser concerning matters related to a recent Manufactured Home Panel meeting.

STAFF COMMENTS
City Manager Ken Striplin indicated staff would meet with Mr. Jasik to discuss his ideas and acknowledged the good work of City staff in support of the Manufactured Home Appeal Panel.

ADJOURNMENT
Mayor Kellar adjourned the meeting in memory of Rod Bennett and Tom Storli at 8:20 p.m.

______________________________
ATTEST: MAYOR

______________________________
CITY CLERK
CITY OF SANTA CLARITA
AGENDA REPORT

CONSENT CALENDAR

CITY MANAGER APPROVAL:  

DATE:  June 28, 2016

SUBJECT:  READING OF ORDINANCE TITLES

DEPARTMENT:  Administrative Services

PRESENTER:  Kevin Tonoian

RECOMMENDED ACTION

City Council determine that the titles to all ordinances which appear on this public agenda have been read and waive further reading.

BACKGROUND

Government Code Section 36934 requires that all ordinances be read in full prior to Council taking action on the ordinance. By listing the ordinance title on the Council meeting agenda, Council may determine that the title has been read. In addition, by placing an item on the Consent Calendar to waive further reading of all ordinances whose titles appear on the public agenda, the reading requirement set forth in the Government Code is satisfied once Council approves the Consent Calendar item.

This provides an opportunity to streamline the process and shorten Council meetings and is in compliance with the Government Code regarding the introduction and adoption of ordinances.

ALTERNATIVE ACTION

The City Attorney or City Clerk would read aloud all ordinance titles prior to Council introducing or adopting any ordinance.

FISCAL IMPACT

None by this action.
CITY OF SANTA CLARITA
AGENDA REPORT

CONSENT CALENDAR
CITY MANAGER APPROVAL:  

DATE: June 28, 2016

SUBJECT: FISCAL YEAR 2016-2017 ANNUAL OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM

DEPARTMENT: City Manager's Office

PRESENTER: Kenneth W. Striplin

RECOMMENDED ACTION

City Council and City Council acting as Successor Agency for the former Redevelopment Agency of the City of Santa Clarita:


2. Adopt Resolution Adopting the 2016-2017 Capital Improvement Program.


5. Adopt Resolution Adopting an Amendment to the Conflict of Interest Code.

6. Adopt Resolution Providing for Compensation of Employees and Amending the Position Classification Plan.

7. Adopt Resolution between the Board of Administration California Public Employees Retirement System and the City of Santa Clarita for Employer Paid Member Contributions.

8. Adopt Resolution Approving a Loan from the General Fund to the Eastside Bridge and Thoroughfare District in the amount of $3,000,000.

BACKGROUND

The Fiscal Year 2016-2017 budget process is a six month effort that began in January. The City Council Budget Committee, which is comprised of Mayor Kellar and Mayor Pro Tem Acosta, has been involved in the budget process and played a significant role in the development of the recommended budget.

The proposed budget was presented to the City Council and all the Commissions during the Joint Budget Study Session on May 3, 2016, and a Public Hearing was held on June 14, 2016. In addition, on June 7, 2016, the Planning Commission made a finding by minute action, that the Draft Fiscal Year 2016-2017 Capital Improvement Program is consistent with the City's General Plan.

Total Appropriations

The Fiscal Year 2016-2017 Budget totals $220 million. This includes funding for the Capital Improvement Program, the Redevelopment Successor Agency, operations and maintenance, personnel, and debt services. When compared to the current year’s adopted budget, the proposed Fiscal Year 2016-2017 Budget represents a 17.5% increase, equivalent to $32.8 million more than the adopted Fiscal Year 2015-2016 budget.

Projected Revenues

A significant part of the budget process is estimating revenues for the upcoming fiscal year. This process is critical, as appropriations are based on these projections. Several factors are considered to ensure accuracy in our projections, including the state of the economy, historical trends, population projections/growth, and inflationary factors. With this information, the City can best determine the revenues available for allocation. Additionally, the City utilizes long-range financial planning to ensure long-term solvency.

For Fiscal Year 2016-2017, total resources meet total expenditure appropriations, with the General Fund yielding a revenue surplus of $378,096. For certain one-time capital projects, the fund balance is appropriated.

General Fund Revenues

The City’s largest fund is the General Fund, representing $103.1 million of total revenues.

Sales Tax is the City’s leading General Fund revenue source and is projected to total $37 million, which is a projected increase of 4.2% or $1.5 million when compared to the current budget.

General Fund Appropriations

Fiscal Year 2016-2017 General Fund appropriations total $102.8 million. The total General Fund expenditures for Fiscal Year 2016-2017 include funding for operating departments, debt services, contingency, and transfers to other funds.
**General Fund Operating Reserve**

Reserves are a critical component of the budget because this is a funding source that can be counted on in case of an emergency or unforeseen opportunity. The City has been very fortunate to be able to maintain a healthy reserve during slow economic times. At the request of the City Council, the operating reserve will increase from 19% to 20% of operating expenditures. For Fiscal Year 2016-2017, the City’s operating reserve will total $17.5 million.

**Capital Improvement Program**

The Capital Improvement Program (CIP) is a key component of this document and is of vital importance to the community as a whole. The CIP represents a balanced approach for meeting the community’s current and future capital improvement needs. The CIP accomplishes the City’s major goals for projects, while maintaining critical ongoing maintenance. Comprised of a variety of multi-year and multi-funded capital projects, the CIP for 2016-2017 totals $51.2 million.

**Resolutions**

The City Council is being asked to adopt nine separate resolutions. Each of the resolutions authorizes the City’s budget plan for general operations, CIP, and all personnel matters. Summaries of the resolutions are listed below:

- The first resolution adopts the Annual Budget for Fiscal Year 2016-2017, makes appropriations for the amount budgeted, and establishes policies for the administration of the budget. Included within this resolution are year-end clean-up adjustments and transfers to the budget for Fiscal Year 2015-2016. The first resolution also includes the annual contracts list for Fiscal Year 2016-2017, which incorporates, among other items, our annual agreement with the Santa Clarita Valley Committee on Aging for a total of $475,000 (for transit-related support, and for recreational and wellness programs).

- The second resolution adopts the Capital Improvement Program.


- The fourth resolution allows the City to elect to receive all, or a portion of, the tax revenues pursuant to Health and Safety Code Sections 33676 and 33607.5 (Community Redevelopment Law) and is required in order for the Redevelopment Successor Agency to receive property taxes in amounts equal to that which would have been received under the former Redevelopment Agency.

- The fifth resolution adopts an amendment to the Conflict of Interest Code to reflect changes in the list of Designated Santa Clarita Employees and Disclosure Categories as outlined in the Fair Political Practices Commission Regulations and California Code of Regulations.

- The sixth resolution provides for the compensation of City employees and amends the Position Classification Plan. Included within this resolution is a 2% Cost of Living Adjustment (COLA).
for Unrepresented Employees and a 1% Cost of Living Adjustment for Part-time, Temporary and Seasonal Employees.

The seventh resolution changes the Public Employees Retirement System (PERS) Employer Paid Member Contributions. The additional 1% employee contribution for all Unrepresented employees, City Councilmembers, and Part-time, Temporary and Seasonal Employees enrolled in the 2.7% at 55 retirement plan with California Public Employees’ Retirement System (PERS) will increase the total employee pension contribution to a total of 5%.

The eighth resolution approves a loan from the General Fund to the Eastside Bridge and Thoroughfare District for the mass grading plans and roadway designs, and signals for the future extension of Via Princessa at Rainbow Glen and Golden Valley Road.

The ninth resolution amends Resolution No. 11-54 classifying the various components of fund balance. It pertains to Governmental Accounting Standard Board Statement (GASB) NO. 54. In February 2009, GASB issued Statement No. 54 Fund Balance Reporting and Governmental Fund Type Definitions. This Statement establishes specific classifications for fund balance. The requirements of this statement are intended to improve financial reporting by providing fund balance categories and classifications that will be more easily understood. The categories are more clearly defined to make the nature and extent of the constraints placed in a government’s fund balance more transparent.

**ALTERNATIVE ACTION**

Other action as determined by the City Council and the Redevelopment Successor Agency.

**FISCAL IMPACT**

The Fiscal Year 2016-2017 Budget totals $220 million, including $51.2 million for the Capital Improvement Program. The proposed budget is balanced.

**ATTACHMENTS**

1. Resolution Adopting the Annual Budget for Fiscal Year 2016-2017, Making Appropriations for the Amounts Budgeted, and Establishing Fiscal Policies
2. Resolution Adopting the 2016-2017 Capital Improvement Program
3. Resolution Approving and Adopting the Annual Appropriations Limit for the Fiscal Year 2016-2017
4. Resolution Electing to Receive all or a Portion of the Tax Revenues Pursuant to Health and Safety Code (Community Development Law)
5. Resolution Adopting an Amendment to the Conflict of Interest Code
6. Resolution Providing for Compensation of the Employees and Amending the Classification Plan
7. Resolution Between the Board of Administration California Public Employees’ Retirement System and the City of Santa Clarita for Employer Paid Member Contributions
8. Resolution Approving a Loan from the General Fund to Eastside Bridge and Thoroughfare District in the amount of $3,000,000.
9. Resolution Classifying Various Components of Fund Balance
RESOLUTION NO. 16-


WHEREAS, a proposed Annual Budget for the City of Santa Clarita for the fiscal year commencing July 1, 2016, and ending June 30, 2017, was submitted by the City Manager to the City Council and is on file with the City Clerk; and

WHEREAS, the City Council held a Public Hearing on the proposed budget on June 14, 2016.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The budget, on file with the City Clerk and incorporated herein by reference, inclusive of the adjustments attached hereto as Exhibit A, is hereby passed and adopted as the Annual Budget for the City of Santa Clarita for Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

SECTION 2. There is hereby appropriated to each account the sum shown for such account in the budget referenced herein above in Section 1. The appropriations provided for herein constitute the maximum amounts authorized for obligation and expenditure to finance the operations of the City of Santa Clarita, and the City Manager is authorized and empowered to expend such appropriations for said purpose. Additional appropriations shall be made only by official action of the City Council.

SECTION 3. The positions as they appear in the budget referenced herein above in Section 1 are authorized and approved for the fiscal year commencing July 1, 2016, and ending June 30, 2017.

SECTION 4. All obligations and expenditures shall be incurred and made in the manner provided by and pursuant to State law and City ordinances, resolutions, and policies relative to purchasing and contract.

SECTION 5. Each and every fund listed in the budget referenced herein above in Section 1 is hereby created, continued, established and/or re-established, as the case may be, and each fund shall constitute a distinct accounting entity.

SECTION 6. This annual budget resolution shall apply to all funds except bond funds, grant funds, trust and agency funds, and capital funds. Legislative action by the City Council to issue bond funds, accept grants, and/or authorize capital projects shall be considered as
authority to expend funds for those purposes, subject to the requirements, restrictions, and provisions of the State Law and the Santa Clarita Municipal Code relative to purchasing and contracting, and no further appropriation authority will be necessary.

SECTION 7. Transfers of amounts herein appropriated within departments, between departments, and within the various funds created shall require the approval of the City Manager or his designee, provided the total appropriations for each fund is not exceeded.

SECTION 8. The transfer of any amount of one fund to another fund and/or the appropriation of funds from Reserves and Fund Balance shall only be made pursuant to this budget resolution or subsequent official action of the City Council. When made by the City Council, such transfers and/or appropriations shall be considered amendments to the budget referenced herein above in Section 1.

SECTION 9. The City Manager may approve any unused appropriations at the end of Fiscal Year 2015-2016 for capital projects, special projects, and grant programs which shall be carried forward and become part of the budget referenced herein above in Section 1.

SECTION 10. All purchase order commitments outstanding on June 30, 2016, are hereby continued and will become a part of the budget referenced herein above in Section 1.

SECTION 11. The annual contracts detailed in Exhibit B are hereby approved and authorized for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

SECTION 12. The adopted budget for the Fiscal Year, commencing July 1, 2015 and ending June 30, 2016, shall be amended to incorporate the budget adjustments detailed in Exhibit C.

SECTION 13. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE:_________________________
STATE OF CALIFORNIA                               )
COUNTY OF LOS ANGELES                             ) ss.
CITY OF SANTA CLARITA                            )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the
foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a
regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES:    COUNCILMEMBERS:
NOES:    COUNCILMEMBERS:
ABSENT:  COUNCILMEMBERS:

______________________________
CITY CLERK

Attachment: 1. Resolution Adopting the Annual Budget for Fiscal Year 2016-2017, Making Appropriations for the Amounts Budgeted, and
### Expenditure Adjustments

<table>
<thead>
<tr>
<th>Fund</th>
<th>Division</th>
<th>Division Title</th>
<th>Account</th>
<th>Account Title</th>
<th>Amount</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>100</td>
<td>14100</td>
<td>Building &amp; Safety</td>
<td>5001000</td>
<td>Personnel Cost</td>
<td>195,087</td>
<td>Building &amp; Safety reorg - Building Official</td>
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<tr>
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<td>14100</td>
<td>Building &amp; Safety</td>
<td>5001000</td>
<td>Personnel Cost</td>
<td>142,869</td>
<td>Building &amp; Safety reorg - Asst. Bldg Official</td>
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**Total Expenditure Adjustments**: $337,956

### Interfund Transfers

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<th>Fund</th>
<th>Division</th>
<th>Division Title</th>
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<tr>
<td>723</td>
<td>723</td>
<td>Facilities Fund</td>
<td>4711100</td>
<td>Transfers In</td>
<td>(337,956)</td>
<td>Adjust transfers in from the General Fund</td>
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<tr>
<td>100</td>
<td>10019500</td>
<td>General Fund</td>
<td>5501723</td>
<td>Transfers Out</td>
<td>(337,956)</td>
<td>Adjust transfers out to Facilities Fund</td>
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<td>Request Number</td>
<td>Vendor</td>
<td>Current Contract Amount</td>
<td>Description of Request</td>
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</tr>
<tr>
<td>1</td>
<td>AT&amp;T Phone Services</td>
<td>$185,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $185,000 in FY 2016-17 for telephone utility (land line/long-distance phone services, data circuits, and Internet services with AT&amp;T).</td>
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<tr>
<td>2</td>
<td>Chandler Asset Management</td>
<td>$100,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $100,000 in FY 2016-17 for investment advisors for the City’s Investment portfolio.</td>
<td></td>
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<tr>
<td>3</td>
<td>CompuCom</td>
<td>$90,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $90,000 in FY 2016-17 for Microsoft Server licensing, MS Office, VMware, and other software licensing needs.</td>
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<tr>
<td>4</td>
<td>Dell</td>
<td>$150,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $150,000 in FY 2016-17 for computer and network hardware purchases with Dell Computers.</td>
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<tr>
<td>5</td>
<td>HDL</td>
<td>$64,900.00</td>
<td>Request to authorize staff to expend an amount not to exceed $64,900 for the Property Tax Management Services, the Sales and Use Tax Audits, and the recovery fees based on audit recovery work.</td>
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<td></td>
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<tr>
<td>6</td>
<td>Baker &amp; Taylor; Barnes &amp; Noble, Inc.; Brodart Co; Cavendish Square</td>
<td>$750,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed a total of $750,000 during FY 2016-17 for books and materials, including digital resources, to grow the Library’s collection as well as meet the needs and requests of the community.</td>
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<tr>
<td></td>
<td>Publisher; Centerpoint Large Print; Child’s World; Ebsco; Gale; J.</td>
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<td></td>
<td>Appleseed; Library Systems and Services, LLC; Midwest Tape; Nolo</td>
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<td>Press Occidental; Overdrive Inc.; Rivistas, LLC.; Rosen Publishing</td>
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<td></td>
<td>Group</td>
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<tr>
<td>7</td>
<td>Los Angeles County Probation Officer</td>
<td>$148,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $148,000 for Probation Officer services to monitor activities of probationers in an effort to reduce recidivism.</td>
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<tr>
<td>8</td>
<td>Drug Intervention Specialist for J-Team</td>
<td>$60,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $60,000 to support the intervention component of the Juvenile Interation Team.</td>
<td></td>
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</tr>
<tr>
<td>9</td>
<td>Santa Clarita Valley Committee on Aging</td>
<td>$475,000.00</td>
<td>Request to extend two agreements to July 1, 2016 - June 30, 2017 with the Santa Clarita Committee on Aging for the Recreation &amp; Wellness and Home Delivered Meals programs ($325,000), and $150,000 for transit related services.</td>
<td></td>
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<tr>
<td>10</td>
<td>Verizon</td>
<td>$140,000.00</td>
<td>Request to authorize staff to expend an amount not to exceed $140,000 in FY 2016-17 for mobile telecommunications (Citywide cellular and mobile device service).</td>
<td></td>
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</tbody>
</table>

| Total          |                                                                        | $2,162,900.00           |                                                                                                                                                                                                                          |
## EXHIBIT C

### CITY OF SANTA CLARITA

#### Budget Adjustments (ALL FUNDS)

**Fiscal Year 2015-2016**

### Revenue Adjustments

<table>
<thead>
<tr>
<th>Fund</th>
<th>Title</th>
<th>Account</th>
<th>Account Title</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4011.001</td>
<td>Sales &amp; Use Tax</td>
<td>2,470,000</td>
<td>Final reimbursement-Prop 57, California Economic Recovery Bond Act</td>
</tr>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4014.001</td>
<td>Transient Occupancy Tax</td>
<td>218,797</td>
<td>Adjust revenue budget</td>
</tr>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4111.001</td>
<td>Electrical Permits</td>
<td>190,000</td>
<td>Adjust revenue budget</td>
</tr>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4111.007</td>
<td>Building Plan Checking</td>
<td>440,000</td>
<td>Adjust revenue budget</td>
</tr>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4312.008</td>
<td>Dark Fiber Lease</td>
<td>123,000</td>
<td>Recognize new revenue source</td>
</tr>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4521.001</td>
<td>Misc Bldg &amp; Safety Fees</td>
<td>160,000</td>
<td>Adjust revenue budget</td>
</tr>
<tr>
<td>100</td>
<td>General Fund</td>
<td>4621.001</td>
<td>Miscellaneous Revenue</td>
<td>15,000</td>
<td>Vista Canyon payment for PTS</td>
</tr>
<tr>
<td>202</td>
<td>Surface Trans Program</td>
<td>4531.022</td>
<td>STPL</td>
<td>(128,067)</td>
<td>Adjust revenue budget-Federal Overlay M0096</td>
</tr>
<tr>
<td>229</td>
<td>Misc Federal Grant</td>
<td>4201.002</td>
<td>Drug Forfeitures &amp; Seizures</td>
<td>75,329</td>
<td>Adjust revenue budget</td>
</tr>
<tr>
<td>229</td>
<td>Misc Federal Grant</td>
<td>4424.009</td>
<td>Misc Federal Grants</td>
<td>(3,008,190)</td>
<td>Correct grant budget-2013-14 Hwy Safety Imp C0043, 2014-15 Bridge Maint Prgn M0101, Sierra Hwy Bridge/SC Bld S3030, Sierra Hwy Ped S3031</td>
</tr>
</tbody>
</table>

### Expenditure Adjustments

<table>
<thead>
<tr>
<th>Fund</th>
<th>Division</th>
<th>Account</th>
<th>Account Title</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Community Preservation</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>95,116</td>
<td>Adjust animal control contract</td>
</tr>
<tr>
<td>100</td>
<td>Building &amp; Safety</td>
<td>5161.020</td>
<td>Expedite Contract Services</td>
<td>52,110</td>
<td>Building &amp; Safety expedited services with revenue offset</td>
</tr>
<tr>
<td>300</td>
<td>Bouquet Canyon B&amp;T</td>
<td>5201.010</td>
<td>Infrastructure-B&amp;T</td>
<td>9,184,408</td>
<td>Expenses incurred by Brookfield Residential as part of the construction of Golden Valley Road (with offsetting revenue 300-4721.002)</td>
</tr>
<tr>
<td>300</td>
<td>Bouquet Canyon B&amp;T</td>
<td>5301.001</td>
<td>Principal</td>
<td>1,887,947</td>
<td>Accounting of developer use of B&amp;T credits for Five Knolls (revenue acct 300-4542.010)</td>
</tr>
<tr>
<td>301</td>
<td>Eastside B&amp;T District</td>
<td>5301.001</td>
<td>Principal</td>
<td>1,675,542</td>
<td>Accounting of developer use of B&amp;T credits for Penlon project (revenue acct 301-4542.010)</td>
</tr>
<tr>
<td>100</td>
<td>Used Oil Grant 12</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>12,895</td>
<td>Adjust used oil grant budget</td>
</tr>
<tr>
<td>100</td>
<td>Sheriff</td>
<td>5161.050</td>
<td>General Law</td>
<td>(316,814)</td>
<td>Adjust expenditure budget</td>
</tr>
<tr>
<td>259</td>
<td>Drug Forfeiture-State</td>
<td>5161.520</td>
<td>Contractual Services</td>
<td>(107,394)</td>
<td>Adjust expenditure budget</td>
</tr>
<tr>
<td>306</td>
<td>Fire Station Reimbursement</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>1,242,645</td>
<td>Fire Station L50 reimbursement of costs</td>
</tr>
<tr>
<td>500</td>
<td>PFA-Debt Service</td>
<td>5301.001</td>
<td>Principal</td>
<td>656,589</td>
<td>2005 COPS refinance</td>
</tr>
<tr>
<td>500</td>
<td>PFA-Debt Service</td>
<td>5301.002</td>
<td>Interest</td>
<td>(26,114)</td>
<td>2005 COPS refinance</td>
</tr>
<tr>
<td>202</td>
<td>M0096 2012-13 Federal Overlay</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>(254,725)</td>
<td>Correct grant budget</td>
</tr>
<tr>
<td>259</td>
<td>R3004 Vista Ranch CNG</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>(300,000)</td>
<td>Correct grant budget</td>
</tr>
<tr>
<td>700</td>
<td>R3004 Vista Ranch CNG</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>(900,000)</td>
<td>Correct grant budget</td>
</tr>
<tr>
<td>265</td>
<td>GVR Bridge Wide/SR-14</td>
<td>5161.001</td>
<td>Contractual Services</td>
<td>16,756</td>
<td>Correct grant budget</td>
</tr>
<tr>
<td>100-721</td>
<td>Various Personnel Adjustments</td>
<td>5000.008</td>
<td>Various</td>
<td>173,285</td>
<td>Personnel adjustments</td>
</tr>
<tr>
<td>100-721</td>
<td>Various Personnel Adjustments</td>
<td>19500.001</td>
<td>Transfers Out</td>
<td>2,031,682</td>
<td>Adjust Interfund Transfers</td>
</tr>
</tbody>
</table>

**TOTAL REVENUE ADJUSTMENTS $8,709,173**

**TOTAL EXPENDITURE ADJUSTMENTS $15,757,988**
RESOLUTION NO. 16-


WHEREAS, a proposed Capital Improvement Program for the City of Santa Clarita was submitted to the City Council and is on file in the City Clerk's Office; and

WHEREAS, the City of Santa Clarita's Planning Commission on June 7, 2016, determined that the proposed Capital Improvement Program is consistent with the City's General Plan; and

WHEREAS, procedures for adoption of the Capital Improvement Program have been duly taken.

NOW, THEREFORE, the City Council of the City of Santa Clarita does resolve as follows:

SECTION 1. The Capital Improvement Program presented to Council on June 14, 2016, is adopted subject to the incorporation of Council's comments, as the Capital Improvement Program for the City of Santa Clarita.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and certify this record to be a full true, correct copy of the action taken.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

__________________________________________
MAYOR

ATTEST:

__________________________________________
CITY CLERK

DATE: _______________________________
STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES  ) ss.
CITY OF SANTA CLARITA  )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS: 
NOES: COUNCILMEMBERS: 
ABSENT: COUNCILMEMBERS: 

______________________________
CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTA CLARITA, CALIFORNIA,
APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT
FOR THE FISCAL YEAR 2016-2017

The City Council of the City of Santa Clarita hereby resolves as follows:

SECTION 1. The City Council of the City of Santa Clarita (City) hereby finds and determines:

A. That the State of California Department of Finance has notified the City of the change in the California per capita personal income and such change is 5.37% from the prior calendar year.

B. That the City also has the option to use the change in the local assessment roll due to local nonresidential construction in lieu of the California per capita personal income change; however, neither the State nor the County of Los Angeles has this information at this time.

C. That the State of California Department of Finance has notified the City of the change in population of the City and the entire Los Angeles County in which the City has the option to use the greater percentage change, which change is an increase of 1.72% for the City of Santa Clarita from the prior calendar year.

D. That, pursuant to California Constitution Article XIIIB, Section 1 and Government Code sections 7900 et seq., and pursuant to the guidelines set forth by Proposition 111, the City appropriations limit must be adjusted for changes from the base year of 1986-87 to the fiscal year ending June 30, 2017, by the changes in the California per capita personal income and in population.

E. That the appropriations limit documentation applicable to this Resolution has been available for public inspection for 15 days prior to approval by the City Council, pursuant to Government Code section 7910.

SECTION 2. That the appropriations limit for the City of Santa Clarita for fiscal year ending June 30, 2017, is $360,821,480.

SECTION 3. That the City Clerk shall certify to the adoption of this Resolution.
PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE:__________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

______________________________
CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTA CLARITA, CALIFORNIA,
ELECTING TO RECEIVE ALL OR A PORTION OF
THE TAX REVENUES PURSUANT TO
HEALTH AND SAFETY CODE SECTIONS 33676 AND 33607.5

WHEREAS, the City Council of the City of Santa Clarita (“City Council”) adopted Ordinance No. 97-12 on July 8, 1997, adopting the Redevelopment Plan (“Redevelopment Plan”) for the Newhall Redevelopment Project (“Project”), in order to address conditions of blight existing within the Newhall Redevelopment Project Area (“Project Area”); and

WHEREAS, Section 33676 of the Health and Safety Code provides that prior to the adoption of a redevelopment plan, an affected taxing agency may elect to receive, in addition to the portion of taxes allocated to the affected taxing agency pursuant to Health and Safety Code Section 33670(a), all or any portion of the tax revenues allocated to the Redevelopment Agency of the City of Santa Clarita (“Agency”), pursuant to Health and Safety Code Section 33670(b), which are attributable to the tax-increases imposed for the benefit of the taxing agency after the year in which the ordinance adopting the Redevelopment Plan becomes effective (“Increases”); and

WHEREAS, for redevelopment plans adopted on or after January 1, 1994, Section 33607.5 of the Health and Safety Code provides that in any fiscal year in which a redevelopment agency receives tax increments, the community that has adopted the redevelopment project area may elect to receive, and the Agency shall pay into it, an amount equal to twenty-five percent (25%) of its proportional share of the tax increments received by the Agency, after the amount required to deposit in the Low and Moderate Income Housing Fund has been deducted (“City Election”); and

WHEREAS, ABX1 26, adopted by the State Legislature on June 29, 2011, purports to eliminate redevelopment agencies, but also provides that the County shall distribute property taxes subsequent to such elimination to each taxing entity in amounts equal to that which would have been received under, among other laws, Health and Safety Code Section 33607.5.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council hereby so finds and determines.

SECTION 2. The City Council hereby elects to receive all increases as herein defined.
SECTION 3. The City Council hereby elects to receive the City Election as herein defined.

SECTION 4. The City Clerk is hereby directed and authorized to transmit a copy of this Resolution to the tax collector of the County of Los Angeles.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

__________________________________________
MAYOR

ATTEST:

__________________________________________
CITY CLERK

DATE: ____________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

__________________________________________
CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTA CLARITA, CALIFORNIA,
ADOPTING AN AMENDMENT
TO THE CONFLICT OF INTEREST CODE

WHEREAS, the City Council of the City of Santa Clarita originally adopted a Conflict of Interest Code on December 15, 1987, by Resolution 87-13; and

WHEREAS, the City Council of the City of Santa Clarita adopted amendments to the Conflict of Interest Code by Resolutions 88-57, 89-19, 90-176, 90-187, 94-85, 96-117, 97-116, 98-96, 99-14, 00-24, 01-19, 01-80, 02-124, 04-27; 05-14; 05-115; 07-11; 07-90; 08-66; 09-56; 12-42, 13-48, 14-40, 15-45; and

WHEREAS, the City Council of the City of Santa Clarita adopted and incorporated by reference the Fair Political Practices Commission Regulation 2, California Code of Regulations, Section 18730, which contains the terms of a Standard Conflict of Interest Code, by Resolution 03-29; and

WHEREAS, the City Council of the City of Santa Clarita desires to amend the Conflict of Interest Code to reflect changes in the list of Designated Santa Clarita Employees and Disclosure Categories.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council hereby so finds and determines.

SECTION 2. That the list of Designated Santa Clarita Employees and Disclosure Categories be amended to add and remove the following position titles:

Add
Arts and Special Events Manager
Building Official
Clerk and Contract Services Manager
Community Preservation Manager
Deputy City Manager
Director of Administrative Services
Director of Recreation, Community Services, Arts & Open Space
Finance Manager
Information Technology Manager
Special Districts Manager
Trails and Bikeway Planning Administrator
Remove
Administrative Services & Information Technology Manager
Community Preservation Administrator
Deputy City Manager and Director of Administrative Services
Director of Parks, Recreation, and Community Services
Park Development Administrator
Purchasing and Risk Administrator
Senior Transportation Planner

SECTION 3. That the attached list of Designated Santa Clarita Employees and Disclosure Categories supersedes any previously adopted list of Designated Santa Clarita Employees and Disclosure Categories.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE:__________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES:  COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

______________________________
CITY CLERK
Appendix A

**Designated Santa Clarita Employees and Disclosure Categories**
The following positions entail the making or participation in the making of decisions which may foreseeably have a material effect on financial interests:

<table>
<thead>
<tr>
<th>Designated Position Disclosure Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Specialist</td>
</tr>
<tr>
<td>Administrative Analyst – Business Develop</td>
</tr>
<tr>
<td>Administrative Analyst – Property Acquisition</td>
</tr>
<tr>
<td>Administrative Analyst – Tourism</td>
</tr>
<tr>
<td>Administrator</td>
</tr>
<tr>
<td>Arts and Special Events Manager</td>
</tr>
<tr>
<td>Assistant Building Official</td>
</tr>
<tr>
<td>Assistant City Attorney</td>
</tr>
<tr>
<td>Assistant City Engineer</td>
</tr>
<tr>
<td>Assistant City Manager</td>
</tr>
<tr>
<td>Assistant Engineer</td>
</tr>
<tr>
<td>Assistant to the City Manager</td>
</tr>
<tr>
<td>Associate Engineer</td>
</tr>
<tr>
<td>Associate Planner</td>
</tr>
<tr>
<td>Building Inspector</td>
</tr>
<tr>
<td>Building Official</td>
</tr>
<tr>
<td>Buyer</td>
</tr>
<tr>
<td>City Building Official</td>
</tr>
<tr>
<td>City Clerk</td>
</tr>
<tr>
<td>City Engineer</td>
</tr>
<tr>
<td>Clerk and Contract Services Manager</td>
</tr>
<tr>
<td>Code Enforcement Officer</td>
</tr>
<tr>
<td>Communications Manager</td>
</tr>
<tr>
<td>Community Preservation Manager</td>
</tr>
<tr>
<td>Consultant</td>
</tr>
<tr>
<td>Deputy City Attorney</td>
</tr>
<tr>
<td>Deputy City Manager</td>
</tr>
<tr>
<td>Director of Administrative Services</td>
</tr>
<tr>
<td>Director of Community Development</td>
</tr>
<tr>
<td>Director of Recreation, Community Services, Arts, &amp; Open Space</td>
</tr>
<tr>
<td>Director of Public Works</td>
</tr>
<tr>
<td>Economic Development Associate</td>
</tr>
<tr>
<td>Environmental Field Specialist</td>
</tr>
<tr>
<td>Environmental Services Manager</td>
</tr>
<tr>
<td>Environmental Services Program Coordinator</td>
</tr>
<tr>
<td>Facilities and Fleet Administrator</td>
</tr>
<tr>
<td>Finance Manager</td>
</tr>
<tr>
<td>Financial Analyst – Treasury</td>
</tr>
<tr>
<td>General Services Manager</td>
</tr>
<tr>
<td>Position</td>
</tr>
<tr>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>Housing Program Administrator</td>
</tr>
<tr>
<td>Human Resources Manager</td>
</tr>
<tr>
<td>Information Technology Analyst</td>
</tr>
<tr>
<td>Information Technology Manager</td>
</tr>
<tr>
<td>Intergovernmental Relations Manager</td>
</tr>
<tr>
<td>Labor Compliance Specialist</td>
</tr>
<tr>
<td>Landscape Maintenance Specialist</td>
</tr>
<tr>
<td>Management Analyst</td>
</tr>
<tr>
<td>Marketing and Economic Development Manager</td>
</tr>
<tr>
<td>Members of all City Commissions, Boards, and Committees not Otherwise Required to File Conflict of Interest Statements</td>
</tr>
<tr>
<td>Mobilehome Panel Member</td>
</tr>
<tr>
<td>Parks Administrator</td>
</tr>
<tr>
<td>Parks and Recreation Commissioner</td>
</tr>
<tr>
<td>Planning Manager</td>
</tr>
<tr>
<td>Project Development Coordinator</td>
</tr>
<tr>
<td>Public Works Inspector</td>
</tr>
<tr>
<td>Recreation and Community Services Administrator</td>
</tr>
<tr>
<td>Recreation and Community Services Manager</td>
</tr>
<tr>
<td>Senior Engineer</td>
</tr>
<tr>
<td>Senior Financial Analyst</td>
</tr>
<tr>
<td>Senior Information Technology Analyst</td>
</tr>
<tr>
<td>Senior Management Analyst</td>
</tr>
<tr>
<td>Senior Planner</td>
</tr>
<tr>
<td>Senior Traffic Engineer</td>
</tr>
<tr>
<td>Signal Operations Supervisor</td>
</tr>
<tr>
<td>Special Districts Administrator</td>
</tr>
<tr>
<td>Special Districts Manager</td>
</tr>
<tr>
<td>Stormwater Administrator</td>
</tr>
<tr>
<td>Supervising Building Inspector</td>
</tr>
<tr>
<td>Supervising Community Preservation Officer</td>
</tr>
<tr>
<td>Supervising Public Works Inspector</td>
</tr>
<tr>
<td>Technology Services Manager</td>
</tr>
<tr>
<td>Trails and Bikeway Planning Administrator</td>
</tr>
<tr>
<td>Transit Coordinator</td>
</tr>
<tr>
<td>Transit Manager</td>
</tr>
<tr>
<td>Transportation Planning Analyst</td>
</tr>
<tr>
<td>Urban Forestry Administrator</td>
</tr>
</tbody>
</table>

1 Consultants shall be included in the list of designated employees and shall disclose all information required to be disclosed by designated employees subject to the following limitation: The City Manager or designee may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to comply fully with the disclosure requirement described in this Section. Such written disclosure shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

2 The Mayor, City Council, Members of the Planning Commission, City Manager, City Attorney, and City Treasurer are all required to file disclosure statements pursuant to state law and thus are not included herein.
Categories of Reportable Economic Interest

Designated Persons in Category “1” Must Report:

All investments, interests in real property, income and any business entity in which the person is a director, officer, partner, trustee, employee, or holds any position of management. These financial interests are reportable only if located within and subject to the jurisdiction of the City, or if the business entity is doing business or planning to do business in an area subject to the jurisdiction of the City, or has done business within an area subject to the jurisdiction of the City at any time during the two year prior to the filing of the statement.

Designated Persons in Category “2” Must Report:

(a) Investments in any business entity which within the last two years has contracted or in the future foreseeable may contract with the City.

(b) Income from any source which within the last two years has contracted or in the future foreseeable may contract with the City.

(c) His or her status as a director, officer, partner, trustee, employee, or holder of a position of management in any business entity which within the last two years has contracted or in the future foreseeable may contract with the City.
RESOLUTION 16- _______

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA CLARITA, CALIFORNIA, PROVIDING FOR COMPENSATION
OF THE EMPLOYEES OF THE CITY AND AMENDING THE POSITION
CLASSIFICATION PLAN

WHEREAS, Section 37206 of the Government Code requires the City Council to prescribe the time and method of paying salaries, wages and benefits for employees of the City; and

WHEREAS, the City Council has authorized and directed, under provisions of the Municipal Code of the City of Santa Clarita, Section 2.080.060, the City Manager to prepare a proposed salary plan for all employees of the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Santa Clarita as follows:

SECTION 1. The position classification plan is hereby amended effective July 1, 2016, as set forth below and as reflected in the attached revised Classification Schedule:

CLASSIFICATION CHANGES

<table>
<thead>
<tr>
<th>Classification</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Services Manager</td>
<td>Finance Manager</td>
</tr>
<tr>
<td>Grade 63</td>
<td>Grade 61</td>
</tr>
<tr>
<td>Administrative Services Manager/City Clerk</td>
<td>Technology Services Manager</td>
</tr>
<tr>
<td>Grade 63</td>
<td>Grade 61</td>
</tr>
<tr>
<td>Associate Planner (1 position)</td>
<td>Management Analyst</td>
</tr>
<tr>
<td>Grade 47</td>
<td>Grade 45</td>
</tr>
<tr>
<td>Community Preservation Administrator</td>
<td>Community Preservation Manager</td>
</tr>
<tr>
<td>Grade 45</td>
<td>Grade 57</td>
</tr>
<tr>
<td>Human Resources Analyst (1 position)</td>
<td>Senior Human Resources Analyst</td>
</tr>
<tr>
<td>Grade 45</td>
<td>Grade 51</td>
</tr>
<tr>
<td>Purchasing and Risk Administrator</td>
<td>City Clerk Administrator</td>
</tr>
<tr>
<td>Grade 50</td>
<td>Grade 45</td>
</tr>
<tr>
<td>Secretary, Neighborhood Services</td>
<td>Executive Secretary</td>
</tr>
<tr>
<td>Grade 26</td>
<td>Grade 32</td>
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**Senior Financial Analyst (3 positions)**
Grade 45

New Classification

**Senior Financial Analyst**
Grade 47

New Classification

**Building Official**
Grade 62

New Classification

**Director of Administrative Services**
Grade 74

New Classification

**Special Districts Manager**
Grade 63

**TITLE CHANGES**

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Recreation and Community Services Coordinator, Arts and Events
Grade 34 – Title Change Only

Arts and Special Events Coordinator
Grade 34 – Title Change Only

Recreation and Community Services Coordinator, Graffiti
Grade 34 – Title Change Only

Graffiti Coordinator
Grade 34 – Title Change Only

Special Districts Administrator
Grade 50 – Title Change Only

Landscape Maintenance Administrator
Grade 50 – Title Change Only

SECTION 2. Salaries adopted for all unrepresented employees for the 2016-17 fiscal year are hereby adjusted by 2% effective July 2, 2016 which is the first full pay period in July, as reflected on the attached 2016 Salary Schedule for Unrepresented Employees.

SECTION 3. Salaries adopted for all part-time, temporary, and seasonal (PTS) employees for the 2016-17 fiscal year are hereby adjusted by 1% effective July 2, 2016, which is the first full pay period in July, as reflected on the attached 2016 Salary Schedule for Part-time, Temporary and Seasonal Employees.

SECTION 4. The benefit program is hereby amended so all unrepresented employees, City Councilmembers, and part-time, temporary, and seasonal (PTS) employees enrolled in the 2.7% at 55 retirement plan with California Public Employees’ Retirement System (PERS) contribute an additional 1% toward the employee’s own pension contribution effective July 1, 2016 for City Councilmembers and July 2, 2016, for all other employees, which is the first full pay period in July. This additional contribution amount will increase the total pension contribution for this group to 5%.

SECTION 5. All prior resolutions and parts of resolutions in conflict with this resolution are hereby rescinded.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE:________________________
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

__________________________________________
CITY CLERK
## City of Santa Clarita
### Position Classification Plan
**Effective July 1, 2016**

<table>
<thead>
<tr>
<th>Grade</th>
<th>Administrative Services</th>
<th>City Manager's Office</th>
<th>Community Development</th>
<th>Neighborhood Services</th>
<th>Recreation, Community Services, Arts, and Open Space</th>
<th>Public Works</th>
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# City of Santa Clarita
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Attachment: 6. Resolution Providing for Compensation of the Employees and Amending the
# City of Santa Clarita
## Position Classification Plan
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Attachment: 6. Resolution Providing for Compensation of the Employees and Amending the
# City of Santa Clarita

**Position Classification Plan**  
*Effective July 1, 2016*

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**Attachment: 6. Resolution Providing for Compensation of the Employees and Amending the**
## City of Santa Clarita
### Position Classification Plan
#### Effective July 1, 2016

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<tr>
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<th>Community Development</th>
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<th>Recreation, Community Services, Arts, and Open Space</th>
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<td>5 Code Enforcement Officer I</td>
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# City of Santa Clarita

Position Classification Plan  
Effective July 1, 2016

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Effective July 1, 2016

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- **1** Executive Management (RFE)
- **2** Management - 401(a) Eligible (Administrative Leave / $2,000 City-Paid Deferred Compensation) (RFD)
- **3** Management - 457 Eligible (Administrative Leave / $2,000 City-Paid Deferred Compensation) (RFM)
- **4** Exempt Non-Management (Administrative Leave / No City-Paid Deferred Compensation) (RNN)
- **5** Union (SEIU)
# City of Santa Clarita
## FY 2016-17 Hourly Salary Schedule For Unrepresented Employees Effective July 2, 2016
### Resolution No. 16-##

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*salary is subject to adjustment by contract rather than steps
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Schedule For Represented  
Employees Effective  
July 2, 2016  
Resolution No. 16-##

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## City of Santa Clarita
### FY 2016-17 Hourly Salary Schedule
#### For Part-Time Temporary Seasonal Employees
##### Effective July 2, 2016
##### Resolution No. 16-XX

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RESOLUTION 16- _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM AND THE CITY OF SANTA CLARITA FOR EMPLOYER PAID MEMBER CONTRIBUTIONS

WHEREAS, the governing body of the City of Santa Clarita has the authority to implement Government Code 20691; and

WHEREAS, one of the steps in the procedures to implement or change Section 20691 is the adoption by the governing body of the City of Santa Clarita of a Resolution regarding said Employer Paid Member Contributions (EPMC); and

WHEREAS, the governing body of the City of Santa Clarita has identified the following conditions and purpose related to EPMC:

- All unrepresented, miscellaneous employees in group 001 in 2.7% at 55 hired prior to April 9, 2011, shall receive 3% EPMC. The effective date of this change shall be the first full payroll period in July 2016 which starts on July 1, 2016, for City Councilmembers and July 2, 2016, for all other employees in this group.

- All represented employees in group 002, Service Employees International Union Local 721 (SEIU), in 2.7% at 55 hired prior to April 9, 2011, shall continue to receive 3% EPMC.

- All unrepresented, miscellaneous employees and all represented employees in 2.0% at 60 hired on or after April 9, 2011, shall continue to receive 0% EPMC.

- All unrepresented, miscellaneous employees and all represented employees in 2.0% at 62 hired on or after January 1, 2013, shall continue to receive 0% EPMC.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The City of Santa Clarita elects to provide EPMC as set forth above.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution.
PASSED, APPROVED, AND ADOPTED this 28th day of June, 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE:__________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

______________________________
CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING A LOAN FROM THE GENERAL FUND TO THE EASTSIDE BRIDGE AND THOROUGHFARE DISTRICT IN THE AMOUNT OF $3,000,000

WHEREAS, there are sufficient funds in the City’s General Fund to make a loan in the amount of $3,000,000 to the Eastside Bridge & Thoroughfare District; and

WHEREAS, the funds will be used for the design of mass grading plans, buttress fill, survey, topography, complete roadway design and signals for the future intersections of Via Princesa at Rainbow Glen, and Via Princesa at Golden Valley Road for the extension of Via Princesa.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. It is agreed that $3,000,000 from the City’s General Fund will be loaned to the Eastside Bridge and Thoroughfare District.

SECTION 2. The amount of the loan will be paid back at a future time when funds in the amount of $3,000,000 are available to repay the loan back to the City’s General Fund.

SECTION 3. The loan will be paid back at an interest rate equivalent to the yield of the average monthly investment portfolio.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 28th day of June, 2016.

________________________________
MAYOR

ATTEST:

______________________________
CITY CLERK
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

CITY OF SANTA CLARITA

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

__________________________________________

CITY CLERK
RESOLUTION NO. 16-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, AMENDING RESOLUTION NO. 11-54 CLASSIFYING THE VARIOUS COMPONENTS OF FUND BALANCE AS DEFINED IN GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NO. 54

WHEREAS, Resolution No. 11-54 is rescinded in order to make revisions to Section 5, adding the City Treasurer in place of the Deputy City Manager; and

WHEREAS, in February 2009, the Governmental Accounting Standards Board (GASB) issued Statement No. 54 entitled “Fund Balance Reporting and Governmental Fund Type Definitions.” This Statement establishes fund balance classifications that comprise a hierarchy, based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds; and

WHEREAS, this new standard does not change the total amount of a given fund balance, but it would substantially alter the categories and terminology used to describe the components that make up the fund balance. The new categories and terminology reflect an approach that focuses, not in financial resources available for appropriation within a fund, but on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the fund can be spent; and

WHEREAS, GASB Statement No. 54 defines five new components of fund balance that will replace the current existing three components: Reserved, Designated, and Undesignated. The term fund balance refers to the difference between assets (what is owned) and liabilities (what is owed) in the governmental funds balance sheet. Statement 54 established the following five new classifications depicting the relative strength of the constraints that control how specific amounts can be spent: (See Attachment A)

Non-spendable Fund Balance. That portion of a fund balance that includes amounts that cannot be spent because they are either (a) not in a spendable form, such as inventories of supplies, prepaid items, or loans and notes receivable; or (b) legally or contractually required to be maintained intact, such as the principal portion of an endowment. This category was traditionally reported as a “reserved” fund balance under the old standard.

Restricted Fund Balance. That portion of a fund balance that reflects constraints placed on the use of resources (other than non-spendable items) that are either (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. This category was traditionally reported as a “reserved” fund balance under the old standard.

Committed Fund Balance. That portion of a fund balance that includes amounts that can only be used for specific purpose pursuant to constraints imposed by formal
action of the government’s highest level of decision making authority, and remain
binding unless removed in the same manner. This category was traditionally reported as a
“designated” fund balance under the old standard.

**Assigned Fund Balance.** That portion of a fund balance that includes amounts
that are constrained by the government’s intent to be used for specific purposes, but that
are neither restricted nor committed. Such intent needs to be established at either the
highest level of decision making, or by an official designated for that purpose. This
category was traditionally reported as a “designated” fund balance under the old standard.

**Unassigned Fund Balance.** That portion of a fund balance that includes amounts
that do not fall into one of the above four categories. Unassigned amounts are technically
available for any purpose. The General Fund is the only fund that should report this
category of fund balance. This category was traditionally reported as an “undesignated”
fund balance under the old standard.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby
resolve as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council
hereby so finds and determines.

SECTION 2. The City Council hereby classifies the beginning fund balance at
July 1, 2016, and its revenue resources as described on Attachment A.

SECTION 3. Effective July 1, 2016, the City Council hereby commits the GASB
45 Compliance Fund to provide for current and future retiree post employment benefits.

SECTION 4. The classification and reporting of fund balance components as
required by the Governmental Accounting Standards Board Statement No. 54 is effective
July 1, 2016.

SECTION 5. The City Council hereby delegates the authority to assign amounts
to be used for specific purposes to the City Treasurer for the purpose of reporting these
amounts in the annual financial statements.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.
PASSED, APPROVED AND ADOPTED this 28th day of June, 2016.

_________________________________________
MAJOR

ATTEST:

_________________________________________
CITY CLERK

DATE:_______________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

_________________________________________
CITY CLERK
ATTACHMENT A

VARIOUS COMPONENTS OF FUND BALANCE AS DEFINED BY GOVERNMENT ACCOUNTING STANDARD BOARD STATEMENT NO. 54

Non-spendable Fund Balance:

Prepaid Expenditures: The portion of fund balance that represents the asset amount of prepaid expenditures, held by a given fund.

Advances to Other Funds: The portion of fund balance that represents the asset amount of cash advanced to other funds, held by a given fund.

Loans Receivable: The portion of fund balance that represents the asset amount of loans receivable, held by a given fund.

Land Held For Resale: The portion of fund balance that represents the asset amount of land inventory that is being held for resale, held by a given fund.

Restricted Fund Balance:

Home Program: The portion of fund balance derived from Home Program collections.

CDBG: The portion of fund balance derived from the Department of Housing and Urban Development to revitalize low and moderate income areas.

Justice Assistance Grant: The portion of fund balance derived from the Bureau of Justice Assistance to be used to support various law enforcement programs.

Federal Grants: The portion of fund balance derived from federal agencies to be used for future planning, design, improvements and maintenance of streets, roads and bridges, facility construction and improvements, transit operations and other transit related expenditures.

Revenue from Other Agencies: The portion of fund balance derived from other agencies to be used for the development and improvement of local bikeways, streets, roads and bridges, air quality, public transit, paratransit and related transportation infrastructure.

Proposition A Park Bonds: That portion of fund balance derived from the County of Los Angeles to be used for park maintenance.

Bridge and Thoroughfare Fees: The portion of fund balance derived from fees collected to be used for future roadway improvements or projects specified in the Engineer’s Reports that established the districts.

Park in Lieu Fees: The portion of fund balance derived from fees collected for future park construction and improvements.
Developer Fees: The portion of fund balance derived from fees collected to provide improvements that mitigate the impacts of the development on existing infrastructure as well as for providing future infrastructure projects.

Public Education & Government: The portion of fund balance derived from fees collected from cable television operators for the purpose of providing Public, Educational, and Government cable program access.

Drainage Benefit Assessments: The portion of fund balance derived from fees collected to be used for funding drainage planning and projects and for the maintenance of existing drainage areas.

Streetlight Maintenance: The portion of fund balance derived from assessment collected to be used for funding future projects and for the maintenance of the existing streetlights and traffic signals.

Stormwater Utility User Fees: The portion of fund balance derived from fees collected to be used for the maintenance and construction of future storm drains, and stormwater requirements under the 1972 Clean Water Act.

Landscape Maintenance: The portion of fund balance derived from fees collected to provide improvements and maintenance of landscape medians, parkways, slopes and appurtenant facilities within the districts.

Tourism Marketing: The portion of fund balance derived from fees collected to be used for tourism marketing.

Tourism Bureau: The portion of fund balance derived from membership fees collected from hospitality partners to be used for promoting businesses to Santa Clarita visitors.

Open Space Preservation: The portion of fund balance derived from taxes collected to be used for open space purchases.

Public Library: The portion of fund balance derived from taxes collected to be used for operations of the Santa Clarita Public Library.

City Housing Successor: The portion of fund balance derived from the Housing Bonds of the former Redevelopment Agency.

Fund Balance-Restricted: The portion of fund balance that is in any non-general fund governmental fund that is restricted under the “Restricted Fund Balance” definition as prescribed by Government Accounting Standards Board Statement No. 54 and not otherwise defined in this category above.

**Committed Fund Balance:**

GASB 45 Contribution: The portion of fund balance that has been committed to provide for current and future retiree post employment benefits.
Fund Balance-Committed: The portion of fund balance that is in any non-general fund governmental fund that is committed under the “Committed Fund Balance” definition as prescribed by Government Accounting Standards Board Statement No. 54 and not otherwise defined in this category above.

**Assigned Fund Balance:**

Encumbrances: Used to account for that portion of fund balance that will be used to fund appropriations being carried over from the prior fiscal year into the current fiscal year.

Continued Appropriations: Used to account for that portion of fund balance that will be used to fund appropriations being continued from the current fiscal year into the next fiscal year.

Debt Service: Used to account for that portion of fund balance to provide for future debt service obligations.

Next Year’s Budget: Used to account for that portion of fund balance that has been set aside to tentatively fund future year’s budgets.

Fund Balance-Assigned: The portion of fund balance that is in any non-general fund governmental fund that is assigned under the “Assigned Fund Balance” definition as prescribed by Government Accounting Standards Board Statement No. 54 and not otherwise defined in this category above.

**Unassigned Fund Balance (General Fund Only):**

Prior Year Available Fund Balance: The portion of fund balance that is brought forward from the prior fiscal year and is available for appropriation to fund current fiscal year activities.

Fund Balance: Any portion of General Fund balance that does not fall under any of the fund balance definitions presented above.
AGENDA REPORT

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Striplin

DATE: June 28, 2016

SUBJECT: PRESERVATION OF 9 +/- ACRES OF REAL PROPERTY IN THE NEWHALL PASS AREA, ASSESSORS PARCEL NO. 2827-029-005

DEPARTMENT: Parks Recreation and Community Services

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council:

1. Approve the purchase of 9 +/- acres of real property in the Newhall Pass area between the City-owned Wildwood Canyon and Gateway Ranch properties, Assessor's Parcel Number 2827-029-005 at a total cost of $170,000, which includes escrow, title, appraisal fees, due diligence costs, survey and trail improvements.

2. Appropriate $150,000 from the Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5201.004.

3. Appropriate $20,000 from the Open Space Preservation District Fund Balance (Fund 358) to Open Space Expenditure Account 12592-5201.008.

4. Authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.

BACKGROUND

In 2014, the property owner’s representative contacted staff inquiring about selling two parcels amounting to 34 +/- acres adjacent to City owned property for $762,500. At that time, the comparables in the area did not support the asking price, and a transaction was not completed.

In March 2016, City staff was again contacted by the representative for the property owners asking if the City might still be interested in acquiring the one remaining parcel of approximately 9 +/- acres for open space preservation. This parcel is considered an important piece, which links together the City’s Wildwood Canyon Open Space to the Gateway Ranch Open Space.
Acquisition of the subject property is critical to implementing a regional trail connection to City owned open space parcels in the Newhall Pass area.

The purchase price of the property is $130,000. Closing costs, which include escrow, title, appraisal fees, and due diligence costs are estimated at $20,000. Costs for survey and trail improvements are estimated at $20,000, for a total cost and appropriation of $170,000.

This acquisition is in compliance with the mission of the Open Space Preservation District. It has been reviewed pursuant to the California Environmental Quality Act (CEQA) and is exempt under CEQA guidelines Section 15313, Class 13, as an acquisition for conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space and existing natural conditions. Any subsequent or proposed changes in the use or condition of the property will be subject to CEQA guidelines.

**ALTERNATIVE ACTION**

1. Direct staff to cease purchase of the property.

2. Other action as determined by the City Council.

**FISCAL IMPACT**

The total costs associated with the property acquisition are estimated at $170,000.

**ATTACHMENTS**

Property Location Map (APN 2827-029-005)
This map is a user-generated static output from City of Santa Clarita GIS Online mapping website and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.

Attachment: Property Location Map (APN 2827-029-005) (1631 : PRESERVATION OF 9 +/- ACRES OF
CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Stripling

DATE: June 28, 2016

SUBJECT: RESOLUTION TO TRANSFER OWNERSHIP AND GRANT BOND ACT CONTRACTUAL OBLIGATIONS WITH STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION FOR PACIFIC CRESCENT PARK AND DAVID MARCH PARK FROM THE COUNTY OF LOS ANGELES TO THE CITY OF SANTA CLARITA

DEPARTMENT: Parks Recreation and Community Services

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council adopt a resolution to transfer ownership and grant bond act contractual obligations with the State of California Department of Parks and Recreation for Pacific Crest Park and David March Park from the County of Los Angeles to the City of Santa Clarita.

BACKGROUND

The State of California (State) Department of Parks and Recreation provided grant money to the County of Los Angeles (County) for certain park improvements during the initial construction of Pacific Crest Park and David March Park. All work associated with the grant funding was completed by the County to the satisfaction of the State Grant Compliance Officer. Due to land tenure requirements of the grants and the change in ownership of the parks from the County to the City of Santa Clarita (City) due to annexation, the State requires a resolution from the City committing to use the property for public recreation.

The land tenure requirement is based on the amount of grant funding received and began upon project completion. Grant amounts up to $100,000 require 10 year land tenure, while grants exceeding $100,000 require 20 year land tenure. Based on the grant amounts received, David March Park requires land tenure for only the developed portion of the park through March 2018, while Pacific Crest Park requires land tenure for the entire park through April 2028.

In order to be in compliance with the ownership and grant bond act obligations, it is necessary for the City to adopt a resolution committing to utilize both parks for public recreation purposes through the tenure dates listed.
ALTERNATIVE ACTION
Other action as determined by the City Council.

FISCAL IMPACT
There is no fiscal impact as a result of the recommended action.

ATTACHMENTS
Resolution
RESOLUTION NO. 16- ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, TRANSFERRING OWNERSHIP AND GRANT BOND ACT CONTRACTUAL OBLIGATIONS WITH STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION FOR THE PACIFIC CRESCENT PARK AND THE DAVID MARCH PARK FROM THE COUNTY OF LOS ANGELES TO THE CITY OF SANTA CLARITA

WHEREAS, the Pacific Crest and David March Parks are now within the jurisdictional boundaries of the City of Santa Clarita (City), the County of Los Angeles (County) requests and City agrees to the transfer of ownership of those parks from the County to the City; and

WHEREAS, the people of the State of California have enacted the Per Capita Block Grant Program which provide funds for the acquisition and development of neighborhood, community, and regional parks and recreation lands and facilities; and

WHEREAS, the California Department of Parks and Recreation (DPR) was delegated the responsibility for the administration of these grant programs, setting up necessary procedures; and

WHEREAS, the DPR recognizes the legal transfer of County’s rights and responsibilities to the City; and

WHEREAS, the City accepts the rights and responsibilities previously held by the County.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. Certifies that the City has reviewed, understands and agrees to the contract provisions in contract C2003589A.

SECTION 2. Appoints the Director of Parks, Recreation, and Community Services as agent to conduct all negotiations, execute and submit all documents.

SECTION 3. Certifies that the City has or will have sufficient funds to operate and maintain the following Project(s) under 2000 Resources Bond Act, Per Capita Contract C2003589A:

a) David March Park, Project: 00-19-326 until March 31, 2018.

b) Pacific Crest Park, Project: 00-19-265 until April 8, 2028.
SECTION 4. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE:__________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

______________________________
CITY CLERK
Agenda Item: 6

CITY OF SANTA CLARITA
AGENDA REPORT

CONSENT CALENDAR
CITY MANAGER APPROVAL: [Signature]

DATE: June 28, 2016
SUBJECT: 2015-16 CIRCULATION IMPROVEMENT PROGRAM AT THE INTERSECTION OF SOLEDAD CANYON ROAD AND BOUQUET CANYON ROAD, PROJECT C0046 - AWARD CONSTRUCTION CONTRACT
DEPARTMENT: Public Works
PRESENTER: Damon Letz

RECOMMENDED ACTION
City Council:

1. Approve the plans and specifications for the 2015-16 Circulation Improvement Program, Project C0046.

2. Award the construction contract to FS Contractors, Inc., in the amount of $156,830 and authorize a contingency in the amount of $23,495, for the total contract amount not to exceed $180,325.

3. Authorize the transfers of Transportation Development Act (TDA) Article 8 (233) project savings of $45,000 from the 2014-15 Sidewalk Repair Program expenditure account M0103233-5161.001 and $42,500 from Sand Canyon Via Princessa Guardrail expenditure account S3034233-5161.001 to the 2015-16 Circulation Improvement Program account C0046233-5161.001; and authorize the transfer of Landscape Maintenance District 2008-1 (357) project savings in the amount of $30,000 from the Sierra Highway Median Installation expenditure account B3005357-5161.001 to the 2015-16 Circulation Improvement Program account C0046357-5161.001.

4. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

BACKGROUND
The intersection of Soledad Canyon Road and Bouquet Canyon Road is one of the busiest in the
City of Santa Clarita (City) with an estimated 89,000 motorists that travel daily through this corridor. During peak hours, traffic volumes can exceed the intersection capacity, causing delays for motorists turning left onto southbound Bouquet Canyon Road from westbound Soledad Canyon Road. During these periods, adjustments to the signal timing have little or no effect on traffic flow. To improve traffic flow, staff determined that by modifying the existing median to extend the westbound left-turn pocket on Soledad Canyon Road, additional motorists will have an improved opportunity to access the left-turn pocket when there is congestion at this intersection.

The project scope will extend the westbound left-turn pocket to increase capacity by reducing the existing raised median and modifying the signage and striping. It will also modify the landscaping, which will adhere to the City's current design standards for landscaped medians and water conservation.

This project supports the Sustaining Public Infrastructure theme of the City's five-year strategic plan, Santa Clarita 2020. It is one part of an overall program to improve traffic circulation and community beautification.

An invitation to bid was published on February 27, March 2, and March 5, 2016, and posted on the City’s website. Only two bids were submitted to the City and opened by Purchasing on March 29, 2016. Both bids exceeded the engineer’s estimate and were rejected. Bidders were notified of the rejected bids. Staff reevaluated the plans and specifications and revised the plans and bid schedule. An invitation to bid was republished May 5, 2016. The results of the bids are below:

<table>
<thead>
<tr>
<th>Company</th>
<th>Location</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FS Contractors, Inc.</td>
<td>Sylmar, CA</td>
<td>$156,830.00</td>
</tr>
<tr>
<td>R.C. Becker and Son</td>
<td>Santa Clarita, CA</td>
<td>$308,600.00</td>
</tr>
</tbody>
</table>

Staff recommends the project be awarded to FS Contractors, Inc., the lowest responsible bidder. FS Contractors, Inc., possesses a valid state contractor’s license and is in good standing with the Contractors State License Board. The contractor's bid has been reviewed for accuracy and conformance to the contract documents and was found to be complete.

The construction contingency requested will cover costs for unforeseen site conditions uncovered during the median and street excavation, conflicts with unknown utilities, potential removal of unsuitable soil, traffic control modifications that may be required, and change orders made by the contractor.

The existing budget of $102,500 with the additional requested funding creates a budget of $220,000, which allows for award of the construction contract and contingency totaling $180,325. The balance of $39,675 will provide for staff time for project management, public works inspection, environmental monitoring, Landscape Maintenance District inspection, labor compliance, soils testing, and miscellaneous project administrative costs.
ALTERNATIVE ACTION

Other action as determined by the City Council.

FISCAL IMPACT

General Capital Project funds (601) of $102,500 are currently appropriated in expenditure account C0046601-5161.001. The requested transfers of Transportation Development Act Article 8 (233) project savings of $45,000 from account M0103233-5161.001 and $42,500 from account S3034233-5161.001 to expenditure account C0046233-5161.001; and the transfer of Landscape Maintenance District 2008-1 (357) savings of $30,000 from B3005357-5161.001 to account C0046357-5161.001 create a total project budget of $220,000. This amount will provide for project management, public works inspection, environmental monitoring, Landscape Maintenance District inspection, labor compliance, soils testing, and miscellaneous project costs.

ATTACHMENTS

Location Map
Bid Proposal for FS Contractors, Inc. (available in the City Clerk's Reading File)
Project Plans (available in the City Clerk's Reading File)
Project Specifications (available in the City Clerk's Reading File)
Aerial photo is a proprietary dataset provided courtesy of the Los Angeles Region Imagery Consortium, LLC and Sanborn Map Company, Inc. 2014. Map reproduced with permission granted by Thomas Bros. Maps (Copyright 2015). The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions. Map prepared by: City of Santa Clarita GIS Division.
CITY OF SANTA CLARITA
AGENDA REPORT

CONSENT CALENDAR

CITY MANAGER APPROVAL:  

DATE: June 28, 2016

SUBJECT: SECOND READING OF AN ORDINANCE TO CHANGE THE ZONING OF THE HENRY MAYO NEWHALL HOSPITAL CAMPUS FROM PUBLIC/INSTITUTIONAL TO SPECIFIC PLAN

DEPARTMENT: Community Development

PRESENTER: Patrick Leclair

RECOMMENDED ACTION

City Council conduct second reading and adopt an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, CHANGING THE ZONING DESIGNATION OF THE HENRY MAYOR NEWHALL HOSPITAL CAMPUS FROM PUBLIC/INSTITUTIONAL TO SPECIFIC PLAN AND APPROVING AN AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT.

BACKGROUND

At the June 14, 2016, regular City Council meeting, the City Council considered Master Case 16-007 to allow for the creation of a Specific Plan for Henry Mayo Newhall Hospital (HMNH).

The City Council voted to approve a resolution to: 1) change the General Plan designation for the HMNH campus from Public/Institutional (PI) to Specific Plan (SP); 2) approve the proposed HMNH Specific Plan; 3) amend the 2008 HMNH Master Plan and Development Agreement to be consistent with the HMNH Specific Plan; and 4) adopt the addendum to the Certified Final Environmental Impact Report prepared for the project. An ordinance to change the zoning designation of the HMNH campus from PI to SP was introduced and passed to second reading at the City Council meeting of June 28, 2016.

ALTERNATIVE ACTION

Other action as determined by the City Council.
FISCAL IMPACT

There are no direct fiscal impacts anticipated with this project.

ATTACHMENTS

Ordinance
ORDINANCE NO. _______

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, CHANGING THE ZONING DESIGNATION OF THE HENRY MAYO NEWHALL HOSPITAL CAMPUS FROM PUBLIC/INSTITUTIONAL TO SPECIFIC PLAN, AND APPROVING AN AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT”

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

a. On November 19, 2008, the City Council adopted Resolution 08-101, certifying the Final Environmental Impact Report (FEIR) prepared for Master Case 04-325 (SCH#2004111149) for the Henry Mayo Newhall Hospital (HMNH) Master Plan project. The certified FEIR evaluated the development of the Master Plan, which included an increase of existing square footage of the hospital campus from 340,071 square feet to 667,434 square feet, a 327,363 net square-foot increase that incorporated a new Inpatient Building, three (3) new Medical Office Buildings (MOB), a Central Plant, four (4) new Parking Structures (PS), along with other campus amenities and site improvements.

b. On November 19, 2008, the City Council adopted Resolution 08-102, which approved Master Plan 04-022 of Master Case 04-325 for the project described above.

c. On November 19, 2008, the City Council introduced Ordinance 08-17 for the approval of Development Agreement 06-001 to allow for a 15-year build-out of the Master Plan. The second reading and adoption of Ordinance 08-17 occurred on December 9, 2008.

d. Since the approval of the Master Plan, MOB1, PS1, PS4, and their associated infrastructure improvements have been built and completed. In addition, HMNH obligations required under the Development Agreement have been completed, including: 1) $250,000 to the City for a future Transitional Care Unit (TCU); 2) $500,000 payment to the City for the future McBean Parkway realignment improvements; 3) right-of-way dedications for the realignment of McBean Parkway; 4) community amenities, including an increase in the Intensive Care Unit beds to 18, the creation of a Neonatal Intensive Care Unit, and a cardiac operating suite with a post-surgical care facility; and 5) a new expanded campus educational and training facility.

e. On April 20, 2015, HMNH filed an application (Master Case 15-077) for a revision to the approved 2008 HMNH Master Plan and Development Agreement to allow for an expansion to the Inpatient Building. The project was agendized for the July 21, 2015, Planning Commission meeting. Following the notices being made for the project, an alternative process was identified, and the project was withdrawn by the applicant prior to the Planning Commission meeting.

f. On January 21, 2016, HMNH and HCN G&L Valencia, LLC, filed an application (Master Case 16-007) requesting a Zone Change and General Plan Amendment to change the zoning and General Plan land use designation from Public/Institutional (PI) to Specific Plan (SP),
along with the approval of a Specific Plan for the HMNH campus, and amendments to the
approved 2008 HMNH Master Plan and Development Agreement. Amendments to the 2008
HMNH Master Plan and Development Agreement proposed under the Specific Plan include:
1) the increase of the Inpatient Building by 36,966 square feet to accommodate revisions to
the California Building Standards Code; 2) a reduction in the Central Plant by 6,400 square
feet by relocating services within the Inpatient Building; 3) the addition of an additional
Caesarian Section operating room to accommodate the demands of the Women’s Services
Unit; and 4) the relocation of the approved Helipad from the front portion of the Inpatient
Building to the rear portion of the Inpatient Building to provide direct elevator access between
the Helipad and the Emergency Room, in compliance with mandatory airport obstruction
clearance criteria.

g. The application was deemed complete on February 20, 2016.

h. An Addendum to the certified FEIR (Addendum) for Master Case 04-325 was prepared for
Master Case 16-007, in accordance with Section 15164 of the California Environmental
Quality Act, and adopted by separate resolution of the City Council on June 14, 2016.

i. The HMNH campus is currently zoned PI, with neighboring zoning consisting of Open Space
(OS), Urban Residential 2 (UR2), Urban Residential 1 (UR1), and PI.

j. Land uses surrounding the existing HMNH campus include established single-family
residential neighborhoods, a church, and additional medical care facilities along McBean
Parkway, a major highway in the City’s Circulation Element.

k. The Planning Commission held a duly noticed public hearing on this project commencing on
May 3, 2016. At the close of the public hearing, the Planning Commission recommended the
adoption of the Addendum and unanimously recommended that the City Council approve
Master Case 16-007 for the HMNH Specific Plan.

l. The City Council held a duly noticed public hearing on Master Case 16-007 on June 14, 2016.
At the close of the public hearing, the City Council adopted a resolution to adopt the
Addendum prepared for Master Case 16-007, approving Master Case 16-007 consisting of the
General Plan Amendment to change the General Plan land use designation on the project site
from PI to SP, approving the HMNH Specific Plan, and approving of the amendments to the
2008 HMNH Master Plan.

m. In addition, at the June 14, 2016, City Council meeting, the City Council introduced and
passed to second reading on June 28, 2016, an ordinance to change the zoning designation on
the project site from PI to SP and approve the amendments to the 2008 HMNH Development
Agreement.

n. The documents and other materials which constitute the record of proceedings upon which the
decision of the City Council is based in this matter are on file within the Department of
Community Development and are in the custody of the Director of Community Development.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based on
the foregoing facts and findings, the City Council finds as follows:
An Addendum was prepared for Master Case 16-007, including the Zone Change to change the zoning designation on the project site from PI to SP. The Addendum was reviewed and approved by resolution by the City Council at their June 14, 2016 meeting.

SECTION 3. GENERAL FINDINGS FOR ZONE CHANGE AND AN AMENDMENT TO THE 2008 HENRY MAYO NEWHALL HOSPITAL DEVELOPMENT AGREEMENT. Based upon the foregoing facts and findings, the City Council finds as follows:

a. The proposal is consistent with the General Plan;

The proposed Zone Change and amendments to the 2008 HMNH Development Agreement will be consistent with the General Plan as the SP zoning designation would allow for the historical use of the property to continue in accordance with the provisions of the HMNH Specific Plan, as well as the amendment to 2008 HMNH Master Plan approved by the City Council by separate resolution. Appendix C of the HMNH Specific Plan details the consistency of the proposed project with the General Plan, including a detailed discussion of the provisions of various elements of the General Plan, including the Land Use Element, Circulation Element, Noise Element, Open Space and Conservation Element, and Safety Element. Therefore, with the approval of the Zone Change as shown in Exhibit A to the Ordinance, the project will be consistent with the General Plan and the HMNH Specific Plan.

b. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of this code;

The change of the HMNH campus from PI zone to SP zone makes the zoning consistent with the development of the HMNH campus as allowed under the approved HMNH Specific Plan, as well as the amendment to the 2008 HMNH Development Agreement approved by the City Council. With the approval of the HMNH Specific Plan, the project will comply with the zoning and codes in place on the project site.

c. The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and

The creation of the HMNH Specific Plan, along with the associated modifications to the 2008 HMNH Development Agreement, would allow for up to 36,966 square feet of additional building area in the Inpatient Building and a reduction in the previously approved Central Plant by up to 6,400 square feet of building area. The total addition to the building area approved under the 2008 HMNH Master Plan on the project site would be 30,566 square feet and would provide much needed services to the community. The additional building area is for compliance with the newly adopted California Building Standards Code for all hospitals in California, along with an additional Cesarian Section operating room to provide additional services to the Women’s Services Unit. The majority of the increase in building area will be limited to the basement and the first and second floors (35,147 square feet). These improvements are for the benefit of the community and will not create a hazard or be detrimental to the surrounding community. Changing the zoning of the project site to SP will allow for the implementation of the improvements discussed above, and is not anticipated to be hazardous or detrimental to the surrounding community.
The proposal is physically suitable for the site. The factors related to the proposal’s physical suitability for the site shall include, but are not limited to, the following:

1. The design, location, shape, size, and operating characteristics are suitable for the proposed use;

2. The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;

3. Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and

4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.

Changing the zoning of the project site to SP will allow for the implementation of the HMNH Specific Plan, as well as the modifications to the 2008 HMNH Master Plan and Development Agreement. The improvements permitted under the HMNH Specific Plan include the expansion to the Inpatient Building on a portion of the site previously approved for development of the Inpatient Building. Further, the project will use the existing infrastructure in accordance with the approval of the 2008 HMNH Master Plan and will only require minor grading for the expansion areas. All parking required to facilitate the Inpatient Building has been built as prescribed in the 2008 HMNH Master Plan, and all site access requirements have been constructed. Further, the HMNH Specific Plan and revised 2008 HMNH Master Plan and Development Agreement project is located within an area of the City that has been developed, and is connected with City services, including Fire and Sheriff protection, and is further connected to all necessary utilities to accommodate the proposed amendments to the 2008 HMNH Master Plan and Development Agreement. Therefore, the project site will be able to accommodate the development facilitated by the proposed Zone Change to SP.

SECTION 4. ADDITIONAL FINDINGS FOR A MODIFICATION TO A DEVELOPMENT AGREEMENT. Based on the foregoing facts and findings for revisions to Development Agreement 06-001, the City Council finds as follows:

a. The proposed development agreement complies with City zoning, subdivision, and other applicable ordinances and regulations;

The modification to Development Agreement 06-001 containing the addition of 36,966 square feet to the Inpatient Building, the reduction of 6,400 square feet to the Central Plant facility, and relocation of the Helipad, is in conformance with all applicable ordinances and regulations as indicated in Section 3 above.

b. The proposed Development Agreement provides for clear and substantial public benefit to the City and/or residents along with a schedule for the benefit; and

The proposed HMNH Specific Plan and associated modifications do not reduce any of the clear and substantial benefits that were cited by the City Council in approving Development Agreement 06-001. The additional hospital square footage, including the additional operating room dedicated for Cesarean Section births, is considered an additional level of public benefit.
c. Any Development Agreement that contains a subdivision shall comply with the provisions of Government Code Section 66473.7.

The proposed modifications to Development Agreement 06-001 do not contain a subdivision of land.

SECTION 5. The City Council hereby approves this Ordinance to allow for a Zone Change for the HMNH Specific Plan as described herein and shown on the attached Exhibit A, as well as approving the amendments to the 2008 HMNH Development Agreement as shown in Appendix B of the HMNH Specific Plan.

SECTION 6. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED this_____ day of ___________, 2016.

________________________________________
MAYOR

ATTEST:

________________________________________
CITY CLERK

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Ordinance No. _____ was regularly introduced and placed upon its first reading at the regular meeting of the City Council on the ____ day of ___________, 2016. That thereafter, said Ordinance was duly passed and adopted at the regular meeting of the City Council on the _____ day of ___________, 2016 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

________________________________________
CITY CLERK
CITY OF SANTA CLARITA
AGENDA REPORT

CONSENT CALENDAR
CITY MANAGER APPROVAL:

DATE: June 28, 2016
SUBJECT: DARK FIBER LEASE AGREEMENT WITH WILCON
DEPARTMENT: Administrative Services
PRESENTER: Benny Ives

RECOMMENDED ACTION

City Council:

1. Approve a ten-year contract with three successive periods of five years each at Wilcon’s option, allowing Wilcon to lease City dark fiber that will generate initial estimated annual revenues for the City of Santa Clarita (City) in the amount of $72,256.

2. Authorize the City Manager or designee to execute all contracts and associated documents, subject to City Attorney approval.

BACKGROUND

The City maintains a fiber optic (fiber) network that travels under most of the major roadways throughout the City. This network has been incrementally constructed over the past ten years. Much of the fiber cabling consists of 96 individual strands of fiber, of which many are used for City operations. Any unused strands are referred to as dark fiber. Fiber is presently the fastest medium for transmitting data.

The original purpose for the fiber network was to interconnect and manage all traffic signals and traffic cameras in the City from the Traffic Operation Center at City Hall. However, over the years, the reliability, performance, cost savings, and abundance of dark fiber allowed the City to interconnect its major facilities as well, including City Hall, Transit Maintenance Facility, Corporate Yard, Sports Complex, Central Park, and the Santa Clarita Public Libraries. By doing so, the City streamlined key operations that service the public every day including recreation services, transit services, building and safety services, records management, library services, and online and voice communications. It has also allowed the City to establish a robust disaster recovery and business continuity strategy for its data centers.
In 2011, City staff was approached by Freedom Telecommunications, Inc. (FTI), a dark fiber supplier, to lease City dark fiber to close a gap in its private fiber network that traversed Santa Clarita on its way to connect the Antelope Valley to various locations in Southern California. Ultimately, the City and FTI agreed to a short-term “proof-of-concept” contract that the City Council approved at its July 10, 2012, meeting.

Since the initial agreement was executed, the City has received revenues of $113,653.80, in-kind Internet service of $67,200, and in-kind construction valued at $102,821 for expansion of the City’s fiber infrastructure. Indirectly, City residents also benefited from the contract because FTI used the dark fiber it leased from the City to enhance the capacity and performance of cellular service provided by cellular carriers in Santa Clarita.

In October 2013, FTI was acquired by Wilcon, a premier West Coast provider of fiber optic and data center infrastructure. As a result of this sale, all parties agreed a new contract with Wilcon was more appropriate.

Finalizing a new agreement will promote two of the City Council’s Santa Clarita 2020 goals: 1) Establish a revenue-generating program that utilizes existing fiber infrastructure to leverage resources and potentially promote greater bandwidth access to the Community, and 2) Work with the Economic Development Corporation to provide recommendations and strategies on how to ensure high-speed Internet access to business parks. This dark fiber lease agreement has the potential to introduce new Internet service providers, including Wilcon, who have an interest in servicing the business communities in Santa Clarita.

Furthermore, the original fiber lease agreement proved to be successful; the lease of dark fiber brought additional revenue to the City while not impacting the operation of the City’s fiber optic network.

Highlights of the Dark Fiber Lease Agreement

- Initial anticipated annual revenues of $72,256 based on $840 per year per fiber mile.
- Annual fiber lease rate adjustment based on CPI for the Los Angeles area.
- Initial anticipated lease of 86.02 total fiber miles.
- City maintains control and ownership of all fiber at all times.
- Lease of dark fiber is not exclusive to Wilcon.
- City may opt out of the contract without cause after ten (10) years.

ALTERNATIVE ACTIONS

1) Do not approve contract with Wilcon.

2) Other action as determined by the City Council.
FISCAL IMPACT

An increase in estimated revenues for the upcoming fiscal year is forecasted to be $72,256. However, this amount can fluctuate, dependent upon the total fiber miles leased by Wilcon.

ATTACHMENTS

Wilcon and City Dark Fiber Lease Agreement
DARK FIBER LEASE AGREEMENT BETWEEN
THE CITY OF SANTA CLARITA AND
FREEDOM TELECOMMUNICATIONS, LLC DBA WILCON

This dark fiber lease agreement ("Agreement") is made and executed this ____ day of June, 2016 ("Effective Date") between the CITY OF SANTA CLARITA, a municipal corporation ("City"), and Freedom Telecommunications LLC, a Delaware limited liability company doing business as Wilcon ("Wilcon").

RECITALS:

A. City has constructed and continues to augment and enhance within the City of Santa Clarita an optical fiber backbone network ("Fiber Optic Network") to facilitate the provision of high-speed, state-of-the-art telecommunications services by prospective users in both the public and private sectors.

B. City desires to provide to Wilcon exclusive rights of use in and to certain strands of dark fiber optic cable ("Dark Fiber"), which are defined as unused fiber optic strands in various portions of the City’s Fiber Optic Network, upon the terms and conditions set forth below.

C. City and Wilcon desire to enter into this Agreement to set forth their mutual understanding and agreement for Wilcon’s use of Dark Fiber in City’s Fiber Optic Network.

THE PARTIES AGREE AS FOLLOWS:

1. CONVEYANCE OF LEASE

   A. Conveyance. City hereby grants to Wilcon a lease ("Lease") to use the number of strands of Dark Fiber along specified routes in the Fiber Optic Network between the two demarcation points ("Assigned Fibers") set forth in the Dark Fiber Addendum attached hereto as Exhibit A. As used in this Agreement, the term “demarcation points” shall be defined as the connection points between City-owned dark fiber and Wilcon-owned fiber optic cable or peripheral equipment.

   B. Route Orders. Wilcon may request additional Assigned Fibers subject to City’s sole discretion and the mutual execution and delivery of a Route Order substantially in the form attached hereto as Exhibit B ("Route Order"). Each Route Order shall identify the route, specify the number of Assigned Fibers, and total mileage of the Route Order. Each Route Order shall incorporate the terms and conditions of this Agreement.

2. USE OF PROPERTY

   Wilcon may, during the term of this Agreement, use the Assigned Fibers, as set forth in Section 1(A) above or obtained under Section 1(B) above, for any lawful purpose. Wilcon will use the Assigned Fibers in compliance with all applicable government statutes, codes, ordinances, laws, regulations, and orders of every kind and description ("Laws").
3. INSTALLATION OF WILCON’S SYSTEM

A. Network Integrity. The parties expressly acknowledge and agree that, in order to protect and maintain the integrity of the City’s Fiber Optic Network, the City will plan check, permit, and oversee the installation of all aspects of Wilcon’s interconnection to the City’s Fiber Optic Network.

B. Access. Upon the Effective Date of this Agreement, City grants to Wilcon a right of entry to City’s premises to install Wilcon’s fiber optic cable network and interconnection facilities (“System”). Wilcon’s exercise of this right of entry is subject to such advance notification as may be mutually agreed upon by the parties hereto. Wilcon System will be connected to Assigned Fiber via spliced conduit in locations set forth in the applicable Route Order.

C. Permits. Prior to the start of work, Wilcon is responsible for acquiring all permits, inclusive of encroachment permits and other agency permits, associated with this Agreement or any interconnect plan as required by City, and must pay any and all fees associated with such permits prior to any work being performed. Wilcon shall not proceed with any work without a permit from the City. All fees will be according to the most current Development Services Fees schedule.

D. Design and Construction Fiber Integration. Any or all fiber integration and fiber splicing, including all necessary permitting and payment of inspection-related costs, must be completed by Wilcon or subcontractor(s) in possession of a C-10 license in good standing with the State of California and in possession of all necessary permits, licenses, inspections, certificates, or authorizations required by any governing body or entity. A City representative shall be present at the time of the fiber integration work and shall be notified ten (10) days prior to any work.

4. ACCEPTANCE

A. Fiber Acceptance Testing. Prior to acceptance, Wilcon shall test the Assigned Fibers in accordance with procedures attached hereto as Exhibit C (“Fiber Splicing and Testing Standards, Specifications, and Procedures (FSTSSP)”) to verify the Assigned Fibers are installed and operating in accordance with specifications described in FSTSSP. Wilcon shall provide City at least fifteen (15) days advance notice of the date and time of final end-to-end testing for a Route Order. City shall have the opportunity to have a person or persons present to participate in and observe Wilcon’s final end-to-end testing. Within fifteen (15) days following the conclusion of final end-to-end testing, Wilcon shall provide City with certified test results as set forth in FSTSSP. “Acceptance Date” shall be deemed to occur upon written acceptance by City confirming Assigned Fibers meet FSTSSP.

B. Acceptance Date Obligations. As of the Acceptance Date for each Route Order, City shall have obtained all rights, agreements, authorizations, easements, leases, fee interests, or agreements that provide for the occupancy of the associated route of real property or fixtures (such as conduit, bridges, river crossings, or transmission towers) on which the route of the Assigned Fibers is located. In the event City does not own a portion of the Assigned Fibers, City shall have obtained (by IRU agreement, lease, or otherwise) the right to occupy the real property or fixtures along any portion of the route it does not own. The rights City is required to obtain
pursuant to this Section 4(B) are referred to as ("**Required Right**") City shall maintain the Required Right throughout the Initial Term and any extension thereof.

C. **Provision of As-Built Drawings.** Solely as it pertains to Route Orders that may be entered into following the Effective Date, unless otherwise stated in each Route Order, within fifteen (15) days after the Acceptance Date for each Route Order, Wilcon will provide City with engineered as-built drawings.

5. **TERM**

A. **Agreement.** The term of this Agreement shall commence on the Effective Date and, except as otherwise provided in this Agreement, shall continue in effect for a period of ten (10) years (the **"Initial Term"**). Wilcon may extend the term of this Agreement, subject to Termination as stated in Section 6, on the same terms and conditions as in effect just before the then-current end of the term, for up to three (3) successive periods of five (5) years ("**Additional Term**") each by providing written notice to City no later than one hundred eighty (180) days before the then-current end of the term unless and until terminated pursuant to the terms of this Agreement. If all of these extensions are exercised, this Agreement will end on Dec 31, 2041.

B. **Route Orders.** Notwithstanding the foregoing, the term of a Route Order shall begin on the Acceptance Date for such Route Order. The term of a Route Order will continue until the expiration of this Agreement.

6. **TERMINATION**

A. **For Cause:** This Agreement may be terminated without further liability on ninety (90) days’ prior written notice in the event either party fails to perform the material obligations set forth in this Agreement or fails to maintain any license, permit, or other approval necessary for the construction, use, or operation of the Assigned Fibers; provided that the non-defaulting party must provide written notice of such default including reasonable detail of the default, and thirty (30) days to cure the default. Upon the failure by the defaulting party to cure any such default, the non-defaulting party may do any or all of the following:

(i) Terminate this Agreement and any Route Orders immediately upon written notice of its desire to terminate;

(ii) Perform or cause to be performed such unfulfilled material obligations of the defaulting party. The defaulting party shall reimburse the non-defaulting party of the reasonable cost thereof, within thirty (30) days after delivery to the defaulting party of written receipts reflecting the costs and evidencing the fulfillment of such obligations; and/or

(iii) Pursue any legal remedies it may have under this Agreement, as well as applicable law or principles of equity, subject to the limitations set forth in this Agreement.

B. **Without Cause:** This Agreement, and/or portions of particular Route Orders may be terminated without cause as follows:

(i) **By Wilcon:** Notwithstanding anything in this Agreement to the contrary, in the event that Wilcon overbuilds along any Assigned Fiber route or otherwise acquires operational or ownership rights in another network that Wilcon may utilize to fulfill its
operational requirements, Wilcon may terminate all or any portion (i.e., segments) of any Route Order at any time upon one hundred twenty (120) days’ prior written notice to City. In the event that Wilcon exercises its right of early termination under this Paragraph, Wilcon shall pay all Lease Fees (as defined below) due through the date of termination for the terminated Route Order or any portion (it seeks to terminate) of the applicable Route Order with no further liability except as otherwise provided for in this Agreement. In addition, Wilcon will return all Assigned Fibers to a satisfactory condition and remove any Wilcon insignia used to identify Assigned Fibers.

(ii) By City: Notwithstanding anything in this Agreement to the contrary, the City may terminate all or any portion (i.e., segments) of any Route Order at any time (i) upon one hundred twenty (120) days’ prior written notice to Wilcon in the event it becomes technologically, or legally infeasible in City’s commercially reasonable judgment to maintain such Route Order; or (ii) at any time without restriction during the Additional Terms upon one hundred eighty (180) days’ notice.

7. PRICING AND PAYMENT TERMS

A. Fiber Pricing. During the Initial Term, the monthly recurring charge (“MRC”) for fiber segments leased under this Agreement and applicable Route Orders shall be $70/Fiber Mile/Month. With respect to the Assigned Fibers leased by Wilcon, which is identified in Exhibit A hereto, beginning on the second year anniversary of the Effective Date of this Agreement and every year thereafter, the MRC shall be adjusted by the annual percent change for the Consumer Price Index-All Urban Consumers (“CPI-U”) for the Los Angeles-Riverside-Orange County area based on April every year. Notwithstanding the foregoing, if CPI-U is negative in any given year, the MRC shall not be reduced. However, City grants Wilcon’s request to prepay the CPI-U for Year 2 through Year 5, attached hereto as Exhibit D (“Calculation of Prepay CPI-U”), according to a fixed rate of 1.5% per annum for the total fiber miles identified in Exhibit A. In recognition of the Parties agreement to establishing a fixed rate for the pre-payment of CPI-U, such prepayment shall be non-refundable and due within thirty (30) days of the Effective Date of this Agreement.

B. “Payment Terms.” Wilcon will pay City the MRC and non-recurring fees, if any, that are specified in the applicable Route Order and Dark Fiber Addendum (collectively, the “Lease Fees”) for the applicable term of this Agreement, subject to Section 6. Non-recurring fees are due and payable within thirty (30) days of the execution and delivery of the Route Order. The first month’s recurring Lease Fees are due and payable on the 30th day after the Acceptance Date of a Route Order. All subsequent monthly recurring Lease Fees for a Route Order or Dark Fiber Addendum are due and payable in advance on the first of each month. Failure to make payment per the Payment Terms defined, shall result in a 1.5% late fee. Penalty and bank charges will also be assessed for any payments returned by the bank.

8. TAXES AND ASSESSMENTS

Wilcon shall pay all possessory interest taxes and other taxes, fees, and assessments attributable to Wilcon’s use of the Assigned Fiber.
9. ACTIVATION

Wilcon has sole responsibility for the activation of the Assigned Fiber and interconnection facilities and payment of all utilities that are required for such operation.

10. REPAIR AND MAINTENANCE

A. If any portion of the Assigned Fibers is damaged during Wilcon or the City’s use, it is Wilcon’s responsibility to repair and restore the Assigned Fibers at no cost to the City.

B. If any emergency or unscheduled repairs to City’s Fiber Optic Network utilized by Wilcon are determined to be attributable to the fault of Wilcon, or of its employees or agents, Wilcon shall repair or pay all such repair costs incurred by Wilcon or the City.

C. City shall provide to Wilcon, its employees, agents, contractors, and subcontractors, access to its premises to the extent required to inspect, maintain, and repair the Assigned Fiber and interconnection facilities located within the City’s right-of-way provided that Wilcon shall avoid performing maintenance between 0600-2000 local time, unless otherwise approved in advance by the City. The preceding sentence does not apply to restoration of continuity to a severed or partially severed fiber optic cable or correction of any potential jeopardy conditions. Wilcon shall provide City with written notice of all non-emergency planned maintenance no later than fourteen (14) business days prior to performing maintenance.

D. City shall provide Wilcon at least fourteen (14) business day’s prior written notice of any preventative, routine, or scheduled maintenance by City on any fiber optic cable and/or conduit/innerduct that may contain Assigned Fibers. City shall avoid performing maintenance between 0600 – 2000 local time.

E. City shall contact Wilcon in the event of accidental or unscheduled service disruption to coordinate emergency repair work and/or to inform Wilcon of the nature, extent, and expected duration of that work. At no time shall the City reimburse or credit Wilcon for any downtime or loss of revenue caused by City’s planned or unplanned maintenance related to fiber construction or relocation.

11. RELOCATION OF CITY’S FIBER OPTIC NETWORK

A. Should all or any portion of the City’s Fiber Optic Network be relocated during the term of this Agreement, in all circumstances Wilcon shall be responsible for relocating Wilcon’s interconnected facilities used in connection with the use of the Assigned Fibers. City will be responsible for all costs to relocate City’s Fiber Optic Network (and therefore any Assigned Fibers).

B. In all non-emergency situations, City will give Wilcon a minimum of sixty (60) days’ notice of City’s intention to relocate its Fiber Optic Network.

12. TITLE TO THE FIBER OPTIC NETWORK

Wilcon acknowledges and agrees that title to City’s Fiber Optic Network, including the Assigned Fiber and associated City-owned interconnection facilities, will at all times remain
exclusively with the City. Wilcon shall assert no adverse claim to such title. Any and all fibers, cables, conduits, pullboxes, and related infrastructure constructed/installed by Wilcon as set forth in Section 3 will be owned by the City. At City’s discretion, Wilcon may be reimbursed for the said construction costs.

13. ASSIGNMENT

Wilcon will not be permitted to assign this Agreement or any interest therein without the prior written consent of City. Notwithstanding the foregoing, Wilcon shall have the right, without the City’s consent, but with prior written notice to the City, to assign or otherwise transfer this Agreement and any Route Order hereunder (i) as collateral to any institutional lender of Wilcon subject to the prior rights and obligations of Wilcon hereunder; and (ii) to any affiliate of Wilcon, or to any entity into which Wilcon may be merged or consolidated or which purchases all or substantially all of the assets of Wilcon.

14. INDEMNIFICATION

Wilcon agrees to and shall defend, indemnify, and hold City, its officers, agents, employees, and representatives harmless from all suits and causes of action, claims, charges, damages, demands, judgments, civil fines, and penalties or losses of any kind or nature whatsoever, arising out of this Agreement for all claims of any kind including without limitation, for damage or claims for damage for personal injury, including death, and claims for property damage which may arise directly or indirectly from this Agreement or damage to Wilcon’s fiber optic lines and cables, except and to the extent caused by City’s willful misconduct or criminal acts.

This indemnity and obligation to hold harmless shall apply regardless of whether or not City prepared, supplied, or approved plans or specifications or inspected any of the work or improvements installed and constructed pursuant to this Agreement. Specifically, Wilcon agrees to defend, indemnify, and hold harmless City and its officers, agents, employees, and representatives from the following damages or claims for damages, including any damages or claims for damages resulting from: (1) any damage or claims for damage to Wilcon’s fiber optic lines and/or cables caused by any excavation or work performed by City at or near the location of Wilcon’s facilities, (2) any indirect, special, punitive, or consequential damages (including, but not limited to, any claim for loss of services or loss of revenue) to Wilcon, or any other person arising from any damage to Wilcon’s fiber optic lines and/or cables; and, (3) any damage or claims for damages resulting from damage to Wilcon’s fiber optic lines and/or cables caused by third persons.

In no event shall City be liable, under any theory, to Wilcon for any damage to Wilcon’s fiber optic lines and/or cables caused by any excavation or work performed by City at or near the location of Wilcon’s facilities except and to the extent caused by City’s willful misconduct or criminal acts. City shall not be liable, under any theory, to Wilcon for any indirect, special punitive, or consequential damages (including, but not limited to, any claim for loss of services) nor shall City be liable, under any theory, for damage to the fiber optic lines and/or cables caused by any other persons. The provisions of this section shall survive the termination of this Agreement.

15. INSURANCE

A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, Wilcon will procure and maintain the following types of insurance with
coverage limits complying, at a minimum, with the limits set forth below:

<table>
<thead>
<tr>
<th>Type of Insurance</th>
<th>Limits (Combined Single)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial General Liability</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Workers Compensation</td>
<td>Statutory limits</td>
</tr>
</tbody>
</table>

B. Commercial general liability insurance will meet or exceed the requirements of the most current ISO Forms. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name City, its officials, and employees as “additional insureds” under said insurance coverage and to state that such insurance will be deemed “primary” such that any other insurance that may be carried by City will be excess thereto. Such insurance will be on an “occurrence,” not a “claims made,” basis and will not be cancelable except upon thirty (30) days’ prior written notice to City, except for nonpayment of premiums which may be cancelable upon ten (10) days’ notice.

C. Wilcon will furnish to City duly authenticated Certificates of Insurance and Endorsements evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies on an annual basis and as may be reasonably required by City from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of “A: VII.” Certificate(s) must reflect that the insurer will provide thirty (30) days’ notice of any cancellation of coverage. Wilcon will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word “endeavor” with regard to any notice provisions.

D. Should Wilcon, for any reason, fail to obtain and maintain the insurance required by this Agreement, City may obtain such coverage at Wilcon’s expense and deduct the cost of such insurance from payments due to Wilcon under this Agreement or terminate. In the alternative, should Wilcon fail to meet any of the insurance requirements under this Agreement, City may cancel the Agreement immediately with no penalty.

E. Should Wilcon’s insurance required by this Agreement be cancelled at any point prior to expiration of the policy, Wilcon must notify City within 24 hours of receipt of notice of cancellation. Furthermore, Wilcon must obtain replacement coverage that meets all contractual requirements within ten (10) days of the prior insurer’s issuance of notice of cancellation. Wilcon must ensure that there is no lapse in coverage.

16. WAIVER OF DAMAGES

In no event will a party be liable to the other party for any direct, consequential, incidental, indirect, liquidated, or special damages, or for lost revenues, lost profits, or inconvenience incurred by a party, attributable to or arising out of the performance or nonperformance of any provisions of this Agreement, even if the party seeking to impose liability has informed the other party of the possibility of those damages.

17. FORCE MAJEURE

If either City or Wilcon is delayed in or prevented from the performance of any act required under this Agreement by reason of acts of God, governmental restrictions, regulations,
or controls, or by any other cause that is without fault and beyond the control of the party obligated (excluding financial incapacity), then the performance of that act will be excused for the period of the delay, and the period for the performance of that act will be extended for a period equivalent to the period of that delay; provided, however, that the party claiming such delay notifies the other party in writing of such cause of delay within ten (10) days of the commencement of the delay. Nothing in this section shall excuse Wilcon from the prompt payment of any installation costs, license and maintenance fees, taxes, or any other charges that are required of Wilcon under this Agreement.

18. PROHIBITED ACTIVITIES

Wilcon is prohibited from engaging in any of the following activities during the term of this Agreement and City shall have the power to terminate this Agreement in the event any of the following occur:

A. Any unpermitted activity that encroaches upon or interferes with the City’s rights-of-way, public utility easements, or public service easements that are used in connection with the operation of the City’s Fiber Optic Network including the Assigned Fiber and interconnection facilities; and/or

B. Any activity that interferes with the City’s rights and obligations to design, construct, operate, monitor, manage, maintain, repair, or modify the Fiber Optic Network.

19. BREACH OF AGREEMENT

In the event either party fails to perform the obligations set forth in this Agreement, the non-defaulting party must provide written notice of such default, including reasonable detail of the default and thirty (30) days to cure the default. Upon the failure by the defaulting party to cure any default in accordance with this Section, the non-defaulting party may do any or all of the following:

A. Terminate this Agreement and any and all Dark Fiber Addendums and Route Orders immediately upon written notice of its desire to terminate;

B. Perform or cause to be performed such unfulfilled obligations of the defaulting party. The defaulting party shall reimburse the non-defaulting party of the reasonable cost thereof, plus interest at the rate of ten percent (10%) per annum, within thirty (30) days after delivery to the defaulting party of written receipts reflecting the costs and evidencing the fulfillment of such obligations; and/or

C. Pursue any legal remedies it may have under this Agreement, as well as applicable law or principles of equity, subject to the limitations set forth in this Agreement.

20. WAIVER OF BREACH

Any express or implied waiver of a breach of any term of this Agreement will not constitute a waiver of any further breach of the same or other term of this Agreement.
21. **ENTRY BY CITY AND PUBLIC**

This Agreement does not convey any property interest to Wilcon. Except for areas restricted because of safety concerns, City and the general public will have unrestricted access upon property for all lawful acts.

22. **NOTICES**

Except as otherwise expressly provided by law, all notices or other communications required or permitted by this Agreement or by law to be served on or given to either party to this Agreement by the other party will be in writing and deemed served when personally delivered to the party to whom they are directed, or in lieu of the personal service, upon deposit in the United States mail, certified or registered mail, return receipt requested, postage prepaid, addressed to:

**IF TO WILCON:**

FREEDOM TELECOMMUNICATIONS LLC DBA WILCON  
624 South Grand Avenue, Suite 2500  
Los Angeles, CA  90017  
Attention:  Legal Department

With a copy to:

FREEDOM TELECOMMUNICATIONS LLC DBA WILCON  
624 South Grand Avenue, Suite 2500  
Los Angeles, CA  90017  
Attention:  Network Operations

**IF TO CITY:**

CITY OF SANTA CLARITA  
23920 Valencia Boulevard, Suite 290  
Santa Clarita, CA  91355  
Attention:  Technology Services Manager

With a copy to:

CITY OF SANTA CLARITA  
23920 Valencia Boulevard, Suite 300  
Santa Clarita, CA  91355  
Attention:  City Traffic Engineer

Either party may change its address for the purpose of this Section by giving written notice of the change to the other party.

23. **ACCEPTANCE OF FACSIMILE SIGNATURES**

The Parties agree that agreements ancillary to this Agreement and related documents to be entered into in connection with this Agreement will be considered signed when the signature of a
party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.

24. GOVERNING LAW

This Agreement has been made in and will be construed in accordance with the laws of the State of California and exclusive venue, for any action involving this Agreement will be in Los Angeles County.

25. PARTIAL INVALIDITY

Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement will remain in effect, unimpaired by the holding.

26. ENTIRE AGREEMENT

This instrument and its exhibits constitute the sole Agreement between City and Wilcon respecting property, the use of property by Wilcon, and the specified Agreement term, and correctly sets forth the obligations of City and Wilcon. Any agreement or representations respecting property or its licensing by City to Wilcon not expressly set forth in this instrument are void.

27. CONSTRUCTION

The language of each part of this Agreement will be construed simply and according to its fair meaning, and this Agreement will never be construed either for or against either party.

28. AUTHORITY/MODIFICATION

The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written agreement. City’s City Manager, or designee, may execute any such amendment on behalf of City.

29. CONFLICT OF INTEREST

Wilcon will comply with all conflict of interest laws and regulations including, without limitation, City’s conflict of interest regulations.

30. COUNTERPARTS

This Agreement may be executed in any number or counterparts, each of which will be an original, but all of which together will constitute one instrument executed on the same date.

[SIGNATURES ON NEXT PAGE]
IN WITNESS WHEREOF, the parties hereto have executed this contract the day and year first hereinabove written.

FOR WILCON:

By:  
Glenn Nieves, Vice President - Government Affairs and Corporate Secretary  

Date:  

FOR CITY OF SANTA CLARITA:

By:  
Kenneth W. Striplin, City Manager  

Date:  

APPROVED AS TO FORM:

By:  
Joseph M. Montes, Esq., City Attorney  

Date:  

<table>
<thead>
<tr>
<th>SEGMENT ID #</th>
<th>MAIN STREET</th>
<th>BETWEEN</th>
<th>ROUTE FOOTAGE</th>
<th>FIBER ASSIGNMENTS</th>
<th>FIBER COUNT</th>
<th>FIBER FOOTAGE</th>
<th>MONTHLY FIBER MILE RATE</th>
<th>SEGMENT MONTHLY LEASE FEE</th>
<th>INITIAL TERM</th>
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**EXHIBIT A**

**DARK FIBER ADDENDUM**

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<th>SEGMENT ID #</th>
<th>MAIN STREET</th>
<th>BETWEEN</th>
<th>ROUTE FOOTAGE</th>
<th>FIBER ASSIGNMENTS</th>
<th>FIBER COUNT</th>
<th>FIBER FOOTAGE</th>
<th>MONTHLY FIBER MILE RATE</th>
<th>SEGMENT MONTHLY LEASE FEE</th>
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*5,280 feet = 1 mile

**MONTHLY TOTALS:**
- **FIBER COUNT TOTAL:** 108
- **FIBER FOOTAGE TOTAL:** 454,184
- **FIBER MILE RATE:** $70
- **SEGMENT LEASE FEE:** $6,021.38
- **TOTAL FIBER MILES:** 86.02

**YEARLY TOTALS:**
- **FIBER COUNT TOTAL:** 108
- **FIBER FOOTAGE TOTAL:** 454,184
- **FIBER MILE RATE:** $840
- **SEGMENT LEASE FEE:** $72,256.55
- **TOTAL FIBER MILES:** 86.02
EXHIBIT B
ROUTE ORDER FORM

ROUTE ORDER NO. [--]

Customer: Freedom Telecommunications, LLC dba Wilcon
Service: Dark Fiber
Order Date: ____________ __, 20__

This Route Order ("Route Order") is entered into pursuant to that certain Dark Fiber Lease Agreement by and between the City of Santa Clarita and Freedom Telecommunications, LLC dba Wilcon (the "Agreement"). Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Agreement.

1. Description of Assigned Fibers:

[Insert number of fiber strands] (___) strands of single mode fiber terminating at the following demarcation points:

<table>
<thead>
<tr>
<th>A-LOC</th>
<th>Z-LOC</th>
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<td>Site Name:</td>
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<tr>
<td>Street Address:</td>
<td>Street Address:</td>
</tr>
<tr>
<td>Note:</td>
<td>Note:</td>
</tr>
</tbody>
</table>

2. Total Route Miles:

3. Total Fiber Miles:

4. MRC:

5. Route Order Term:

6. Preliminary Route Map.
   [to be inserted]

3. Schedule of Estimated Completion Dates: [insert number of days] Days from execution of this Route Order

7. Additional Terms: [insert if any]

Freedom Telecommunications, LLC dba Wilcon
City of Santa Clarita

By: ____________________________  By: ____________________________
Name: __________________________ Name: __________________________
Title: __________________________ Title: __________________________
Date: __________________________ Date: __________________________
1. Fiber and Connector Standards

1.1 Connector Standards

City shall use connectors with a UPC polish. The loss value of any pigtail connector and any associated fiber jumper or pigtail with matching mode field diameters will not exceed 0.5 dB at 1550 nm. The loss value of a connector and its associated jumper with mismatched mode field diameters should not exceed 0.8 dB.

1.2 Field Splice Standards

All splices shall be fusion splices. The objective for each splice is an averaged loss value of 0.1 dB or less when measured bi-directionally with an OTDR at 1550 nm. In the event of damage and subsequent restoration of the Fibers, commercially reasonable efforts will be made to restore the Fibers to this standard. If after 3 restoration splicing attempts, City is not able to produce a loss value of 0.1 dB or less bi-directionally at 1550 nm, then 0.5 dB or less bi-directionally at 1550 nm will be acceptable. Fibers not meeting the 0.1 dB or less specification will be identified as Out of Specification (OOS). Documentation of the three attempts (reburns) to bring the OOS fiber within specification will be provided.

1.3 Span Loss

It is City’s responsibility to ensure proper continuity of all fibers at the fiber level, not just the pigtail level. Any “frogs” or fibers that cross in the route will be remedied by City. The attenuation as measured by a light source and power meter shall not exceed the following:

Maximum Allowable Attenuation per Fiber Span = (A * L) + (0.1 * N) + (0.5 * C)

A = 0.3 dB per kilometer (at 1550 nm)
L = Optical length of cable measured in kilometers (from OTDR trace)
N = Number of splices in the span
C = Number of mated connector pairs in the span. The connector loss will not exceed 0.5 dB per mated pair.

1.4 Reflectance

The maximum reflectance per event, as measured by an OTDR, shall not exceed –40 dB.
2. Naming of Traces

OTDR traces taken for bi-directional testing, and the OTDR traces of the pigtail splice must be recorded on floppy diskette and provided to Lessee. To name the traces, each party will provide alpha abbreviations for the sites. The 8-character file name plus 3-character file extension name should follow this example:

First four letters = source point
Letters 5, 6, 7 = Destination point
8th letter = wavelength
Extension = fiber number

Examples:
Springfield to Lebanon at 1550 nm, fiber 96 = sgfdlbn5.096
Springfield to Monett pigtail trace on fiber 1 = sgfdmntp.001

NOTE: ALL HEADER INFORMATION ON OTDR TRACE MUST BE COMPLETED.

3. Test Packages

Wilcon shall provide a package containing the following test data for each fiber. All data provided should be provided to Lessee in digital format.

A. Bi-directional OTDR span traces taken at 1550 nm.

B. An Excel spreadsheet containing the power meter and light source data for both directions at 1550 nm. Should also include the average for each fiber.

C. A document identifying splice points with OOS test results. Should also include documentation supporting the three reburn attempts.

D. The test data shall not include any test of third party connections or any other connections than the Dark Fiber identified in the applicable Route Order.

E. An electronic GIS map file, such as a KMZ or shapefile, depicting the Route Order.
### EXHIBIT D
**CALCULATION OF PREPAY CPI-U**

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<th>Year</th>
<th>MRC</th>
<th>*TFM</th>
<th>Monthly Total Fiber Miles x MRC</th>
<th>Annual Total</th>
<th>CPI Escalator Rate</th>
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*Based on Exhibit A*

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<th>5 Year Base Rate Total</th>
<th>5 Year Escalator Total</th>
<th>Total Prepay Amount Due (Difference of 5 Yr Totals)</th>
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Attachment: Wilcon and City Dark Fiber Lease Agreement (1624 : Dark Fiber Lease Agreement with Wilcon)
CONSENT CALENDAR

CITY MANAGER APPROVAL:  

DATE:  June 28, 2016

SUBJECT:  

DEPARTMENT:  Administrative Services

PRESENTER:  Darren Hernández

RECOMMENDED ACTION

City Council:

1. Adopt a joint resolution of negotiated exchange of property tax revenue for the proposed West Creek Annexation.

2. Authorize the City Manager, or his designee, to sign, subject to the approval of the City Attorney, a Park Property Transfer Agreement to accept West Creek Park into the City of Santa Clarita parks system upon completion of the West Creek Annexation.

BACKGROUND

On April 12, 2016, the City Council adopted a resolution initiating annexation proceedings for the West Creek Annexation area with the Local Agency Formation Commission (LAFCO). On April 14, 2016, the application was submitted to LAFCO.

Following the submission of the application to LAFCO, a joint resolution was drafted by the County of Los Angeles County (County) to provide for a transfer of property tax revenue from the County to the City of Santa Clarita (City) in the amount of $481,404 identified for General Fund, and $235,331 identified for the Public Library Fund. For each fiscal year thereafter, the proposed joint resolution provides for the transfer of specified ratios of annual property tax increment attributable to each of the respective Tax Rate Areas.
Upon approval of this matter by the City Council, the Los Angeles County Board of Supervisors will schedule a hearing to consider the joint resolution. Subsequent steps call for up to two LAFCO hearings prior to completion of this annexation. The first is a general public hearing anticipated for early fall of 2016, followed by a "protest hearing" should it be necessary. This annexation is anticipated to be completed by the end of November 2016.

Included as a part of the annexation process is the transfer of County park land to the City. Attached is the draft Park Transfer Agreement for the West Creek Annexation, which includes West Creek Park. Upon completion of the transfer, the City will provide recreational services to the residents of the area.

**ALTERNATIVE ACTION**

The City Council may direct staff to terminate annexation proceedings, or direct other actions as determined by the City Council.

**FISCAL IMPACT**

The service expenditures related to this annexation are offset by the revenue to be collected from within the annexation area. This annexation is fiscally neutral and will not have a negative impact on the City of Santa Clarita.

**ATTACHMENTS**

Santa Clarita Annexation 2016-07 (West Creek) Tax Transfer Resolution
West Creek Park Transfer Draft Agreement
JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AND THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS ANNEXATION 2016-07 (WEST CREEK) TO THE CITY OF SANTA CLARITA, WITHDRAWAL FROM COUNTY LIGHTING MAINTENANCE DISTRICT 1687, EXCLUSION FROM COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE, DETACHMENT FROM COUNTY ROAD DISTRICT NO. 5, WITHDRAWAL FROM THE COUNTY PUBLIC LIBRARY SYSTEM, AND ANNEXATION TO SANTA CLARITA STREETLIGHT MAINTENANCE DISTRICT NO. 1

WHEREAS, the City of Santa Clarita initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the annexation of territory identified as Annexation 2016-07 to the City of Santa Clarita; and

WHEREAS, pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

WHEREAS, the area proposed for annexation is identified as Annexation 2016-07 and consists of approximately 1,018 acres of unincorporated territory known as “West Creek” generally located north, west, and southwest of the intersection of Copper Hill Drive and McBean Parkway; and

WHEREAS, the area is located within the boundaries of County Lighting Maintenance District 1687; and

WHEREAS, the City of Santa Clarita hereby agrees to the withdrawal of the proposed annexation territory from County Lighting Maintenance District 1687 and annexation to Santa Clarita Streetlight Maintenance District No. 1; and

WHEREAS, upon annexation of the proposed area to the City of Santa Clarita, the territory shall be withdrawn from County Lighting Maintenance District 1687 and annexed to Santa Clarita Streetlight Maintenance District No. 1; and

WHEREAS, the annexation area is also located within an assessment district, County Lighting District LLA-1, Unincorporated Zone; and

WHEREAS, pursuant to Section 22613 of the California Streets and Highways Code, whenever any territory of an assessment district is included within a city by annexation or incorporation, that territory is thereby excluded from the assessment district; and

WHEREAS, upon annexation of the proposed area to the City of Santa Clarita, the territory will be automatically excluded from County Lighting District LLA-1, Unincorporated Zone; and
WHEREAS, effective July 1, 2011, the City of Santa Clarita has withdrawn from the County Public Library system, and therefore, all unincorporated territory annexed to the City of Santa Clarita after that date will also be withdrawn from the County Public Library system.

WHEREAS, the Board of Supervisors of the County of Los Angeles, as governing body of the County and the County of Los Angeles Road District No. 5, County Lighting Maintenance District 1687, County Lighting District LLA-1, Unincorporated Zone, and the County Public Library, and the City Council of the City of Santa Clarita, have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the unincorporated territory identified as Annexation 2016-07, detachment from County Road District No. 5, withdrawal from County Lighting Maintenance District 1687, annexation to Santa Clarita Streetlight Maintenance District No. 1, exclusion from County Lighting District LLA-1, Unincorporated Zone, and withdrawal from the County Public Library system, is as set forth below:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Santa Clarita agrees that it will bear the full responsibility for the street lighting and lighting maintenance services in the proposed annexation area upon the withdrawal of the annexation territory from County Lighting Maintenance District 1687 and exclusion of the territory from County Lighting District LLA-1, Unincorporated Zone.

2. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Santa Clarita, resulting from Annexation 2016-07 is approved and accepted.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by County Road District No. 5, attributable to Annexation 2016-07, shall be transferred to the County of Los Angeles, and the County Road District No. 5 share in the annexation area shall be reduced to zero.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio received by County Lighting Maintenance District 1687 attributable to Annexation 2016-07 in the annexation area shall be reduced to zero.

5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation No. 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, a base of Two Hundred, Thirty-Five Thousand, Three Hundred, and Thirty-One Dollars ($235,331) in property tax revenue attributable to the County Public Library, within the territory of Annexation No. 2016-07, shall be transferred to the City-Santa Clarita Library Fund, and the following ratios of annual property tax increment attributable to each respective Tax Rate Area in the Annexation No. 2013-03 territory shall be transferred from the County Public Library to the City-Santa Clarita Library Fund as shown below, and the County Public Library’s share in the annexation area shall be reduced to zero.
6. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, Four Hundred, Eighty-One Thousand, Four Hundred, and Four Dollars ($481,404) in base property tax revenue shall be transferred from the County of Los Angeles to the City of Santa Clarita.

7. For the fiscal year commencing after the filing of the statement of boundary change for Annexation 2016-07 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the following ratios of annual property tax increment attributable to each respective Tax Rate Area in the Annexation 2016-07 territory shall be transferred from the County of Los Angeles to the City of Santa Clarita as shown below and the County’s share shall be reduced accordingly:

<table>
<thead>
<tr>
<th>Tax Rate Area</th>
<th>Annual Tax Increment Ratio Transfer to the City</th>
<th>Tax Rate Area</th>
<th>Annual Tax Increment Ratio Transfer to the City</th>
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</tbody>
</table>
PASSED, APPROVED AND ADOPTED this _________ day of ____________________, 2016 by the following vote:

AYES:    ABSENT:

NOES:    ABSTAIN:

____________________________________
Mayor
City of Santa Clarita, California

ATTEST:

____________________________________
City Clerk
City of Santa Clarita

(Signed in Counterpart)
The foregoing resolution was on the _______day of _____________, 2016, 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.

LORI GLASGOW, Executive Officer
Clerk of the Board of Supervisors
of the County of Los Angeles

By ____________________________
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By ____________________________
Deputy

(Signed in Counterpart)
WEST CREEK PARK AND BIKE TRAIL
TRANSFER AGREEMENT TO
CITY OF SANTA CLARITA

This Santa Clarita Park Property Transfer Agreement ("Agreement") is made and entered into this _ ___ day of __________ ___2016, by and between the City of Santa Clarita, a municipal corporation ("City"), and the County of Los Angeles ("County") a body politic and corporate, pursuant to Government Code Section 25550.5, regarding the conveyance of real properties. This Agreement is made with reference to the following facts:

A. County is the owner of a 16.88 acre, individual park property known as West Creek Park (the "Park"), as shown on the grant deed recorded on January 14, 2010, attached hereto and incorporated herein by this reference as Exhibit A (the "Grant Deed"). Said Park Property is comprised of 2.528 acres of parkland that the County owns in fee, in addition to 14.355 acres of parkland that is owned by the Metropolitan Water District of Southern California, a public corporation ("MWD") who granted an easement for park purposes to Newhall Land and Farming on June 12, 2007, who subsequently assigned their park easement right to the County through an assignment agreement ("Assignment"). Said Assignment to the County was recorded on January 14, 2010 attached hereto and incorporated herein by this reference as Exhibit A-1. The real property being conveyed shall be referred to collectively herein as the "Park Property."

B. County is the owner of an easement granted to the County by Newhall Land and Farming that is used by the general public as a Class 1 Bike Trail ("Bike Trail"). Said Bike Trail was recorded on March 31, 2011 attached hereto and incorporated herein by this reference as Exhibit B. The Bike Trail currently runs over property owned by Newhall Land and Farming ("Newhall")

C. City agrees to accept the Park Property and Bike Trail for the purpose of incorporating them into the City’s park and trail system.

NOW, THEREFORE, in consideration of the promises, conditions, and mutual covenants set forth herein, the parties hereto do agree as follows:

1. Transfer of Park Property.

   A. Fee-owned portion of the Park. County agrees to effectuate the transfer of the County-owned portion of the Park Property by executing the Quitclaim Deed, attached hereto and incorporated herein by this reference, as Exhibit C. City hereby warrants to County that said Quitclaim Deed is sufficient to release County’s interest in the County’s fee-owned portion of the Park and City agrees to accept County’s Quitclaim Deed for the County’s fee-owned portion of the Park.
B. MWD-owned portion of the Park. County agrees to quitclaim its existing easement for park purposes over the MWD-owned portion of the Park by executing the Quitclaim Deed, attached hereto and incorporated herein by this reference, as Exhibit D, subject to the acceptance of the quitclaim deed by MWD. City agrees to enter into an agreement with MWD that would allow the City to accept an easement for park purposes over the MWD-owned portion of the Park similar to the attached Exhibit E, incorporated herein by this reference, to be granted to the City by MWD.

2. Transfer of Bike Trail Easement. County agrees to effectuate the transfer of the Bike Trail by executing the Quitclaim Easement Deed attached hereto and incorporated herein by this reference as Exhibit F, thereby quitclaiming the County’s existing bike trail easement with said quitclaim easement deed to be accepted by Newhall. The City agrees to enter into an agreement with Newhall that will allow the City to accept a Class 1 bike trail easement similar to the attached Exhibit G, incorporated herein by this reference, to be granted to the City by Newhall.

3. Use. The City agrees at its cost to develop, operate and maintain the Park Property and Bike Trail solely for public park, trail, and recreational purposes.

4. Consideration. Both City and County mutually agree that the consideration provided for the conveyance of the Park Property shall be the City’s agreement to develop, operate, and maintain the Park Property and Bike Trail for open space, public park, and recreational purposes for the benefit of the residents of incorporated and unincorporated Los Angeles County.

5. Condition of Title to Park Property. Except as otherwise expressly provided in this Agreement, the City is acquiring the Park Property “AS IS” and “WITH ALL FAULTS” in their present state and conditions as of the Closing. Except for the express representations and warranties set forth herein, each party agrees that the other has not made, does not make and specifically negates and disclaims any representations or warranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to the property being conveyed by it hereunder (including, without limitation, any warranty of merchantability, habitability, or fitness for a particular purpose).

6. Warranties of County. County warrants that:

   A. County has no actual present knowledge of any pending litigation involving the Park Property.

   B. County has no actual present knowledge of any violation of, or notices concerning defects or noncompliance with, any applicable building code or other code, statute, regulation, ordinance, judicial order, or judicial holding pertaining to the Park Property.

7. Closing Date and Recordation. The closing date (“Closing Date”) shall occur in conjunction with the City completing its official annexation of the Park Property.
into the City’s borders (the "West Creek/West Hills Annexation"), anticipated to occur on __________, 2016.

The parties agree that the County will arrange for recording of the documents necessary to complete the conveyance contemplated hereby. The City agrees to timely provide the County its certificate(s) or resolution(s) of acceptance, pursuant to Government Code Section 27281, prior to the recording of the documents in a form substantially similar to that shown in Exhibit H, attached hereto and incorporated herein by this reference.

8. **Indemnification.** The City waives any and all claims, and agrees to indemnify, defend, save, and hold harmless County and its Special Districts, elected and appointed officers, employees, and agents (collectively, “County Indemnified Parties”), from and against any and all liability, expense (including without limitation defense costs and legal fees), and claims for damages of any nature whatsoever, related to site conditions of the Park Property that accrue, or incidents that occur, after the Closing Date.

9. **Default Regarding Use of County Lobbyists.** State and each County Lobbyist or County Lobbying firm, as defined in Los Angeles County Code Section 2.160.010, retained by State shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code 2.160. Failure on the part of State or any County Lobbyist or County Lobbying firm retained by State to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement upon which County may immediately terminate or suspend this Agreement.

10. **Notices.** Any written notices required by this Agreement shall be made by personal delivery, registered or certified mail, postage prepaid, to the address indicated below:

    **City:**
    Darren Hernandez  
    Deputy City Manager  
    City of Santa Clarita  
    23920 Valencia Boulevard, Suite 230  
    Santa Clarita, CA 91355

    with a copy to:  
    City Clerk  
    City of Santa Clarita  
    23920 Valencia Boulevard  
    Santa Clarita, CA 91355

    **County:**
    Chief Executive Office  
    500 W. Temple Street, Room 754  
    Los Angeles, CA 90012  
    ATTENTION: Christopher M. Montana  
    Director of Real Estate Division

    with a copy to:  
    Department of Parks and Recreation
11. **Counterpart.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but of which, together, shall constitute one and the same instrument.

12. **Authorization, Approvals, Binding Nature.** This Agreement has no force and effect and is not binding on the City until and unless it is authorized by the City Council, and is not binding on the County until and unless authorized by the Board of Supervisors at a duly noticed public meeting.

13. **Time is of the Essence.** Time is of the essence for each and every term, condition, covenant, obligation and provision of this Agreement.

14. **Severability.** In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be severed from the Agreement, and the remaining parts hereof shall remain in full force and effect as fully as though such invalid, illegal, or unenforceable portion had never been part of the Agreement, provided the remaining Agreement can be reasonably and equitably enforced.

15. **Binding on Successors.** Subject to the limitations set forth herein, the Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

16. **California Law.** This Agreement shall be construed in accordance with the internal laws of the State of California.

17. **Waivers.** No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.

18. **Captions.** The captions and the section and subsection numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Agreement nor in any way affect this Agreement.

19. **No Presumption Re: Drafter.** The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter, shall be applicable in interpreting or enforcing this Agreement.
20. **Assistance of Counsel.** Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

21. **Required Actions of the Parties.** County and City agree to execute all such instruments and documents and to take all action as may be required in order to consummate the purchase and sale herein contemplated.

22. **Survival of Covenants.** The covenants, agreements, representations and warranties made herein are intended to survive the consummation of the transfer of the Park Property and recordation of the Quitclaim Deeds.

23. **Interpretation.** Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

24. **Final Agreement.** This Agreement and the exhibits attached hereto, contains the entire agreement of the parties with respect to the transaction contemplated hereby and supersedes any prior agreement, oral or written, between City and County, about the subject matter hereof. No contemporaneous or subsequent agreement, amendment, representation or promise made by either party hereto, or by or to any employee, officer, agent, or representative of either party, shall be of any effect unless it is in writing and executed by the parties hereto.

(SIGNATURE PAGE FOLLOWS)
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their duly authorized officials, as of the day and year first above written.

CITY OF SANTA CLARITA
A municipal corporation

BY: __________________________________________
   Kenneth W. Striplin
   City Manager

ATTEST:

BY: __________________________________________
   Kevin Tonoian
   City Clerk

APPROVED AS TO FORM:

BY: __________________________________________
   Joseph M. Montes
   City Attorney

COUNTY OF LOS ANGELES

ATTEST:
Lori Glasgow
Executive Officer- Clerk of
The Board of Supervisors

By: _________________________________________
   Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By: _________________________________________
   Deputy
TRANSFER AGREEMENT EXHIBITS TABLE OF CONTENTS

EXHIBIT A – Recorded Vesting Deed for County-Owned Portion of West Creek Park

EXHIBIT A-1 – Recorded Assignment Agreement for MWD-Owned Portion of West Creek Park

EXHIBIT B - Recorded Bike Trail Easement from Newhall to County

EXHIBIT C – County Quitclaim Deed to City for County-Owned Portion of West Creek Park

EXHIBIT D – County Quitclaim Deed to MWD for MWD-Owned Portion of West Creek Park

EXHIBIT E – MWD Easement to City for MWD-Owned Portion of West Creek Park (To Be Drafted)

EXHIBIT F – County Quitclaim Deed for Bike Trail Easement to Newhall

EXHIBIT G – Newhall Easement to City For Bike Trail Easement (To Be Drafted)

EXHIBIT H – City Certificate of Acceptance
EXHIBIT A

RECORDING REQUESTED BY:

Newhall Land
23823 Valencia Blvd.
Valencia, CA 91381
Attention: Fred MacMurdo

WHEN RECORDED MAIL TO:

County of Los Angeles
Department of Public Works
P.O. Box 1460
Alhambra, CA 91802-1460
Title & Escrow Section
Alan R. Husted

Recording Fee: Exempt
(Government Code Section 27383)
Documentary Transfer Tax: Exempt
(Revenue and Taxation Code Section 11922)

TRACT 52455-01 LOT 367
and 391 (ALL)

TITLE (S)

GRANT DEED
RECORDER REQUESTED BY:

Newhall Land
23823 Valencia Blvd.
Valencia, CA 91381
Attention: Fred MacMurdo

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

COUNTY OF LOS ANGELES
Department of Public Works
P.O. Box 1460
Alhambra, CA 91802-1460
Attn: Mapping & Property Management Division
Title & Escrow Section
Alan R. Husted

(Space Above for Recorder’s Use)

TRACT 52455-01 LOTS 367 & 391
APNS: 2810-110-008 and 2810-105-045

GRANT DEED

No Documentary Transfer Tax due. The County of Los Angeles is acquiring title and this transfer is therefor exempt from Documentary Transfer Tax pursuant to Cal. Revenue and Taxation Code Section 11922.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a California limited partnership ("Grantor"), hereby grants to the County of Los Angeles, a body corporate and politic ("Grantee"), that certain real property (the "Property") for public park purposes, located in the County of Los Angeles, State of California, legally described in the attached Exhibit “A” and depicted in Exhibit “B”. Exhibit “A” and Exhibit “B” are incorporated herein by this reference.

The Property being conveyed to the County of Los Angeles for public park purposes comprises 2.528 acres and was amended from its previous designation on the map of Tract No. 52455-01, filed in Book 1323, page(s) 43 through 73, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles pursuant to that Certificate of Correction recorded on May 21, 2009, in the official records of Los Angeles County as Instrument No. 20090758065.

Said Certificate of Correction amended Lot 367, previously designated on Sheet 18 of said Tract as a RECREATION lot to a PUBLIC PARK designation, and Lot 391,
previously designated as an OPEN SPACE lot on Sheet 13 of said Tract, was amended to a PUBLIC PARK designation pursuant to said Certificate of Correction.

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. All oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam and all products derived from any of the foregoing, that may be within or under the Property, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from the Property or any other property, including the right to whiststock or directionally drill and mine from properties other than the Property, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property, and to bottom such whiststocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface of the Property or the upper 500 feet of the subsurface of the Property for such substances.

B. All water and water rights and interests now or in the future owned by Grantor or in any way appurtenant or related to the Property or used by Grantor in connection with or related to the Property (no matter how acquired by Grantor), together with the right and power to explore, drill, redrill, remove and store the same from, under or in the Property or to divert or otherwise utilize such water rights or interests on any other property owned, leased or designated by Grantor, and the right and power to conduct water over or through the Property and to store water underneath the Property by such means as Grantor deems reasonable; but without, however, any rights in any surface waters or any right to enter upon the surface of the Property or upper fifty (50) feet of the subsurface of the Property in the exercise of the rights reserved to Grantor in this paragraph B. Except as otherwise expressly provided herein, the water and water rights excepted from this deed and reserved to the Grantor include, but are not limited to, all riparian water rights, all appropriative water rights, all water rights and rights to store water in subsurface reservoirs based on underlying land ownership, all littoral water rights, all rights to percolating water, all prescriptive water rights, all adjudicated, statutory or contractual water rights, all rights to aquifers, subsurface reservoirs and subsurface waters, and all rights to take, use and develop for use any and all water that may now exist or may in the future exist upon, in or under the Property. Without limiting any of the reservations in this section, it is the intent of Grantor herein to reserve and except from the conveyance pursuant to this deed all of Grantor's water rights except as otherwise provided herein. To the maximum extent permitted by law, Grantor and Grantee, by making and accepting this grant, agree that Grantee cannot obtain any of Grantor's water rights in contravention of this deed. Accordingly, if a court or public agency determines that Grantee received any of Grantor's water rights related to the Property by virtue of the subject transaction or Grantee's ownership of the Property, Grantee hereby quitclaims to Grantor all such water rights, and Grantee shall also execute such further documentation as Grantor shall reasonably request to further memorialize such quitclaim.
No failure to exercise or delay in the exercise of any of Grantor's rights reserved in or excepted from this deed shall impair or limit such right or be construed as a waiver of such right. Without limiting any other provision of this deed, Grantee shall not take or attempt to take any water or water rights (i) now or in the future owned by Grantor, or (ii) appurtenant to or related in any way to the Property. Grantee shall not explore, drill or redrill on the Property to remove or store any water from, under or in the Property.

THIS GRANT AND CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO:

1. All nondelinquent general, special and supplemental real property taxes and assessments.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication, encumbrances, equitable servitudes, easements and other matters of record or otherwise known to Grantee as of the date hereof.

[signature page follows]
IN WITNESS WHEREOF, the Grantor has executed this deed as of the date written below.

Dated: January 6, 2010

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a California limited partnership

By: NWHL GP LLC, a Delaware limited liability company, its General Partner

By: LandSource Holding Company, LLC, a Delaware limited liability company, its Sole Member

By: Newhall Land Development, LLC, a Delaware limited liability company, its Sole Member

By: Newhall Holding Company, LLC, a Delaware limited liability company, its Manager

Name: STEVEN D. SIMMER
Title: Executive Vice President

Name: MARK SUBBOTIN
Title: Vice President

1/6/10
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) S.S.

C.

On January 6, 2010 before me JOHANNA PALMER, Notary Public, personally appeared STEVEN D. ZIMMER AND MARK STINSON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  

(Seal)
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Grant Deed to the County of Los Angeles is hereby accepted under the authority delegated to the Los Angeles County Chief Executive Office pursuant to Section 2.08.168 of the County Code and consents to the recordation thereof by its duly authorized officer.

By: 
William L. Dawson
Director of Real Estate
Chief Executive Office
County of Los Angeles
Date: Jan. 11, 2010

PUBLIC AGENCY CERTIFICATE OF ACKNOWLEDGEMENT (CC 1190)

State of California )
) SS.
County of Los Angeles )

On 11th day of January 2010, before me, DEAN C. LOGAN, Acting Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared William L. Dawson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal the day and year in this Certificate of Acknowledgement first written above.

DEAN C. LOGAN
Registrar-Recorder/County Clerk

By
Christopher M. Montana
Deputy
EXHIBIT "A"

Legal Description

That certain real property situated in the State of California, County of Los Angeles, and described as follows:

Lots 367 and 391 of Tract No. 52455-01, in the County of Los Angeles, State of California, as per map recorded in Book 1323, Pages 43 to 73 inclusive of Maps, in the Office of the County Recorder of said County.
EXHIBIT A-1

ASSIGNMENT AGREEMENT
(Surface Rights)

THIS ASSIGNMENT AGREEMENT ("Agreement"), is dated as of __/__/2010 (the "Effective Date"), and is entered into between The Newhall Land and Farming Company (A California Limited Partnership) ("Newhall"), and the County of Los Angeles ("County"), with reference to the following:

A. Newhall Land conveyed certain real property more particularly described on Attachment A attached hereto and incorporated by this reference ("Property"), to The Metropolitan Water District of Southern California, a public corporation ("MWD"), pursuant to that certain Grant Deed dated as of June 28, 1973, and recorded in the Official Records of Los Angeles County on July 9, 1973, in Book D5937, Page 544 ("Grant Deed").

B. Pursuant to the terms of the Grant Deed, Newhall Land excepted and reserved certain rights with respect to the Property, including, without limitation, the right to use the surface of the Property as more particularly described in the Grant Deed.

C. In accordance with the terms of this Agreement, Newhall Land desires to assign to the County and the County desires to assume from Newhall Land, the non-exclusive right to use the surface of the Property for park purposes in accordance with the terms of the Grant Deed.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Newhall Land and the County hereby agree as follows:

1. Partial Assignment of Surface Rights and Assumption. From and after the Effective Date, Newhall Land hereby assigns and the County hereby assumes, the non-exclusive right to use the surface of the Property as set forth in Section 15 of the Permanent Easement Deed, recorded on June 15, 2007 as Instrument No. 20071449775, for park purposes (collectively, the "County's Surface Rights") over that portion of the Property described and...
depicted on Attachment B attached hereto. Except for the foregoing assignment of the County’s Surface Rights, Newhall Land hereby reserves all of Newhall Land’s rights under the Grant Deed, including, without limitation, the right to grant third-parties the non-exclusive right to use the surface of the Property pursuant to the Grant Deed; provided, however, any such grants shall not unreasonably interfere with the County’s use of the County’s Surface Rights. County acknowledges that MWD has the paramount right to use the Property for water-related purposes in accordance with the Grant Deed. County will be responsible for notifying the public of any closures of the park on the Property as a result of MWD’s exercise of its rights in accordance with the Grant Deed.

2. **Indemnity.** County shall indemnify, defend and hold harmless Newhall Land, its agents, officers and employees, from and against any and all liability and expense, including defense costs and legal fees, and any rights, claims or actions for damages of any nature whatsoever, including, without limitation, bodily injury, death, personal injury or property damage arising out of the use of the Property pursuant to the County's Surface Rights.

3. **Release.** Newhall Land and the County hereby acknowledge and agree that from and after the Effective Date, Newhall Land shall be released and discharged of all liabilities and obligations arising out of or related to the County’s use of the Property pursuant to the County’s Surface Rights.

4. **Further Assurances.** Newhall Land and the County, for themselves and their legal representatives, successors and assigns, hereby covenant that from time to time after the delivery of this Agreement, at the request of the other party and without further consideration, Newhall Land and/or the County, as applicable, will do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged and delivered, all further acts, deeds, conveyances, transfers, assignments and assurances as reasonably may be required to carry out the purposes of this Agreement.

5. **Successors and Assigns.** The provisions of this Agreement shall be binding upon and inure to the benefit of the County, Newhall Land and their respective successors and assigns.

6. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed a part of an original and all of which together shall constitute one (1) agreement. Signature pages may be detached from the counterparts and attached to a single copy of this Agreement to form one (1) document.

[Signature Page Follows Immediately]
IN WITNESS WHEREOF, Newhall Land and the County have executed this Agreement as of the Effective Date.

"NEWHALL LAND":

The Newhall Land And Farming Company
(A California Limited Partnership), a California limited partnership

By: NWHL GP LLC,
a Delaware limited liability company, its
general partner

By: LandSource Holding Company, LLC, a Delaware limited liability company, its Sole Member

By: Newhall Land Development, LLC, a Delaware limited liability company, its Sole Member

By: Newhall Holding Company, LLC, a Delaware limited liability company, its Manager

"COUNTY":

County of Los Angeles

By: __________________________
Name: Russ Guinea
Its: DIRECTOR OF PARKS & RECREATION

APPROVED AS TO FORM
County Counsel

By: __________________________
Name: __________________________
Its: __________________________

By: __________________________
Name: __________________________
Its: __________________________
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) S.S.

On 1/11/10 before me B.A. Langeveldt, Notary Public, personally appeared Steven Zimmer and Mark Subbotin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

B. A. LANGEVELDT
Commission # 1703483
Notary Public - California
Los Angeles County
My Comm. Expires Nov 6, 2010
ATTACHMENT A

(Legal Description of the Property)

[TO BE ATTACHED]
Recorded at the Request of
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

When Recorded Return to
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
Post Office Box 54153
Los Angeles, California 90054

Mail Tax Statements to
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA
Post Office Box 54153
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX § None
(Exempt-Chapter 1108-Statute 1969)

This deed is to modify description
contained in deed recorded 2-6-68
Book D3905, page 546

GRANT DEED

1600-13-1.1 and 3.1B

For a valuable consideration, THE NEWHALL LAND AND
FARMING COMPANY, a corporation, hereby grants to

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,
a public corporation,

the following described real property (designated 1600-13-1.1
and 1600-13-3.1B):

1600-13-1.1

Those certain areas, hereinafter described under
designation Area A, Area B, and Area C, in Parcels 4, 5, 7, 8,
and 10, in the Saugus School District, as shown on Licensed
Surveyor's Map filed in Book 27, pages 32 to 39, of Records of
Surveys, in the office of the Recorder of the County of Los Angeles,
and in Rancho San Francisquito, as shown on map recorded in Book 1,
pages 521, et seq., of Patents, in the office of said Recorder,
in the County of Los Angeles, State of California, said certain
areas being more particularly described as follows:
Grant Deed
1600-13-1.1 and 3.1B
-2-

AREA A

A strip of land 350 feet wide in said Parcels 4, 5, 7, 8 and 10, the easterly line of said strip of land 350 feet wide being parallel with and 125 feet easterly, measured at right angles from the following described traverse line:

Beginning at a point on the south line of Fractional Section 33, Township 5 North, Range 16 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land, said point being distant S 89° 20' 28" E 930.89 feet from the southwest corner of said Fractional Section 33; thence S 36° 46' 28" E 2428.32 feet to a point herein designated Point A; thence continuing S 36° 46' 28" E 420.00 feet; thence S 24° 25' 27" E 630.00 feet to a point herein designated Point B; thence continuing S 24° 25' 27" E 5078.85 feet; thence S 19° 57' 42" E 5612.83 feet to a point herein designated Point C; thence continuing S 19° 57' 42" E 123.70 feet; thence S 17° 48' 24" E 3613.52 feet to a point herein designated Point X; thence continuing S 17° 48' 24" E 182.76 feet to a point herein designated Point Y; thence continuing S 17° 48' 24" E 172.24 feet to a point herein designated Point C-5; thence continuing S 17° 48' 24" E 527.40 feet to a point herein designated Point D; thence continuing S 17° 48' 24" E 123.50 feet; thence S 61° 33' 17" E 1019.13 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 400 feet; thence southeasterly along said last mentioned curve through a central angle of 29° 34' 12", an arc distance of 164.55 feet; thence S 37° 59' 05" E 1054.85 feet to a point on the easterly prolongation of the northerly line of Block 9, of Tract No. 1801, as shown on map recorded in Book 21, page 138, of Maps in the office of said Recorder, said last mentioned point being distant N 81° 19' 22" W 27.42 feet from the northeast corner of Block 9 of said Tract No. 1801.

The side lines of said above-described 350-foot wide strip of land shall be prolonged or shortened so as to terminate northwesterly in a line drawn at right angles to said above-described traverse line from said "Point B" and so as to terminate southeasterly in a line drawn at right angles to said above traverse line at said "Point D".

EXCEPTING therefrom the westerly 100 feet of that portion of said 350-foot wide strip of land lying northerly of a line drawn at right angles to said above-described traverse line from said "Point C".

Attachment: West Creek Park Transfer Draft Agreement (1615 : West Creek Annexation Property Tax Transfer Resolution)
ALSO EXCEPTING therefrom that portion of said 350-foot wide strip of land lying between a line having a bearing of N 88° 13' 59" W and which passes through said Point X and a line having a bearing of N 88° 13' 59" W and which passes through said Point Y.

**AREA B**

A parcel of land in said Parcel 7 in the Saugus School District being more particularly described as follows:

Beginning at said "Point A" in the traverse line of Area A hereof; thence N 53° 13' 32" E 300.00 feet; thence S 36° 46' 28" E 452.47 feet; thence S 24° 25' 27" E 662.45 feet to a line drawn at right angles to said traverse line from said "Point B"; thence S 65° 34' 33" W along said right angle line a distance of 551.01 feet; thence N 34° 46' 28" W 981.73 feet to a line drawn at right angles to said traverse line from said "Point A"; thence N 53° 13' 32" E along said line at right angles, a distance of 379.95 feet to the point of beginning.

**AREA C**

A parcel of land in said Parcels 4 and 10, and in said Rancho San Francisco more particularly described as follows:

Beginning at said "Point D" in the traverse line of Area A hereof; thence S 72° 11' 36" W at right angles to said traverse line, 125 feet to a line that is parallel with and distant 125 feet westerly, measured at right angles, from said traverse line; thence S 17° 48' 24" E along said last mentioned parallel line and its southerly prolongation to the intersection of a line that is parallel with and distant 100 feet southerly, measured at right angles, from that certain course in said traverse line having a bearing of S 61° 33' 17" E; thence S 61° 33' 17" E along said last mentioned parallel line to a line parallel with and distant westerly 150.00 feet, measured at right angles or radially from the westerly line of Bouquet Canyon Road as described in the deed to the State of California recorded in Book 12616, page 117, of Official Records, in the office of the County Recorder of said county; thence southerly along said last mentioned parallel line to a line parallel with and distant northerly 100.00 feet, measured at right angles from the northerly line of the land described in the deed to Saugus School District recorded on September 10, 1943, an instrument No. 264, in Book 20238, page 347 of said Official Records; thence easterly along said last mentioned parallel line to the most easterly line of the land described in
the deed to Newhall Land and Farming Company, recorded in Book 92106, page 258, of Official Records in the office of said Recorder; thence northerly along said most easterly line to the intersection of a line that is parallel with and distant 250 feet northeasterly, measured at right angles, from said traverse line having a bearing of S 61° 33' 17" E; thence N 61° 23' 17" W along said parallel line and its northwesterly prolongation to the intersection of a line that is parallel with and distant 125 feet easterly, measured at right angles, from said traverse line having a bearing of S 17° 48' 24" E; thence N 17° 48' 24" W along said parallel line to a line drawn at right angles to said traverse line from said "Point V"; thence S 72° 11' 36" W along said last mentioned line to the point of beginning.

EXCEPTING therefrom all water, minerals, oil, gas, or other hydrocarbon substances in and under said land without the right of surface entry for the development thereof, provided, further, that there shall be no drilling for extraction of same beneath the surface of said land to a depth of 500 feet.

1600-13-3.1B

A parcel of land in said Parcel 4 of the Saugus School District, said parcel of land being more particularly described as follows:

Commencing at said Point C-5 of the traverse line of Area A described above; thence S 72° 11' 36" W at right angles to said traverse line, 225.00 feet to a point on a line which is parallel with and distant 225 feet southwesterly, measured at right angles, from said traverse line, said point being the TRUE POINT OF BEGINNING; thence N 17° 48' 24" W along said parallel line a distance of 252.24 feet to a point on a line having a bearing of N 88° 13' 59" W and which passes through said Point Y; thence N 88° 13' 59" W along said line 143.28 feet to a line which is parallel with and distant 360 feet southwesterly, measured at right angles, from said traverse line; thence S 17° 48' 24" E along said last mentioned parallel line, 300.24 feet to said line which is at right angles to the above traverse line and passes through said Point C-5; thence N 72° 11' 36" E 135.00 feet, more or less, to said True Point of Beginning.

EXCEPTING from said above described real property designated 1600-13-1.1 and 1600-13-3.1B that portion thereof included within the real property conveyed to The Metropolitan Water District of Southern California by deed recorded in Book D3905, page 546, of Official Records in the office of said Recorder.
EXCEPTING therefrom all water, minerals, oil, gas or
other hydrocarbon substances in and under said land without the
right of surface entry for the development thereof; provided,
further that there shall be no drilling for extraction of same
beneath the surface of said land to a depth of 500 feet.

Reserving to Grantor after completion of Grantee's
Foothill Feeder within the above-described property or January 1,
1972, whichever occurs first, the right to use such property for
agricultural purposes, landscaping (except for trees), trans-
verse roads and streets, public utilities, parking purposes
and, subject to prior approval by Grantee, for any other use
which shall not in Grantee's opinion, reasonably exercised,
interfere with Grantee's use of such property for its Foothill
Feeder; provided, however, that (1) Grantor shall construct no
permanent structures on such property other than pavement, drains,
television cables, water lines, gas lines, oil lines, and other
utilities; and (2) Grantee shall have the right to use existing
roads over Grantor's land, as approximately shown on the drawing
attached hereto, for ingress to and egress from the above-
described property. Should such roads cease to exist, Grantor
shall provide adequate substitute roads, and (3) Grantee shall
have the right to use such property for the purpose of main-
taining, operating, enlarging, reconstructing, or adding to its
pipelines thereunder, whenever such use may become necessary in
the sole discretion of Grantee, to the same extent as if the
rights hereinabove mentioned had not been reserved, and Grantee
shall not be liable for any damages resulting from such work to
improvements put on the above-described property by Grantor,
except that (a) Grantee shall replace any paving or drains
which are destroyed during construction of Grantee's second
pipeline of its Foothill Feeder within such property. Also,
during such construction, any television cables, water lines,
gas lines, oil lines, or other utilities, as mentioned above,
shall be maintained in service, and (b) Grantee shall join in
the dedication of any road or street hereinabove authorized to
be constructed. Said reservation shall apply to Parcel 1600-13-1.1
and to Parcel 1600-13-3.1B.

Dated: June 28, 1973

THE NEWHALL LAND AND FARMING COMPANY

By

PETER C. KREMER, SENIOR VICE PRESIDENT

By

EDWARD R. TONEY, ASSISTANT SECRETARY
STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES   ) SS.

On June 28, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared
PETER C. KREMER  
Senior Vice President, and EDWARD A. TONEY,
known to me to be the Assistant Secretary of the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature __________________________

Notary Public in and for said State

[Notary seal]

125
Certificate of Acceptance

This is to certify that the interest in real property conveyed by this deed dated June 28, 1973 from The Newhall Land and Farming Co.

to The Metropolitan Water District of Southern California, a public corporation, is hereby accepted by the undersigned officer on behalf of the Board of Directors of said District pursuant to authority conferred by Resolution 6615 of said Board adopted on November 17, 1964, and the grantee consents to recordation thereof by its duly authorized officer.


THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

By

Maynard M. Anderson

General Manager

Assistant General Manager

☐ Transaction authorized by Resolution 6614

☐ Transaction authorized by Resolution 6614 (Land Committee)

☐ Transaction authorized by Board of Directors on
ATTACHMENT B

(Legal Description of County's Surface Rights)

[TO BE ATTACHED]
ATTACHMENT B

LEGAL DESCRIPTION

Those certain parcels of land hereinafter designated as Parcel A, Parcel B, Parcel C and Parcel D, being portions of the Rancho San Francisco, in the Unincorporated Territory of the County of Los Angeles, State of California, recorded in Book 1, Pages 521 and 522, of Patents, records of said County lying within that certain real property conveyed to the Metropolitan Water District of Southern California as Area "A", by deeds recorded on October 3, 1967 in Book D3786 Page 579, on February 6, 1968 in Book D3905 Page 546, and on July 9, 1973 in Book D5937 Page 544, all of Official Records in the office of the County Recorder of said County, being a 250 foot wide strip of land shown as Parcel 1 on the map of Record of Survey filed in book 86 pages 43 through 48 inclusive of Record of Surveys, records of said County described as follows:

PARCEL A

Beginning at a point in the northeasterly line of said 250 foot strip shown as having a bearing and distance of "South 24° 25' 27" East 5083.72 feet" distant thereon South 24° 25' 27" East a distance of 1237.04 feet from the northerly terminus of said northeasterly line, said point also being the northeasterly corner of Parcel "A" per Instrument 02-2229619, recorded on September 23, 2002 in Official Records of said County; thence northeasterly along said northeasterly line, North 24° 25' 27" West, a distance of 520.19 feet to the southeasterly line of a permanent street easement per Instrument 02-0049215, recorded January 08, 2002 in Official Records of said County; thence southerly leaving said northeasterly line along the southeasterly line of said Instrument 02-0049215, South 57° 31' 38" West, a distance of 252.49 feet to the southerly line of said 250 foot strip; thence along said southerly line South 24° 25' 27" East, a distance of 530.21 feet, to the northwest corner of said Parcel "A" of instrument 02-2229619; thence northeasterly along the northeasterly line of said
ATTACHMENT B

Foothill Feeder
MWD Parcel No. 1600-13-1 (Por.)
Permanent Easement RL No. 2061
MWD to the County of Los Angeles

last mentioned Parcel “A” North 55° 17' 24” East, a distance of 254.08 feet to the point of
beginning.

Containing 3.014 acres of land, more or less.

PARCEL B

Beginning at a point in the northeasterly line of said 250 foot wide strip shown as having
a bearing and distance of “South 24° 25' 27” East 5083.72 feet” distant thereon South
24° 25' 27” East 2305.06 feet from the northwesterly terminus of said northeasterly line, said
point also being the northeasterly corner of Parcel “B” per Instrument 02-2229619,
recorded on September 23, 2002 in Official Records of said County; thence northwesterly
along said northeasterly line, North 24° 25' 27” West, a distance of 1,002.97 feet to the
southeasterly line of said Parcel “A” per Instrument 02-2229619, thence southerly
leaving said northeasterly line along the southeasterly line of said last mentioned Parcel
“A” South 55° 17' 24” West, a distance of 254.08 feet to the southwesterly line of said
250 foot strip; thence southeasterly along said southwesterly line, South 24° 25' 27” East,
a distance of 804.47 feet to the beginning of a tangent curve concave to the northeast
having a radius of 368.00 feet, said tangent curve also being the easterly line of Parcel
“C” per Instrument 02-2229619, recorded on September 23, 2002 in Official Records of
said County; thence southeasterly along said curve and said Parcel “C” through a central
angle of 24° 48' 21”, an arc distance of 159.32 feet; thence South 49° 13' 48” East, a
distance of 3.08 feet to the beginning of a tangent curve concave to the north having a
radius of 13.00 feet; thence easterly along said curve through a central angle of 83° 27'
30”, an arc distance of 18.94 feet to the beginning of a tangent reverse curve, concave
southeasterly, having a radius of 382.00 feet, a radial line to said curve bears North 42°
41' 18” West, said tangent reverse curve, also being the Northerly line of Parcel “B” per
Instrument 02-2229619, thence northeasterly along said curve and said last mentioned
ATTACHMENT B

Foothill Feeder
MWD Parcel No. 1600-13-1 (Por.)
Permanent Easement RL No. 2061
MWD to the County of Los Angeles

Parcel “B” through a central angle of 30° 13’ 26”, an arc distance of 201.51 feet to the
point of beginning.

Containing 5.576 acres of land, more or less.

PARCEL C

Beginning at a point in the northeasterly line of said 250 foot wide strip shown as having
a bearing and distance of “South 24° 25’ 27” East 5083.72 feet” distant thereon South
24° 25’ 27” East 2986.76 feet from the northwesterly terminus of said northeasterly line,
said point being the northeast corner of Parcel “D” per Instrument 02-2229619, recorded
on September 23, 2002 in Official Records of said County, thence northwesterly along
said northeasterly line, North 24° 25’ 27” West, a distance of 615.98 feet to the
southeasterly line of said Parcel “B” per Instrument 02-2229619, said point being the
beginning of a non-tangent curve concave southeasterly, having a radius of 318.00 feet, a
radial line to said curve bears North 10° 00’ 35” West; thence leaving said northeasterly
line southeasterly along said curve and said last mentioned Parcel “B”, through a central
angle of 46° 54’ 35”, an arc distance of 260.36 feet to the southwesterly line of said 250
foot wide strip; thence along said southwesterly line South 24° 25’ 27” East, a distance of
497.55 feet to the beginning of a non-tangent curve, concave northerly, having a radius of
286.00 feet and to which beginning a radial line bears South 12° 16’ 04” West; thence
easterly 39.89 feet along said curve, through a central angle of 07° 59’ 28” to the
beginning of a reverse curve, concave to the south and having a radius of 25.00 feet;
thence easterly 11.89 feet along said curve through a central angle of 27° 15’ 07” to the
beginning of a non-tangent curve, concave to the west, having a radius of 85.00 feet and
to which beginning a radial line bears South 88° 25’ 34” East; thence southerly 5.88 feet
along said curve through a central angle of 03° 57’ 46” to the beginning of a non-tangent
curve, concave to the southwest, having a radius of 20.00 feet and to which beginning a
radial line bears North 39° 27' 07" East; thence southeasterly 3.09 feet along said curve through a central angle of 08° 51' 28" to the beginning of a compound curve, concave to the west and having a radius of 31.00 feet; thence southerly 23.13 feet along said curve through a central angle of 42° 44' 28" to the non-tangent curved northwesterly line of said Parcel "D", said curve being concave to the north, having a radius of 318.00 feet and to which intersection a radial line bears South 00° 03' 58" West; thence easterly 215.93 feet along said curve, through a central angle of 38° 54' 17" to the point of beginning.

Containing 3.477 acres of land, more or less.

PARCEL D

Beginning at a point in the northeasterly line of said 250 foot wide strip shown as having a bearing and distance of "South 24° 25' 27" East 5083.72 feet" distant thereon South 24° 25' 27" East 3291.80 feet from the northwesterly terminus of said northeasterly line; thence northwesterly along said northeasterly line, North 24° 25' 27" West, a distance of 239.32 feet to the southeasterly line of said Parcel "D" per Instrument 02-229619, said point also being the beginning of a non tangent curve concave northerly, having a radius of 382.00 feet, a radial line to said curve bears South 36° 23' 02" East; thence leaving said northeasterly line westerly along said curve and said last mentioned Parcel "D", through a central angle of 38° 31' 32", an arc distance of 256.86 feet to the southwesterly line of said 250 foot strip; thence along said southwesterly line South 24° 25' 27" East, a distance of 645.10 feet; thence leaving said southwesterly line, North 02° 53' 02" East, a distance of 287.31 feet; thence North 20° 30' 47" East, a distance of 167.33 feet to the point of beginning.

Containing 2.288 acres of land, more or less.
ATTACHMENT B

Foothill Feeder
MWD Parcel No. 1600-13-1 (Por.)
Permanent Easement RL No. 2061
MWD to The County of Los Angeles

Parcels A, B, C and D contain a total of 14.355 acres, more or less.

The above described Parcels are shown on the attached sketch and made a part hereof.

Prepared under the direction of:

[Signature]

Robert C. Olson, PLS 5490

8.10.2006

Date
ATTACHMENT "B"
PARCEL "D"

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION PORTION OF RANCHO SAN FRANCISCO, RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, IN THE STATE OF CALIFORNIA

PARCEL "D"
INST. NO. 02-2229619
REC'D 9/23/02 O.R.

S 02°08'30" W
(RAD)

(1600-13-1 & 1600-13-1.1)
D5937/544 O.R. REC. 07-09-73
D3905/546 O.R. REC. 02-06-68
D3786/579 O.R. REC. 10-03-67

PARCEL "D"

LINE TABLE
LINE BEARING DISTANCE
L1 N24°25'27" W 239.32'
L2 N02°53'02" E 287.31'
L3 N20°39'47" E 167.33'

CURVE TABLE
CURVE DELTA LENGTH RADIUS
C1 38'31.32" 256.86' 382.00'

LEGEND:

PERMANENT EASEMENT
1600-13-1(POR.)
PARCEL D = 2.288 AC.

PREPARED UNDER MY SUPERVISION
ROBERT C. OLSON
PLS 5490

DATE
08.14.2006

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
FOOTHILL FEEDER
PERMANENT EASEMENT
RL No. 2061
MWD TO
THE COUNTY OF LOS ANGELES
1600-13-1(POR.)
GRANT OF EASEMENT

WHEREAS, THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership, (hereinafter referred to as GRANTOR), is the owner of open space areas and lots shown on Parcel Map No. 25802, filed in Book 338, page 23, of Parcel Maps, and shown on the map of Tract No. 52455-01, filed in Book 1323, page 43, of Maps (TRACTS); and

WHEREAS, GRANTOR has constructed a paved trail (hereinafter TRAIL IMPROVEMENTS) as depicted in Exhibit B, attached hereto and by this reference made a part hereof, on a portion of TRACTS, as legally described in Exhibit A which is attached hereto and by this reference made a part hereof; and

WHEREAS, it is in the public interest for the TRAIL IMPROVEMENTS to be dedicated to the County of Los Angeles for public recreational uses.

NOW, THEREFORE, GRANTOR hereby grants to the County of Los Angeles, a body corporate and politic (hereinafter referred to as COUNTY), an easement (hereinafter referred to as EASEMENT) for access road and public recreational trail purposes, including without limitation, the right to install, maintain, repair and/or replace a Class I Bike Trail in, on, over, under and across the property described in Exhibit A (hereinafter referred to as EASEMENT AREA), together with the TRAIL IMPROVEMENTS located thereon.

The GRANTOR and the COUNTY, hereby agree as follows:

1. That the COUNTY shall be obligated to maintain the TRAIL IMPROVEMENTS and any other improvements constructed or installed by COUNTY pursuant to this EASEMENT.

2. GRANTOR agrees that it will set forth the following condition in any grant of easements in, on, over, under, or across the EASEMENT AREA:

   "Grantee agrees that it will not perform nor arrange for the performance of any work in, on, over, under, or, across the land herein described until the plans and specifications for such work shall have first been submitted to and approved in writing by the Director of Public Works, of the County of Los Angeles."

3. GRANTOR hereby reserves for itself, and its successors and assigns, the right of access, ingress and egress as may be reasonably necessary to properly maintain the areas adjacent to the EASEMENT AREA, provided that GRANTOR shall provide written notice to COUNTY prior to entering the EASEMENT AREA and shall repair any damage to the TRAIL IMPROVEMENTS or other improvements within the EASEMENT AREA caused by GRANTOR'S use of the EASEMENT AREA, to the satisfaction of COUNTY, which shall not be unreasonably withheld or
delayed. Furthermore GRANTOR shall be allowed to assign this right to other entities ("FUTURE ASSIGNEE") provided that any such assignment expressly requires the FUTURE ASSIGNEE to notify COUNTY in writing prior to entering the EASEMENT AREA and to restore any damage to the TRAIL IMPROVEMENTS or other improvements within the EASEMENT AREA caused by FUTURE ASSIGNEE'S use of the EASEMENT AREA, to the satisfaction of COUNTY, which shall not be unreasonably withheld or delayed. The parties hereto agree that neither GRANTOR nor a FUTURE ASSIGNEE shall be required to provide written notice in the event an emergency necessitates access to any areas adjacent to the easement.

4. The terms and conditions contained in this Grant of Easement document shall be binding upon the GRANTOR, the COUNTY, their successors, and/or assigns.

5. This agreement may be executed in counterparts and shall constitute one agreement which shall be binding, notwithstanding that all the parties' signatures may not appear on the same page.

6. In the event of any controversy, claim or dispute arising out of or relating to this Grant of Easement or the breach, enforcement, interpretation or validity thereof, the issue shall be submitted to mediation by a mutually agreed mediator, with the costs to be shared equally between the parties to the mediation. The parties shall participate in mediation or other acceptable means of alternative dispute resolution prior to seeking any other recourse.

7. To the fullest extent allowed or permitted under or not prohibited by any provision of applicable law, COUNTY shall indemnify, defend and hold harmless GRANTOR and each of GRANTOR'S owners, partners, officers, employees, and agents ("Covered Persons") from and against any losses, expenses (including reasonable costs, expenses and attorneys' and paralegals' fees), judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements and damages incurred by GRANTOR or such Covered Persons arising out of any threatened, pending or completed claim, action, suit or proceeding (a "Proceeding"), whether civil, criminal, administrative or arbitrative, including any appeal of any such Proceeding, or any inquiry or investigation that could lead to such a Proceeding, based upon acts (including negligent acts, whether or not under a theory of strict liability) performed or omitted to be performed by COUNTY or COUNTY'S contractors, employees, and agents incident or related to COUNTY'S and its contractors, employees, and agents use of the EASEMENT created herewith, including without limitation any public use of the EASEMENT permitted by COUNTY. Excepting any breach of GRANTOR'S repair obligations described in paragraph 3, above, or any negligence by GRANTOR, GRANTOR shall have no liability whatsoever for any damages to person or property arising from use of the EASEMENT by members of the public, nor shall GRANTOR be responsible for the installation or maintenance of any signage in the EASEMENT AREA, intended to be seen by the general public.

8. To the fullest extent allowed or permitted under or not prohibited by any provision of applicable law, GRANTOR, including any FUTURE ASSIGNEE, shall indemnify, defend and hold harmless COUNTY and each of COUNTY'S officers, employees, and agents ("Covered Persons") from and against any losses, expenses (including reasonable costs, expenses and attorneys' and paralegals' fees), judgments, penalties (including punitive damages), fines, settlements and damages incurred by COUNTY or such Covered Persons arising out of any threatened, pending or completed claim, action, suit or proceeding (a "Proceeding"), whether civil, criminal, administrative or arbitrative, including any appeal of any such Proceeding, based upon acts (including negligent acts, whether or not under a theory of strict liability) performed or omitted to be performed by GRANTOR or any FUTURE ASSIGNEE or their respective contractors, employees or agents incident or related to the use of the EASEMENT AREA.
THE NEWHALL LAND AND FARMING COMPANY,  
(A CALIFORNIA LIMITED PARTNERSHIP), a limited partnership

By: NWHL GP LLC,  
a Delaware limited liability company, its General Partner

By: LandSource Holding Company, LLC,  
a Delaware limited liability company, its Sole Member

By: Newhall Land Development, LLC,  
a Delaware limited liability company, its Sole Member

By: Newhall Holding Company, LLC,  
a Delaware limited liability company, its Manager

By: STEVEN D. ZIMMER  
Name: STEVEN D. ZIMMER  
Title: Executive Vice President

By: MARK SUBBOTIN  
Name: MARK SUBBOTIN  
Title: Vice President

Pursuant to the authority granted in an order adopted by the Board of Supervisors of the County of Los Angeles on September 24, 1995, the Director of the Department of Public Works has executed this Grant of Easement document on the 30th day of March, 2011.

APPROVED AS TO FORM  
ANDREA SHERIDAN ORDIN  
County Counsel  
By Deputy

COUNTY OF LOS ANGELES,  
a body corporate and politic

GAIL FARBER  
Director of Public Works  
By  
Assistant Deputy Director

West Creek Bike Trail Easement  
Project No. LD52455A

EASE WEST CREEK BIKE TRAIL FINAL DRAFT-7-27-09.DOC
CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of LOS ANGELES

On 03/01/2011 before me, CARMELITA VIDAD, NOTARY PUBLIC
(Here insert name and title of the officer)
personally appeared STEVEN D. ZIMMER AND MARK SUBBOTIN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

CARMELITA VIDAD
Commission 6 17617969
Notary Public - California
Los Angeles County

My Comm. Expires Sep 16, 2011

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document as long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural form by crossing off incorrect forms (i.e. he/she/they is/she/they are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document.

ACKNOWLEDGMENT FORM

STATE OF CALIFORNIA

COUNTY OF ____________________

On ______________________, before me, ____________________________________________, Notary Public,

(insert name of the officer) (insert title of the officer)
personally appeared

____________________________________________

(insert name(s) and title(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature__________________________________________ (Seal)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

ACKNOWLEDGMENT FORM
(for county use only)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On ______________________, before me, ____________________________________________, Registrar-Recorder/County Clerk of the County of
Los Angeles, personally appeared ____________________________________________

(insert name(s) and title(s))

who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

__________________________________________ (Seal)

DEAN C. LOGAN, Registrar-Recorder/County Clerk of the County of Los Angeles

By ____________________________

Deputy County Clerk

APPROVED as to title and execution.

__________________________________________

March 30, 2011

DEPARTMENT OF PUBLIC WORKS

Survey/Mapping & Property Management Division

Supervising Title Examiner

By ____________________________

______________________________

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within
deed or grant is hereby accepted under the authority conferred by Ordinance
No. 95-0052, duly and regularly adopted by the Board of Supervisors of the
County of Los Angeles on the 26th day of September 1995, and the Grantee
consents to the recordation thereof by its duly authorized officer.

Dated ____________________________

By ____________________________

ASSISTANT DEPUTY DIRECTOR

Survey/Mapping & Property Management Division

Packet Pg. 165
LEGAL DESCRIPTION

ACCESS ROAD & BIKING TRAIL EASEMENTS

Parcel 1

A strip of land, 16 feet wide, over those portions of Parcels 7 and 8 of Parcel Map No. 25802, in the Unincorporated Territory of the County of Los Angeles, as per map filed in Book 338, Pages 23 through 48, inclusive, of Parcel Maps, Records of said County; and those portions of Lots 358, 385, and 394 of Tract No. 52455-01, in said County, as per map filed in Book 1323, Pages 43 through 73, inclusive, of Maps, of said Records, the northerly and westerly line of which is described as follows:

Commencing at the northwesterly corner of said Parcel 7; thence along the northerly line of said Parcel, South 77 degrees 51 minutes 16 seconds East 170.11 feet; thence leaving said northerly line, South 12 degrees 08 minutes 44 seconds West 43.21 feet; thence South 31 degrees 48 minutes 04 seconds West 3.49 feet to the beginning of a curve, concave to the north and having a radius of 40.00 feet; thence westerly 69.19 feet along said curve through a central angle of 99 degrees 06 minutes 07 seconds; thence North 49 degrees 05 minutes 49 seconds West 49.04 feet to the beginning of a curve, concave southerly, and having a radius of 70.00 feet; thence northwesterly 34.70 feet along said curve, through a central angle of 28 degrees 24 minutes 17 seconds; thence North 77 degrees 30 minutes 06 seconds West 36.23 feet to the generally easterly line of said Lot 385, and the True Point of Beginning of this description; thence North 77 degrees 30 minutes 06 seconds West 10.77 feet to the beginning of a curve, concave to the south and having a radius of 40.00 feet; thence westerly 38.13 feet along said curve through a central angle of 54 degrees 36 minutes 58 seconds; thence South 47 degrees 52 minutes 56 seconds West 38.77 feet to a point hereinafter referred to as Point A; thence
continuing, South 47 degrees 52 minutes 56 seconds West 241.05 feet to the beginning of
a curve, concave to the northwest and having a radius of 342.00 feet; thence
southwesterly 19.72 feet along said curve, through a central angle of 3 degrees 18 minutes
17 seconds to a point hereinafter referred to as Point B; thence continuing southwesterly
30.46 feet along said curve, through a central angle of 5 degrees 06 minutes 10 seconds to
the beginning of a reverse curve, concave to the southeast and having a radius of 408.00
feet; thence southwesterly 109.91 feet along said curve through a central angle of 15
degrees 26 minutes 03 seconds to the beginning of a reverse curve, concave to the
northwest and having a radius of 642.00 feet; thence southwesterly 157.62 feet along said
curve through a central angle of 14 degrees 04 minutes 01 seconds to the beginning of a
reverse curve, concave to the southeast and having a radius of 408.00 feet; thence
southwesterly 108.21 feet along said curve through a central angle of 15 degrees 11
minutes 46 seconds to the beginning of a reverse curve, concave to the northwest and
having a radius of 392.00 feet; thence southwesterly 55.80 feet along said curve through a
central angle of 08 degrees 09 minutes 21 seconds; thence South 47 degrees 52 minutes
56 seconds West 132.65 feet to the beginning of a curve, concave to the southeast and
having a radius of 518.00 feet; thence southwesterly 10.10 feet along said curve through a
central angle of 01 degrees 07 minutes 01 seconds to a point hereinafter referred to as
Point C; thence continuing southwesterly 224.91 feet along said curve, through a central
angle of 24 degrees 52 minutes 37 seconds; thence South 21 degrees 53 minutes 18
seconds West 230.71 feet to the beginning of a curve, concave westerly, and having a
radius of 434.00 feet; thence southwesterly 69.88 feet along the curve, through a central
angle of 09 degrees 13 minutes 33 seconds to the beginning of a reverse curve, concave to
the southeast and having a radius of 321.00 feet; thence southwesterly 86.02 feet along
said curve through a central angle of 15 degrees 21 minutes 16 seconds to the beginning
of a reverse curve, concave to the west and having a radius of 2,259.00 feet; thence
southerly 134.40 feet along said curve through a central angle of 03 degrees 24 minutes
32 seconds; thence South 19 degrees 10 minutes 07 seconds West 74.41 feet to the
beginning of a curve, concave to the east and having a radius of 516.00 feet; thence southerly 64.25 feet along said curve through a central angle of 07 degrees 08 minutes 03 seconds to the beginning of a reverse curve, concave to the west and having a radius of 742.00 feet; thence southerly 100.47 feet along said curve through a central angle of 07 degrees 45 minutes 30 seconds to the beginning of a reverse curve, concave to the east and having a radius of 516.00 feet; thence southerly 109.17 feet along said curve through a central angle of 12 degrees 07 minutes 21 seconds to the beginning of a reverse curve, concave to the west and having a radius of 584.00 feet; thence southerly 164.90 feet along said curve through a central angle of 16 degrees 10 minutes 43 seconds to the beginning of a reverse curve, concave to the east and having a radius of 290.00 feet; thence southerly 94.77 feet along said curve through a central angle of 18 degrees 43 minutes 24 seconds to the beginning of a reverse curve, concave to the west and having a radius of 420.00 feet; thence southerly 127.75 feet along said curve through a central angle of 17 degrees 25 minutes 37 seconds to the beginning of a reverse curve, concave to the east and having a radius of 490.00 feet; thence southerly 113.75 feet along said curve through a central angle of 13 degrees 18 minutes 01 seconds to the beginning of a reverse curve, concave to the west and having a radius of 494.00 feet; thence southerly 83.38 feet along said curve through a central angle of 09 degrees 40 minutes 16 seconds; thence South 18 degrees 55 minutes 24 seconds West 401.75 feet to a point hereinafter referred to as Point D; thence continuing South 18 degrees 55 minutes 24 seconds West 199.50 feet to the beginning of a curve, concave to the northwest and having a radius of 142.00 feet; thence southwesterly 77.32 feet along said curve through a central angle of 31 degrees 11 minutes 59 seconds to the beginning of a reverse curve, concave to the southeast and having a radius of 158.00 feet; thence southwesterly 72.22 feet along said curve through a central angle of 26 degrees 11 minutes 18 seconds; thence South 23 degrees 56 minutes 05 seconds West 48.72 feet to the beginning of a curve, concave to the northwest and having a radius of 142.00 feet; thence southwesterly 118.04 feet along said curve through a central angle of 47 degrees 37 minutes 48 seconds to the beginning of a reverse curve,
concave to the southeast and having a radius of 86.00 feet; thence southwesterly 144.08 feet along said curve through a central angle of 95 degrees 59 minutes 28 seconds; thence South 24 degrees 25 minutes 35 seconds East 215.89 feet to the beginning of a curve, concave to the west and having a radius of 157.00 feet; thence southerly 117.99 feet along said curve through a central angle of 43 degrees 03 minutes 36 seconds to the beginning of a reverse curve, concave to the east and having a radius of 516.00 feet; thence southerly 153.97 feet along said curve through a central angle of 17 degrees 05 minutes 48 seconds to the beginning of a reverse curve, concave to the west and having a radius of 384.00 feet; thence southerly 53.13 feet along said curve through a central angle of 07 degrees 55 minutes 37 seconds; thence South 09 degrees 27 minutes 50 seconds West 254.35 feet to the beginning of a curve, concave to the west and having a radius of 242.00 feet; thence southerly 3.86 feet along said curve through a central angle of 00 degrees 54 minutes 54 seconds; thence South 73 degrees 46 minutes 19 seconds West 22.21 feet to a point hereinafter referred to as Point E; thence South 17 degrees 50 minutes 04 seconds East 6.31 feet to the beginning of a curve, concave to the west, and having a radius of 75.00 feet; thence southerly 60.19 feet along said curve through a central angle of 45 degrees 58 minutes 52 seconds to the beginning of a compound curve, concave to the northwest and having a radius of 242.00 feet; thence southwesterly 65.58 feet along said curve through a central angle of 15 degrees 31 minutes 34 seconds; thence South 43 degrees 40 minutes 22 seconds West 160.48 feet to the beginning of a curve, concave to the east and having a radius of 258.00 feet; thence southerly 192.39 feet along said curve through a central angle of 42 degrees 43 minutes 34 seconds; thence South 00 degrees 56 minutes 48 seconds West 273.93 feet to the beginning of a curve, concave to the northwest and having a radius of 192.00 feet; thence southwesterly 185.61 feet along said curve through a central angle of 55 degrees 23 minutes 17 seconds to the beginning of a reverse curve, concave to the southeast and having a radius of 258.00 feet; thence southwesterly 220.90 feet along said curve through a central angle of 49 degrees 03 minutes 28 seconds to the beginning of a reverse curve, concave to the northwest and

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July 6, 2009
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having a radius of 242.00 feet; thence southerly 147.04 feet along said curve through a central angle of 34 degrees 48 minutes 48 seconds to the beginning of a reverse curve, concave to the east and having a radius of 208.00 feet; thence southerly 188.41 feet along said curve through a central angle of 51 degrees 53 minutes 57 seconds; thence South 09 degrees 48 minutes 32 seconds East 236.46 feet to the beginning of a curve, concave to the west and having a radius of 192.00 feet; thence southerly 113.04 feet along said curve through a central angle of 33 degrees 44 minutes 02 seconds; thence South 23 degrees 55 minutes 30 seconds West 81.13 feet to the beginning of a curve, concave to the east and having a radius of 208.00 feet; thence southerly 55.38 feet along said curve through a central angle of 15 degrees 15 minutes 19 seconds; thence South 08 degrees 40 minutes 11 seconds West 106.46 feet to the beginning of a curve, concave to the west and having a radius of 142.00 feet; thence southerly 28.82 feet along said curve through a central angle of 11 degrees 37 minutes 39 seconds; thence South 20 degrees 17 minutes 50 seconds West 58.08 feet to the beginning of a curve, concave to the east and having a radius of 88.00 feet; thence southerly 93.17 feet along said curve through a central angle of 60 degrees 39 minutes 48 seconds; thence South 40 degrees 21 minutes 58 seconds East 24.32 feet to the beginning of a curve, concave to the northeast and having a radius of 123.00 feet; thence southeasterly 21.90 feet along said curve through a central angle of 10 degrees 12 minutes 01 seconds; thence South 50 degrees 33 minutes 59 seconds East 25.64 feet to the beginning of a curve, concave to the southwest and having a radius of 142.00 feet; thence southeasterly 124.45 feet along said curve through a central angle of 50 degrees 12 minutes 52 seconds to the beginning of a reverse curve, concave to the east and having a radius of 258.00 feet; thence southerly 25.50 feet along said curve through a central angle of 05 degrees 39 minutes 45 seconds; thence South 06 degrees 00 minutes 52 seconds East 24.65 feet to the beginning of a curve, concave to the west and having a radius of 242.00 feet; thence southerly 20.38 feet along said curve through a central angle of 04 degrees 49 minutes 32 seconds; thence South 01 degrees 11 minutes 20 seconds East 54.72 feet to the beginning of a curve, concave to the northeast and having a radius
of 158.00 feet; thence southeasterly 137.09 feet along said curve through a central angle
of 49 degrees 42 minutes 41 seconds; thence South 50 degrees 54 minutes 01 seconds
East 80.29 feet to a point hereinafter referred to as Point F.

Parcel 2

A strip of land, 16 feet wide, over that portion of Lot 385 of Tract No. 52455-01, in the
Unincorporated Territory of the County of Los Angeles, as per map filed in Book 1323,
Pages 43 through 73, inclusive, of Maps, Records of said County, the center line of which
is described as follows:

Beginning at the hereinabove described Point A; thence North 17 degrees 27 minutes 52
seconds West 57.92 feet to the beginning of a curve, concave easterly, and having a
radius of 45.00 feet; thence northerly 23.51 feet along said curve, through a central angle
of 29 degrees 55 minutes 40 seconds; thence North 12 degrees 27 minutes 48 seconds
East 10.87 feet to the southerly line of Copper Hill Drive, 100 feet wide, as shown on said
tract.

Parcel 3

That portion of Parcel 8 of Parcel Map No. 25802, in the Unincorporated Territory of the
County of Los Angeles, as per map filed in Book 338, Pages 23 through 48, inclusive, of
Parcel Maps, Records of said County, and that portion of Decoro Drive, 86 feet wide, as
shown on said Parcel Map and being more particularly described as follows:
Beginning at the hereinabove described Point F; thence South 73 degrees 31 minutes 13 seconds East 205.50 feet to the beginning of a curve, concave to the southwest and having a radius of 35.00 feet; thence southeasterly 50.81 feet along said curve through a central angle of 83 degrees 10 minutes 48 seconds; thence South 09 degrees 39 minutes 35 seconds West 125.65 feet to the beginning of a curve, concave to the northwest and having a radius of 35.00 feet; thence southwesterly 32.06 feet along said curve through a central angle of 52 degrees 29 minutes 13 seconds; thence South 62 degrees 08 minutes 48 seconds West 142.90 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 108.00 feet and to which beginning a radial line bears South 76 degrees 29 minutes 49 seconds East; thence southwesterly 43.09 feet along said curve through a central angle of 22 degrees 51 minutes 35 seconds; thence South 36 degrees 21 minutes 46 seconds West 43.50 feet to the beginning of a curve, concave to the northwest and having a radius of 108.00 feet; thence southwesterly 35.13 feet along said curve through a central angle of 18 degrees 38 minutes 11 seconds; thence South 54 degrees 59 minutes 57 seconds West 239.55 feet to the beginning of a curve, concave to the north and having a radius of 60.00 feet; thence westerly 25.98 feet along said curve through a central angle of 24 degrees 48 minutes 27 seconds; thence South 79 degrees 48 minutes 24 seconds West 20.07 feet to the beginning of a curve, concave to the southeast and having a radius of 60.00 feet; thence southwesterly 11.77 feet along said curve through a central angle of 11 degrees 14 minutes 18 seconds to the beginning of a compound curve, concave southeasterly, having a radius of 27.00 feet and being tangent at its southerly terminus with a line which bears South 02 degrees 50 minutes 47 seconds West and passes through a point on the southerly line of said Parcel 8, distant thereon South 87 degrees 20 minutes 37 seconds East 54.83 feet from the easterly right of way line of Dickason Drive, 84 feet wide, as shown on said Parcel Map; thence southwesterly and southerly 30.97 feet along said curve through a central angle of 65 degrees 43 minutes 19 seconds to said tangent line; thence North 02 degrees 50 minutes 47 seconds East 89.01 feet to the beginning of a curve concave easterly and having a radius of 92.00 feet;

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July 6, 2009

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thence northerly 8.86 feet along said curve through a central angle of 5 degrees 31
minutes 12 seconds to a point of cusp with a curve concave northeasterly having a radius
of 41.00 feet and being tangent at its northeasterly terminus with a line which bears
North 54 degrees 59 minutes 57 seconds East and is parallel with and 16.00 feet
northwesterly of the hereinbefore described line having a bearing and length of South 54
degrees 59 minutes 57 seconds West 239.55 feet, and to which point a radial line bears
North 81 degrees 38 minutes 01 seconds West; thence southeasterly 95.44 feet along said
curve through a central angle of 133 degrees 22 minutes 02 seconds to said tangent line;
thence along said tangent line, North 54 degrees 59 minutes 57 seconds East 231.51 feet
to the beginning of a curve, concave to the northwest and having a radius of 92.00 feet;
thence northeasterly 29.92 feet along said curve through a central angle of 18 degrees 38
minutes 11 seconds; thence North 36 degrees 21 minutes 46 seconds East 43.45 feet to
the beginning of a curve, concave to the northwest and having a radius of 92.00 feet;
thence northeasterly 39.96 feet along said curve through a central angle of 24 degrees 53
minutes 03 seconds; thence North 11 degrees 28 minutes 43 seconds East 3.84 feet;
thence North 62 degrees 08 minutes 48 seconds East 91.38 feet; thence North 66 degrees
01 minutes 21 seconds East 57.66 feet to the beginning of a curve, concave to the
northwest and having a radius of 23.00 feet; thence northeasterly 22.63 feet along said
curve through a central angle of 56 degrees 21 minutes 46 seconds; thence North 09
degrees 39 minutes 35 seconds East 125.51 feet to the beginning of a curve, concave to
the southwest and having a radius of 23.00 feet; thence northwesterly 35.28 feet along
said curve through a central angle of 87 degrees 53 minutes 11 seconds; thence North 78
degrees 13 minutes 36 seconds West 46.86 feet; thence North 73 degrees 31 minutes 13
seconds West 118.51 feet to a line which bears South 50 degrees 54 minutes 01 seconds
East and passes through the herein before described Point F; thence North 50 degrees 54
minutes 01 seconds West 41.60 feet to said Point F and the point of beginning.
PSOMAS

Parcel 4

That portion of Parcel 8 of Parcel Map No. 25802, in the Unincorporated Territory of the County of Los Angeles, as per map filed in Book 338, Pages 23 through 48, inclusive, of Parcel Maps, Records of said County, and being more particularly described as follows:

Beginning at point on the southerly line of said Parcel 8 distant thereon South 87 degrees 20 minutes 37 seconds East 54.83 feet from the easterly right of way line of Dickason Drive, 84 feet wide, as shown on said Parcel Map; thence along said southerly line North 87 degrees 20 minutes 37 seconds West 16.00 feet; thence North 02 degrees 50 minutes 47 seconds East 95.69 feet to the beginning of a curve, concave to the east and having a radius of 108.00 feet; thence northerly 30.71 feet along said curve through a central angle of 16 degrees 17 minutes 28 seconds; thence North 19 degrees 08 minutes 15 seconds East 123.89 feet to the beginning of a curve, concave to the west and having a radius of 92.00 feet; thence northerly 26.75 feet along said curve through a central angle of 16 degrees 39 minutes 33 seconds; thence North 02 degrees 28 minutes 42 seconds East 148.76 feet to the southerly line of Decoro Drive, 86 feet wide, as shown on said Parcel Map; thence along said southerly line, South 87 degrees 20 minutes 30 seconds East 16.00 feet; thence leaving said southerly line, South 02 degrees 28 minutes 42 seconds West 148.71 feet to the beginning of a curve, concave to the west and having a radius of 108.00 feet; thence southerly 31.40 feet along said curve through a central angle of 16 degrees 39 minutes 33 seconds; thence South 19 degrees 08 minutes 15 seconds West 123.89 feet to the beginning of a curve, concave to the east, having a radius of 92.00 feet and being tangent at its southerly terminus with a line which bears North 2 degrees 50 minutes 47 seconds East and passes through the Point of Beginning; thence southerly 26.16 feet along said curve through a central angle of 16 degrees 17 minutes 28 seconds; thence South 02 degrees 50 minutes 47 seconds West 95.64 feet to the point of beginning.
The side lines of said Parcel 1 are to be extended or shortened so as to terminate
northeasterly in said generally easterly line of Lot 385; to terminate southerly in the
northerly side line of the hereinabove described Parcel 3; and the easterly side line which
adjoins that certain curve in the westerly line of Parcel 1, described hereon as having a
radius of 242.00 feet, a length of 65.58 feet, and shown as curve number C37 on Sheet 5
of 10 on the attached Exhibit Map, shall be continued northeasterly to a point of tangency
with the easterly side line which adjoins that certain course in the westerly line of Parcel 1
described hereon as having a bearing and length of South 9 degrees 27 minutes 50
seconds West 254.35 feet and shown as line number L24 on Sheet 5 of 10 on the attached
Exhibit Map.

The side lines of said Parcel 2 is to be extended or shortened so as to terminate northerly
in the southerly line of said Copper Hill Drive, and to terminate southerly in the
northwesterly side line of said Parcel 1.

Prepared under the direction of

[Signature]
Robert C. Olson, PLS 5490
PSOMAS

Sheet 10 of 10
EXHIBIT MAP
"ACCESS ROAD & BIKING TRAIL EASEMENTS"
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SUPPLEMENTAL EXHIBIT TO LEGAL DESCRIPTION - JOB NO: 1VAL021965

TRACT NO. 52455-01
M.B. 1323-43-73

PARCEL 1

EQUESTRIAN & HIKING TRAIL EASEMENT TO BE RECORDED
BY SEPARATE DOCUMENT

CURVE TABLE

<table>
<thead>
<tr>
<th>NO.</th>
<th>DELTA</th>
<th>RADIUS</th>
<th>LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>C18</td>
<td>7°0'0&quot;3&quot;</td>
<td>516.00</td>
<td>64.25'</td>
</tr>
<tr>
<td>C19</td>
<td>7°4'50&quot;</td>
<td>742.00</td>
<td>100.47'</td>
</tr>
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<td>C20</td>
<td>12°0'7&quot;</td>
<td>516.00</td>
<td>109.17'</td>
</tr>
<tr>
<td>C21</td>
<td>16°10'45&quot;</td>
<td>584.00</td>
<td>164.90'</td>
</tr>
<tr>
<td>C22</td>
<td>16°43'24&quot;</td>
<td>230.00</td>
<td>94.77'</td>
</tr>
</tbody>
</table>

LINE TABLE

<table>
<thead>
<tr>
<th>NO.</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>S 18°55'24&quot; W</td>
<td>401.75'</td>
</tr>
<tr>
<td>L17</td>
<td>S 18°55'24&quot; W</td>
<td>191.97'</td>
</tr>
</tbody>
</table>

Attachment: West Creek Park Transfer Draft Agreement (1615 : West Creek Annexation Property Tax Transfer Resolution)
EXHIBIT MAP
"ACCESS ROAD & BIKING TRAIL EASEMENTS"
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SUPPLEMENTAL EXHIBIT TO LEGAL DESCRIPTION - JOB NO: 1VAL021965

PACKETS PG. 181
ATTACHMENT: West Creek Park Transfer Draft Agreement (1615 : West Creek Annexation Property Tax Transfer Resolution)
EXHIBIT MAP
“ACCESS ROAD & BIKING TRAIL EASEMENTS”
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SUPPLEMENTAL EXHIBIT TO LEGAL DESCRIPTION - JOB NO: 1VAL021965

MATCHLINE
SEE SHEET 8

TRACT NO. 44831
M.B. 1273-06-74

TRACT/PARCEL
BOUNDARY
EQUESTRIAN & HIKING TRAIL
EASEMENT TO BE RECORDED
BY SEPERATE DOCUMENT

C75
C76
C77
C78
C79

C48
C49
C50
C51
C52
C53
C54
C55
C56
C57
C58
C59
C60
C61
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
C72
C73
C74
C75
C76
C77
C78
C79

NO.
50'12"52'
53'34"45'
4'49"32'
49'42"41'
1'26"47'
41'48"14'
40'27"35'
93'43"18'
52'16"14'
83'10"48'
52'29"13'
22'51"35'
18'38"11'
24'48"27'
65'43"19'
16'17"28'
16'39"33'
21'33"34'
9'31"14'
13'22"02'
16'38"11'
24'33"03'
16'38"16'
18'53"11'
8'13"04"66'
6'06"30'
29'29"26'
31'19"16'
11'14"46'
10'46"16'

RADIUS
142.00'
258.00'
242.00'
158.00'
258.00'
94.00'
193.00'
207.00'
207.00'
35.00'
35.00'
35.00'
108.00'
108.00'
60.00'
27.00'
108.00'
92.00'
92.00'
41.00'
92.00'
12.00'
23.00'
23.00'
23.00'
65.07'
132.78'
127.82'
345.87'
60.00'
92.00'

LENGTH
124.45'
25.50'
20.38'
137.09'
8.51'
68.58'
136.29'
338.60'
188.84'
50.81'
32.06'
43.09'
35.13'
25.98'
30.97'
30.71'
26.75'
31.40'
26.16'
142.90'
8.86'
95.44'
29.92'
39.96'
22.63'
35.28'
92.57'
317.34'
65.79'
20.05'
11.77'
17.30'
89.01'

PM 26802
P.M.B. 338-23-48

*SEE SHEET 10 FOR EASEMENT DESCRIPTIONS*

LINE TABLE
NO. BEARING DISTANCE
S 06'00"52' E 24.65'
S 01'11"20' E 54.72'
S 50'54"01' E 80.29'
S 43'36"08' E 60.67'
S 84'03"43' E 179.52'
S 09'39"35' W 254.90'
S 61'55"49' W 170.62'
S 73'31"13' E 205.50'
S 09'39"35' W 125.65'
S 62'08"46' W 142.90'
S 36'21"46' W 43.50'
S 54'59"57' W 239.55'
S 79'48"24' W 20.07'
S 02'50"47' W 6.63'
S 87'20"37' W 16.00'
S 55"02"67' W 95.69'
S 19'08"15' E 123.89'
S 02'28"42' E 148.71'
S 87'20"30' E 16.00'
S 02'28"42' W 148.71'
S 19'08"15' W 123.89'
S 02'50"47' W 89.01'

Attachment: West Creek Park Transfer Draft Agreement (1615 : West Creek Annexation Property Tax Transfer Resolution)
EXHIBIT MAP
"ACCESS ROAD & BIKING TRAIL EASEMENTS"
IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
SUPPLEMENTAL EXHIBIT TO LEGAL DESCRIPTION - JOB NO: 1VAL021965

LEGEND

- Extents of Biking and Access Road Easements Being Conveyed by this Exhibit. (Porcelain 1, 2, 3, and 4)

EASEMENT DESCRIPTIONS:


2. 300' wide Public Utilities Easement of Southern California Edison Company per Instrument No. 2247 Recorded September 18, 1972 in Book 05805, Page 724 O.R.

3. Storm Drain Easement of Los Angeles County Flood Control District per Tract Map No. 48202-02, M.B. 1243-33-42.

4. Conservation Easement of The State of California per Instrument No. 05-2619760, Recorded October 31, 2005 O.R.

5. Flood Control Easement of Los Angeles County Flood Control District per Instrument No. 03-1793301, Recorded June 23, 2003 O.R.

6. Slope Easement of The County of Los Angeles per Instrument No. 03-1793302, Recorded June 23, 2003 O.R.
EXHIBIT C
WEST CREEK PARK QUITCLAIM DEED– COUNTY OF LOS ANGELES TO CITY OF SANTA CLARITA

RECORDING REQUESTED BY
County of Los Angeles
AND MAIL TO
City of Santa Clarita
23920 Valencia Boulevard
Santa Clarita, CA 91355
Attention: Ken Pulskamp

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCELS: 2810-105-900, 2810-110-901

QUITCLAIM DEED

The COUNTY OF LOS ANGELES, a body corporate and politic ("County"), on a gratis basis, and in exchange for Grantee’s agreement to comply with the provisions outlined in section b, c, d and e below, does hereby surrender, quitclaim and release to:

CITY OF SANTA CLARITA, a municipal corporation ("Grantee"),

all of the County’s right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in the City of Santa Clarita, County of Los Angeles, State of California, and is further described in Exhibit A, which is incorporated herein by reference as though set forth in full. The location of the Property is identified in the map attached hereto as Exhibit B, which is incorporated by reference as though set forth in full.
SUBJECT TO AND GRANTEE TO ASSUME:

a. All taxes, interest, penalties and assessments of record, if any.

b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.

c. the condition that the Property is to be used for open space, public recreation and park purposes only;

d. the condition that the Property shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory;

e. the condition that in the event that County of Los Angeles determines that the owner in possession is not complying with these restrictions, then all right, title, and interest in and to the Property shall revert back to the County of Los Angeles upon providing a thirty (30) day notice to owner in possession of its failure to comply with these restrictions and without any necessity of any other affirmative action on the part of the County of Los Angeles.

Dated ______________________  COUNTY OF LOS ANGELES

COLA LOG NO. __________  By_________________________________

Hilda L. Solis
Chairman, Board of Supervisors
On January 6, 1987, the Board of Supervisors for 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 adopted a resolution pursuant to Section 25103 of the Government Code, which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this __________ day of __________, 2016, the facsimile signature of ____________________________, Chair, Board of Supervisors, Los Angeles County was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

LORI GLASGOW, Executive Officer-Clerk of the Board of Supervisors, County of Los Angeles

By____________________________________

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By: ________________________________
Deputy
EXHIBIT A TO QUITCLAIM DEED
LEGAL DESCRIPTION

That certain real property situated in the State of California, County of Los Angeles, and described as follows:

Lots 367 and 391 of Tract No. 52455-01, in the County of Los Angeles, State of California, as per map recorded in Book 1323, Pages 43 to 73 inclusive of Map, in the Office of the County Recorder of said County.
PARK EASEMENT QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic ("Grantor") does hereby surrender, remise, release, and forever quitclaim to the Metropolitan Water District of Southern California, a public corporation, all of its right, title, interest, and claim in and under that certain Permanent Easement Deed for purposes of a park. Said Permanent Easement Deed was originally granted to Newhall Land and Farming Company, a California Limited Partnership on June 12, 2007 and recorded on June 15, 2007, as Instrument Number 20071449775 in the Official Records of the County Recorder of Los Angeles County more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference. Said rights of that Permanent Easement Deed were subsequently assigned to the County of Los Angeles through an Assignment Agreement dated January 11, 2010 and recorded January 14, 2010 as Instrument No. 0059020 in the Official Records of the County Recorder of Los Angeles County more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.
IN WITNESS WHEREOF, the Grantor has executed this deed as of the date written below.

Dated: __________, 2016

Grantor:

COUNTY OF LOS ANGELES

By: _______________________

SACHI A. HAMAI
CHIEF EXECUTIVE OFFICER

APPROVED AS TO FORM

MARY C. WICKHAM
County Counsel

By: _______________________
Deputy
EXHIBIT A – PERMANENT EASEMENT DEED GRANT TO NEWHALL

EXHIBIT B – ASSIGNMENT AGREEMENT TO COUNTY OF LA
RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

County of Los Angeles
Real Estate Division
Los Angeles, CA 90012
222 South Hill Street, 3rd Floor
Attn: Christopher M. Montana,
   Director of Real Estate Division

_________________________________________________________________________________________________________

SPACE ABOVE THIS LINE FOR RECORDER’S USE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

ASSESSOR PARCEL NUMBERS:
2810-002-088, 2802-109 AND 015,
2810-110-012, 2810-111-004

BIKE TRAIL EASEMENT
QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic ("Grantor") does hereby surrender, remise, release, and forever quitclaim to NEWHALL LAND AND FARMING, a California Limited partnership all of its right, title, interest, and claim in and under that certain Grant of Easement for a paved trail and associated improvement for public recreational uses. Said Grant of Easement was originally granted to the County of Los Angeles on June 3, 2011 and recorded on June 31, 2011, as Instrument Number 20110481496 in the Official Records of the County Recorder of Los Angeles County more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Signature Page Follows Immediately
IN WITNESS WHEREOF, the Grantor has executed this deed as of the date written below.

Dated: __________, 2016

Grantor:

COUNTY OF LOS ANGELES

By: ______________________

SACHI A. HAMAI
CHIEF EXECUTIVE OFFICER

APPROVED AS TO FORM

MARY C. WICKHAM
County Counsel

By ______________________

Deputy
EXHIBIT H

CITY OF SANTA CLARITA CERTIFICATE OF ACCEPTANCE

This is to certify that the attached interest in real property conveyed by the Quitclaim Deeds dated _______________2016, by the COUNTY OF LOS ANGELES, a body corporate and politic, to the CITY OF SANTA CLARITA, a municipal corporation and/or government agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Santa Clarita pursuant to authority conferred by Resolution No. 88-119, of the City Council of the City of Santa Clarita adopted on August 25, 1988, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated:______________________________

By: ________________________________

Approved as to Form:

By: ________________________________ Dated: ________________________________

City Attorney
Agenda Item: 10

CITY OF SANTA CLARITA
AGENDA REPORT

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Striplin

DATE: June 28, 2016

SUBJECT: AWARD LANDSCAPE MAINTENANCE SERVICES CONTRACT FOR LMD ZONES T-46 (NORTHBRIDGE), T-47 (NORTHPARK), 7 (CREEK SIDE), AND 19 (BRIDGEPORT)

DEPARTMENT: Administrative Services

PRESENTER: Darin Seegmiller

RECOMMENDED ACTION

City Council:

1. Award a two-year contract to Stay Green Inc. to provide landscape maintenance services for Landscape Maintenance District (LMD) Zones T-46 (Northbridge), T-47 (Northpark), Zone 7 (Creekside), and Zone 19 (Bridgeport) for an annual amount of $448,020; and authorize an annual contingency in the amount of $90,000 for a total two-year amount not to exceed $1,076,040.

2. Authorize the City Manager or designee to execute all contracts and associated documents, and modify the awards in the event impossibility of performance arises, contingent upon the appropriation of funds by the City Council in the annual budget for such Fiscal Year.

3. Authorize the City Manager or designee to execute up to three additional one-year renewal options beginning in year three, not to exceed the base contract (inclusive of contingency) of $538,020 plus the appropriate CPI adjustment, upon request of the contractor.

BACKGROUND

In 2015, bid number LMD-15-16-07 for landscape maintenance services of two LMD Zones, T-46 (Northbridge) and T-47 (Northpark), was advertised on September 15, 2015, and opened on October 22, 2015. After review of all bids, staff determined bid amounts exceeded the ability of the zones to financially sustain such contract amount on a long-term basis. As a result all bids were rejected, and on November 24, 2015, City Council extended the contract for an additional six months.
This extension allowed staff time to review the bids to develop a new set of maintenance specifications before rebidding. New specifications include modifying the landscape services from hourly to performance based. In addition, two adjacent zones, LMD Zone 7 (Creekside) and LMD Zone 19 (Bridgeport), were added to the new bid. By doing so, landscape service providers have the ability to achieve economies of scales and offer lower overall costs.

Bid number LMD-15-16-24 for landscape services of four LMD Zones: T-46 (Northbridge), T-47 (Northpark), Zone 7 (Creekside), and Zone 19 (Bridgeport), inclusive of the above described adjustments, was published and circulated via the PlanetBids system on April 18, 2016. It was sent to 497 vendors (including the Santa Clarita Valley Chamber of Commerce and the Valley Industrial Association), and was downloaded by 21 companies. Five (5) companies responded to the bid.

To improve maintenance standards and enforce contractor accountability, LMD-15-16-24 encompasses an updated scope of work that provides staff with the ability to impose payment reductions on the contractor when maintenance schedules are not met or poor performance is documented.

Bids were opened on May 18, 2016, and the results are shown below:

<table>
<thead>
<tr>
<th>BID</th>
<th>COMPANY</th>
<th>LOCATION</th>
<th>BID AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bid 1</td>
<td>Stay Green Inc.</td>
<td>Santa Clarita, CA</td>
<td>$448,020</td>
</tr>
<tr>
<td>Bid 2</td>
<td>Venco Western</td>
<td>Oxnard, CA</td>
<td>$534,876</td>
</tr>
<tr>
<td>Bid 3</td>
<td>Oakridge Landscape</td>
<td>Santa Clarita, CA</td>
<td>$601,320</td>
</tr>
<tr>
<td>Bid 4</td>
<td>Bright View</td>
<td>San Fernando, CA</td>
<td>$919,404</td>
</tr>
<tr>
<td>Bid 5</td>
<td>American Heritage</td>
<td>Canoga Park, CA</td>
<td>$1,305,360</td>
</tr>
</tbody>
</table>

A thorough evaluation of bids determined the proposal submitted by Stay Green Inc. to be the lowest, most responsive and responsible bid for annual landscape maintenance services for aforementioned zones. Subsequently, Special Districts staff verified that Stay Green Inc.’s professional services meet the City’s high standards.

In the event of unscheduled expenditures, staff is requesting authorization to increase the total potential value of Stay Green Inc.’s annual base contract by a contingency amount of $90,000. Hourly costs for unscheduled services are capped through the bid specifications and do not represent any guarantee of compensation under the terms of the recommended contract.

By authorizing contract expenditure authority beyond the base bid amounts, the City Council is taking action to ensure that LMD revenues generated by property owners are utilized in the most cost-effective manner. The City retains the discretion to authorize and compensate the contractor for additional work once it has been reviewed by field monitors and approved by the LMD Administrator.
ALTERNATIVE ACTION

1. Do not award contract to Stay Green Inc.

2. Other action as determined by the City Council

FISCAL IMPACT

There is no impact to the General Fund. Funds are available in the following accounts as part of the proposed FY2016-17 budget and are contingent upon appropriation by City Council:

Zone T-46  - 12520-5161.010, 12520-5141.001
Zone T-47  - 12521-5161.010, 12521-5141.001
Zone 7    - 12529-5161.010, 12529-5141.001
Zone 19   - 12539-5161.010, 12539-5141.001

ATTACHMENTS

Stay Green Inc. Bid Response LMD 15-16-24 (Available in the City Clerk's Reading File)
CONSENSUS CALENDAR
CITY MANAGER APPROVAL: 

DATE: June 28, 2016


DEPARTMENT: Administrative Services

PRESENTER: Carmen Magana

RECOMMENDED ACTION

City Council approve and ratify for payment the demands presented in Check Register No. 12.

BACKGROUND

Check Register No. 12 for the Period 5/13/16 through 5/26/16 and 6/02/16 in the aggregate amount of $5,412,235.24.

Electronic Funds Transfers included in Check Register No. 12 for the Period 5/16/16 through 5/27/16 in the aggregate amount of $572,904.52.

FISCAL IMPACT

No Fiscal Impact.

ATTACHMENTS

Memo
Check Register No. 12 (available in the City Clerk's Reading File)
CITY OF SANTA CLARITA

INTEROFFICE MEMORANDUM

TO: Kenneth W. Striplin, City Manager

FROM: Darren Hernandez, Deputy City Manager

DATE: May 31, 2016

SUBJECT: Check Register No 12 for the Period 5/13/16 through 5/26/16 and 6/02/16; and Electronic Funds Transfers for the Period 5/16/16 through 5/27/16. Purchase Orders between $20,000 and $50,000 for the Period 5/15/16 through 5/29/16.

Check Register No 12 for the Period 5/13/16 through 5/26/16 and 6/02/16; and Electronic Funds Transfers for the Period 5/16/16 through 5/27/16. Purchase Orders between $20,000 and $50,000 for the Period 5/15/16 through 5/29/16.

CHECK REGISTER CERTIFICATE

Pursuant to the Government Code Section 37202, I hereby certify that the demands or claims covered by Check numbers 320097 through 320360, Voucher numbers V1008616 through V1008732 and other EFTs in the aggregate amount of $5,412,235.24 are accurate and that the funds are legally liable for payment thereof.

Deputy City Manager

City Manager

DH:BG:cm

S:\FIN\Accounts Payable\Check Register Memo Packet\Check Register Memo\2016\Check Register Memo 6-02-16.doc
### Electronic Funds Transfers
For the Period 5/16/16 through 5/27/16

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<th>DESCRIPTION</th>
<th>AMOUNT</th>
</tr>
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<tbody>
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<td>CalPERS</td>
<td>Retirement Benefits-Classic</td>
<td>207,598.90</td>
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<tr>
<td>100-2003.002</td>
<td>IRS</td>
<td>Federal Payroll Taxes</td>
<td>167,743.86</td>
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<td>100-2003.011</td>
<td>ICMA-457</td>
<td>Deferred Compensation</td>
<td>107,956.74</td>
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<td>100-2003.004</td>
<td>EDD</td>
<td>State Payroll Taxes</td>
<td>51,775.99</td>
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<td>CalPERS</td>
<td>Retirement Benefits-PEPRA</td>
<td>28,808.29</td>
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<td>ICMA-401</td>
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<td>5,801.59</td>
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<td>100-2003.015</td>
<td>CA SDU</td>
<td>Child Support Garnishments</td>
<td>2,014.15</td>
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<td>100-2003.011</td>
<td>ICMA-ROTH</td>
<td>Deferred Compensation</td>
<td>1,205.00</td>
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<tr>
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<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>$ 572,904.52</strong></td>
</tr>
</tbody>
</table>
CITY OF SANTA CLARITA
AGENDA REPORT

PUBLIC HEARINGS

CITY MANAGER APPROVAL: Ken Striplin

DATE: June 28, 2016

SUBJECT: ANNUAL LEVY OF ASSESSMENTS FOR OPEN SPACE
         PRESERVATION DISTRICT

DEPARTMENT: Administrative Services

PRESENTER: Darin Seegmiller

RECOMMENDED ACTION

City Council conduct a public hearing and adopt a resolution approving the Engineer’s Report
for the Fiscal Year 2016-17 annual levy of assessments for the Open Space Preservation District.

BACKGROUND

Creation of the Open Space Preservation District (District) was overwhelmingly approved by the
property owners of the City of Santa Clarita (City) in July 2007. The objective of the District is
to facilitate the purchase and preservation of undeveloped land in and around the City.

The initial maximum assessment rate, as approved by the property owners of Santa Clarita, was
$25 per equivalent benefit unit (EBU) starting Fiscal Year (FY) 2007-08. Property owners
further authorized a $1 increase in the maximum assessment rate each subsequent fiscal year.
The $1 annual increase was included as part of the proposal approved by the vote of property
owners in order to maximize the ability to purchase and preserve undeveloped land in and within
proximity to the City to create a surrounding green belt.

Since the formation of the District, 2,547 acres have been acquired using District funds, with
purchases leveraged with grant funds, land bank mitigation funds, or other special funds. The
City partners with a number of public entities including Santa Monica Mountains Conservancy,
Riverside Land Conservancy, The Trust for Public Land, County of Los Angeles, and Mountains
Recreation and Conservation Authority.

During FY 2015-16, the District funded acquisitions of another 60 acres of dedicated open space
in Quigly Canyon. An additional purchase of 13 acres in Soledad Canyon is expected to close
escrow before June 30, 2016. In the coming operational year, the District anticipates closing on
235 acres in the Newhall Pass, as well as another 89 acres in other locations.
Based on the voter-approved ability to adjust the District-applied assessment by $1 annually, debt service payments to service the District’s bonds increase in cost annually. By issuing "ascending debt," the City was able to borrow against future assessment rate increases in order to maximize the size of the borrowing. In FY 2015-16, the District’s debt service totaled $848,451, while the proposed debt service for FY 2016-17 totals $876,751. The annual debt servicing of the bond was structured to allow these ascending costs to track, or be off-set, against the voter-approved annual adjustment to the District’s assessed levy.

Annual debt service costs continue to increase every year through the 30-year repayment period and will total $1,440,312.50 in the final year of FY 2036-37. To meet these rising annual debt service costs, the assessment rate will need to increase periodically. If the rate is gradually adjusted to track with the maximum amount authorized by property owners, staff projects the District will be able to fund annual purchases totaling $1.1 million by FY 2019-20.

In consideration of how the debt service was structured, recent and forecasted future property acquisitions, as well as increased personnel and operational costs to manage the District, it is appropriate for the City Council to consider an adjustment to the applied assessment. Annually, the City Council is authorized to levy an OSPD assessment up to, but not to exceed, the maximum assessment rate.

For FY 2016-17, staff is recommending an adjustment of $1.50 per EBU be applied as part of the annual levy of the District. This proposed adjustment would increase the applied levy in FY 2016-17 from its current rate of $31.50 to $33 per EBU, which is one dollar less than the allowable maximum assessment rate of $34 for FY 2016-17.

For background purposes, one (1) EBU is equal to one single-family home. In FY 2015-16, the City Council elected to levy a rate of $31.50 per EBU which was $1.50 less than the maximum assessment rate of $33.

The process of ordering, approving, and setting the Public Hearing on the annual levy of the District is required by the Landscaping and Lighting Act of 1972 and allows the City to continue levying assessments in FY 2016-17 for the purpose of acquiring open space properties. The attached Engineer's Report describes the District, including the improvements, budgets, parcels, and assessments to be levied for FY 2016-17, as they existed at the time of the passage of the Resolution of Intention. This Engineer's Report was prepared by Willdan Financial Services on May 3, 2016.

ALTERNATIVE ACTIONS

Other direction as determined by City Council.
FISCAL IMPACT

There is no impact to the General Fund associated with this action.

ATTACHMENTS

Public Hearing Notice FY 16-17 OSPD
OSPD FY 2016-17 Resolution
OSPD FY 2016-17 Engineer's Report (Available in the City Clerk's reading file)
OSPD FY 2016-17 Assessment Roll (Available in the City Clerk's reading file)
NOTICE IS HEREBY GIVEN:

A Public Hearing will be held before the City Council of the City of Santa Clarita in the City Hall Council Chambers, 23920 Valencia Boulevard, 1st floor, Santa Clarita, California, on the 28th day of June 2016, at or after 6:00 p.m., to consider the FY 16-17 Annual Levy of Assessments for the City’s Open Space Preservation District.

The City Council, pursuant to the Landscaping and Lighting Act of 1972, being a Division of the Streets and Highways Code of the State of California, desires to levy annual assessments for the district pursuant to Article XIII D of the California Constitution.

Proponents, opponents, and any interested persons may appear and be heard on this matter at that time. Further information may be obtained by contacting the Administrative Services Department, 23920 Valencia Boulevard, Santa Clarita, CA 91355; (661) 290-2202, Darin Seegmiller, Project Development Coordinator.

If you wish to challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council, at, or prior to, the public hearing.

Dated: June 10, 2016

Kevin Tonoian,
City Clerk

Publish Dates: June 10, 2016; June 17, 2016
RESOLUTION NO. 16-  
A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING  
THE FINAL ENGINEER’S ANNUAL LEVY REPORT, ORDERING  
THE LEVY AND COLLECTION OF ASSESSMENTS ORDERING CONTINUED  
ACQUISITIONS AND MAINTENANCE FOR THE CITY OF SANTA CLARITA  
OPEN SPACE PRESERVATION DISTRICT  
FOR FISCAL YEAR 2016-17

WHEREAS, the City Council, pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereafter referred to as the “Act”), did by previous Resolution, order the Engineer, Willdan Financial Services, to prepare and file a report in accordance with Chapter 1, Article 4, of the Act, commencing with Section 22565, in connection with the proposed levy and collection of assessments for the City of Santa Clarita Open Space Preservation District (District), for the fiscal year commencing July 1, 2016, and ending June 30, 2017; and

WHEREAS, said Resolution was duly and legally published in the time, form, and manner as required by law and which Resolution is on file in the office of the City Clerk; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Santa Clarita, and the City Clerk has presented to the City Council such report entitled “Final Engineer’s Report, City of Santa Clarita Open Space Preservation District, Fiscal Year 2016-17” (Report); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the property acquisitions, improvements, operation, maintenance, and services to be performed, as set forth in said Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016, and ending June 30, 2017, to pay the costs and expenses of property acquisitions, operating, maintaining, and servicing the improvements within the District; and

WHEREAS, the assessment rates within the District are exempt from the assessment balloting procedures set forth in Section 4 of Proposition 218, because the District was formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of annexation into the District.
NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The Final Engineer’s Report as presented consists of the following:

a. Plans and specifications describing the general nature, location, and extent of the improvements to be maintained and of the maintenance work;

b. Estimate of the cost of maintenance of the improvements for the District for the Fiscal Year 2016-17;

c. An annual assessment for Fiscal Year 2016-17 of the estimated costs of property acquisitions, the maintenance of open space properties and improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Final Engineer’s Report, as presented, is hereby approved, and is ordered to be filed in the office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer’s Report.

SECTION 4. That the City hereby proposes an annual levy of assessments for Santa Clarita Open Space Preservation District thereon to provide for the following work:

The acquisition of open space properties, and the installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, landscape and irrigation improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

SECTION 5. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving and or amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests, and communications made or filed by interested persons.

SECTION 6. The City Council hereby finds that each and every part of the Engineer’s Report is sufficient, and the City Council hereby approves, passes on, and adopts the Engineer’s Report as submitted to the City Council and filed with the City Clerk.
SECTION 7. The City Council does hereby reference the Engineer’s Report, which indicates the amount of the assessments, the District boundaries, description of improvements, and the methods of assessment. The Engineer’s Report is on file in the office of the City Clerk, and reference to the Engineer’s Report is hereby made for all particulars.

SECTION 8. The City Council hereby directs staff levy and file said assessments of $33.00 per Benefit Unit with the County Auditor for collection with the regular property taxes for Fiscal Year 2016-17.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

______________________________
MAYOR

ATTEST:

______________________________
CITY CLERK

DATE: __________________________
I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

______________________________
CITY CLERK
PUBLIC HEARINGS
CITY MANAGER APPROVAL:  

DATE: June 28, 2016
SUBJECT: ANNUAL LEVY OF ASSESSMENTS FOR SPECIAL DISTRICTS
DEPARTMENT: Administrative Services
PRESENTER: Darin Seegmiller

RECOMMENDED ACTION

City Council:

1. Conduct a public hearing for Landscape Maintenance Districts 1 and T1, with the exception of Zones T23 and T23A, the Streetlight Maintenance District, the Golden Valley Ranch Open Space Maintenance District, the Drainage Benefit Assessment Areas, and the Tourism Marketing District.

2. Adopt resolutions approving the Engineer’s Reports for the Fiscal Year 2016-17 annual levy of assessments for the continuation of maintenance for Landscape Maintenance Districts 1 and T1, with the exception of Zones T23 and T23A; the Streetlight Maintenance District; the Golden Valley Ranch Open Space Maintenance District; the Drainage Benefit Assessment Areas; and the Tourism Marketing District.

BACKGROUND

For the City Council’s consideration, this report presents the Final Engineer’s Reports for the special districts identified below. Specifically, staff is requesting approval to direct the City of Santa Clarita’s (City) contractual assessment engineer, Willdan Financial Services, to transmit all necessary assessment data to the Los Angeles County Auditor Controller for inclusion on the Fiscal Year (FY) 2016-17 Property Tax Rolls.

1. Landscape Maintenance District (LMD) Nos. 1 and T1, with the exception of Zones T23 and T23A.


5. Tourism Marketing District (TMD).

The attached resolutions direct Willdan Financial Services (Willdan) to prepare assessment Engineer's Reports for the City’s LMD, DBAA, SMD, and GVROSMD Districts for approval by the City Council. The proposed special districts actions are authorized by State Law as outlined in Article XIIID of the California Constitution (Proposition 218) and required to levy assessment on properties receiving special benefits.

Descriptions of the four special districts and the Tourism Marketing District follow.

Landscape Maintenance District (LMD)

Fifty-five financially independent LMD zones are administered by the City. These combined LMD zones, primarily administered through contracts, encompass over 1,300 acres of landscape areas including street medians, parkways, side-panels, 11 parks, numerous monument signs, more than 20 miles of paseos, approximately 60,000 trees, and 46 miles of landscaped medians.

Each LMD zone confers a special benefit upon properties through the installation and maintenance of landscape and ornamental features. Approximately 30,000 homes and businesses within LMD zones, comprised of varying size and amenities, financially contribute to supporting these by way of a special assessment appearing on their annual property tax bill. The City takes a very conservative fiscal approach to the management of the zones, has implemented many cost-savings measures, and aggressively rebids landscape contracts to ensure operational costs remain competitive.

Where rate escalators have been authorized by parcel owners and are a component of the base rate, the maximum annual assessment rate adjusts automatically. The City Council may levy assessment rates up to or less than the maximum assessment rate. While maximum assessment rates adjust automatically, the actual assessment levied each year must be approved by the City Council as part of a noticed public hearing.

For FY 2016-17, the Annual Consumer Price Index (CPI) increase for the previous year through December 2015 is approximately two and three-tenths of a percent (2.03%). For FY 2016-17, staff is recommending the City Council levy less than the maximum allowable rate for 67% (37 of 55) of the City’s active Landscape Maintenance District zones. The inclusion of CPI escalators allow the City to maintain and provide a consistent level of landscape service to each of the LMD zones as maintenance costs increase from year to year. CPI escalators also allow the City to be responsive to requests identified by the community for new projects and adequately fund for future capital reserve needs.

In instances where the maximum levied assessment is recommended, these LMD zones do not meet their financial operational and reserve goals and/or do not include a consumer price index escalator which allows operational costs to keep pace with increasing maintenance costs. A
detailed LMD Recommended Rate Table, which provides background information and identifies recommended FY 2016-17 assessment levies for each LMD local zone, has been included as an attachment to this report.

Each year, assessment rates recommended to the City Council are determined on the specific needs of each LMD zone. For a typical LMD zone, maintenance contracts represent 25% of the total annual operational cost. The City’s landscape maintenance contracts include provisions that allow vendors to request a CPI adjustment if their contracts are renewed. A typical maintenance contract term is two years with three, one-year options.

The remaining 75% includes the operating costs of an LMD zone, funding of expenditures that include administration, water and electrical utilities, plant replacements, scheduled and unanticipated repairs, and monitoring services. For FY 2016-17, administration costs represent 13.6% of the total LMD operational budget with 11.1% of this amount ($1,589,744) dedicated to City personnel. A breakout of all LMD operational costs is provided below.

<table>
<thead>
<tr>
<th>Maintenance/Repairs</th>
<th>$3,947,138</th>
<th>27.6%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Services</td>
<td>$3,532,657</td>
<td>24.8%</td>
</tr>
<tr>
<td>Water</td>
<td>$2,634,994</td>
<td>18.5%</td>
</tr>
<tr>
<td>Administration</td>
<td>$1,936,105</td>
<td>13.6%</td>
</tr>
<tr>
<td>Reimbursement to the General Fund</td>
<td>$854,700</td>
<td>6.0%</td>
</tr>
<tr>
<td>Monitoring Services</td>
<td>$558,865</td>
<td>3.9%</td>
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<tr>
<td>Utilities</td>
<td>$301,465</td>
<td>2.1%</td>
</tr>
<tr>
<td>Transfers Out</td>
<td>$237,183</td>
<td>1.7%</td>
</tr>
<tr>
<td>Other O&amp;M/Payroll in Specific Zones</td>
<td>$222,361</td>
<td>1.6%</td>
</tr>
<tr>
<td>Contractual Services</td>
<td>$34,400</td>
<td>0.2%</td>
</tr>
<tr>
<td>Totals</td>
<td>$14,259,868</td>
<td>100%</td>
</tr>
</tbody>
</table>

As California enters its fifth year of drought, the responsible management of water continues to be a priority for the City. Beginning in 2010, the City upgraded 630 irrigation devices to Smart Controller technology to keep the LMD zones looking great with minimal watering.

From 2011 through 2014, the City reduced its total annual water usage by approximately 330 million gallons, saving more than one billion gallons of water during this four-year period.

Following Governor Brown’s April 1, 2015, water declaration and the subsequent actions of the State Water Resources Control Board, Special Districts staff further reduced water usage to comply with State-mandated requirements. These actions also directed the City to discontinue watering all remaining turf located within major thoroughfare medians. In calendar year 2015, the City’s LMD operation reduced its water usage by 44% as compared to benchmark year of 2013. In total, Special Districts reduced its total water usage by more than 546 million gallons in 2015, with projected Fiscal Year 2015-16 operational savings of $755,000.

Operational savings realized from reduced water usage have been repurposed to address increases in other operational cost centers such as contractual landscaping, with remaining
savings returned to individual LMD zone reserves for future capital replacement needs and/or one-time enhancements. Further, operational water savings realized through the City’s conservation efforts may be needed to fund increased water surcharge costs proposed by the Valencia Water Company (VWC). LMD water costs are forecasted to increase annually by $285,000 should VWC approve a 485% increase to its water surcharge as currently proposed.

During the next several years, the City intends to begin removing all remaining turf from its older medians and replacing it with low-water-use plants. This effort will commence with the removal and replacement of all turf in the median along Valencia Boulevard, which is expected to begin this summer and be completed by the end of 2016.

Finally, to ensure compliance with the Political Reform Act as contained in Government Code Sections 81000 through 91014, a separate agenda item and resolutions have been prepared for proceedings required for LMD Zones T23 and T23A.

Drainage Benefit Assessment Areas (DBAA)

Eleven DBAA are administered by the City. Each DBAA benefits properties by preventing groundwater from rising to a point where property damage could occur and/or channeling surface or sub-surface water to drainage areas. Combined, the DBAA are equipped with 4 pump stations, 5 flow meters, 22 hydroaugers, 35 observation wells, and various surface and sub-surface drainage systems. For FY 2016-17, staff is recommending the City Council levy the maximum allowable rate for 9 of the City's 11 Drainage Benefit Assessment Areas.

Streetlight Maintenance District (SMD)

The Streetlight Maintenance District (SMD) benefits properties by funding energy and maintenance costs associated with the streetlights and traffic signals. The SMD is comprised of parcels that are part of the original district previously transferred to the City from Los Angeles County and parcels that have been annexed into that district at a later date. There are approximately 18,660 streetlights within the City. To keep up with the increased costs of operating and maintaining the streetlighting system, it is recommended that the City Council apply the maximum levy for each of the proposed rates.

As identified in Santa Clarita 2020, staff is evaluating the possibility of acquiring and taking over operational maintenance of Southern California Edison’s (SCE) streetlight system. If the streetlight system is acquired, the City would realize significant annual operating savings, and residents would benefit by faster response time to outages. SCE has prepared a valuation of Santa Clarita’s streetlight system, which they will present to City staff before the end of FY 2015-16. Upon receipt of this valuation, the City will prepare an analysis to quantify whether the cost to purchase and operate its streetlights is financially advantageous. Staff will have one year to complete this analysis and bring forth a recommendation to the City Council for consideration.

Golden Valley Ranch Open Space Maintenance District (GVROSMD)

As a condition of project approval, the City Council required the Golden Valley Ranch development to create an open space maintenance district. The Golden Valley Ranch Open
Space Maintenance District is comprised of 900 plus acres of natural and undeveloped land, which is administered by the City through contracts for park-ranger services. Trail maintenance and open-space management within the District boundaries are also funded by the District. For FY 2016-17, staff is recommending the City Council levy approximately 35% less than the maximum allowable rate for the Golden Valley Ranch Open Space Maintenance District.

Tourism Marketing District (TMD)

As part of the 21-Point Business Plan for Progress, the Tourism Marketing District (TMD) was established to provide an assessment of two percent, assessed by local hotels on visitors. These funds are used to market the City of Santa Clarita as a tourism destination and attract high-quality, high-economic impact events to the City.

The recommended action for the Tourism Marketing District is authorized by the Parking and Business Area Law of 1989 (Section 36500 et. seq. of the Streets and Highways Code of the State of California), which permits the City to levy assessments on businesses within a business improvement area and to use such proceeds for the benefit of the businesses within said area.

For the Tourism Marketing District, each business in the benefit zone shall pay a charge of 2% of total room rents charged and received from transient hotel guests who do not make the hotel their principal place of residence.

ALTERNATIVE ACTIONS

Other direction as determined by the City Council

FISCAL IMPACT

There is no impact to the General Fund associated with these actions. Adequate special district monies to fund preparation of the attached Engineer's Reports were previously appropriated by the City Council as part of the Fiscal Year 2015-16 Annual Budget.

ATTACHMENTS

Public Hearing Notice FY 16-17 Annual Levy 6.10.16 & 6.17.16
Public Hearing Notice FY 16-17 Tourism Marketing District 6.10.16 & 6.17.16
LMD FY 2016-17 Resolution
SMD FY 2016-17 Resolution
GVROSMD FY 2016-17 Resolution
DBAA FY 2016-17 Resolution
TMD FY 2016-17 Resolution
FY 2016-17 Recommended Rate Table
LMD FY 2016-17 Engineer's Report (Available in the City Clerk's reading file)
DBAA FY 2016-17 Engineer's Report (Available in the City Clerk's reading file)
SMD FY 2016-17 Engineer's Report (Available in the City Clerk's reading file)
GVROSMD FY 2016-17 Engineer's Report (Available in the City Clerk's reading file)
TMD FY 2016-17 Annual Report (Available in the City Clerk's reading file)
LMD FY 2016-17 Assessment Roll (Available in the City Clerk's reading file)
SMD FY 2016-17 Assessment Roll (Available in the City Clerk's reading file)
DBAA FY 2016-17 Assessment Roll (Available in the City Clerk's reading file)
NOTICE IS HEREBY GIVEN:

A Public Hearing will be held before the City Council of the City of Santa Clarita in the City Hall Council Chambers, 23920 Valencia Boulevard, 1st floor, Santa Clarita, California, on the 28th day of June 2016, at or after 6:00 p.m., to consider the FY 16-17 Annual Levy of Assessments for the City’s Special Districts.

The Districts subject to this Public Hearing include:

1. Landscape Maintenance Districts with the exception of Zones T23, T23A, Streetlight Maintenance District, Golden Valley Ranch Open Space Preservation District, Drainage Benefit Assessment Areas, and the Tourism Marketing District.

2. Landscape Maintenance District Zones T23, T23A.


Proponents, opponents, and any interested persons may appear and be heard on this matter at that time. Further information may be obtained by contacting the Administrative Services Department, 23920 Valencia Boulevard, Santa Clarita, CA 91355; (661) 290-2202, Darin Seegmiller, Project Development Coordinator.

If you wish to challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council, at, or prior to, the public hearing.

Dated: June 10, 2016

Kevin Tonoian,
City Clerk

Publish Dates: June 10, 2016; June 17, 2016
CITY OF SANTA CLARITA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN:

A Public Hearing will be held before the City Council of the City of Santa Clarita in the City Hall Council Chambers, 23920 Valencia Boulevard, 1st floor, Santa Clarita, California, on the 28th day of June 2016, at or after 6:00 p.m., to consider the FY 16-17 Tourism Marketing District. The City Council, pursuant to the Parking and Business Improvement Area Law of 1989, a Division of the Streets and Highways Code of the State of California, being a Division of the Government Code, desires to levy annual assessments for the districts pursuant to Article III D of the California Constitution.

Proponents, opponents, and any interested persons may appear and be heard on this matter at that time. Further information may be obtained by contacting the Administrative Services Department, 23920 Valencia Boulevard, Santa Clarita, CA 91355; (661) 290-2202 Darin Seegmiller, Project Development Coordinator.

If you wish to challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council, at, or prior to, the public hearing.

RESOLUTION NO. 16-
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA CLARITA, CALIFORNIA,
TO CONTINUE THE SANTA CLARITA TOURISM MARKETING DISTRICT
(BUSINESS IMPROVEMENT AREA) AND THE HOTEL TOURISM
MARKETING BENEFIT ZONE IN THE CITY

WHEREAS, the City of Santa Clarita (the “City”) is a general law City organized and existing under the laws of the State of California; and

WHEREAS, the Parking and Business Improvement Area Law of 1989 (Section 36500 et seq. of the Streets and Highways Code of the State of California) authorizes the City to levy assessments on businesses within a parking and business improvement area which is in addition to any assessments, fees, charges, or taxes imposed in the City and to use such proceeds for the benefit of businesses within such parking and business improvement area pursuant to said Parking and Business Improvement Area Law of 1989 (hereafter “1989 BID Law”); and

WHEREAS, the City Council of the City of Santa Clarita on May 25, 2010, pursuant to Ordinance No. 10-4 established the Tourism Marketing District (hereafter “TMD”) and a Hotel Tourism Marketing Benefit Zone (hereafter "Benefit Zone"); and
WHEREAS, pursuant to Section 36533 of the 1989 BID Law, the Advisory Board for the TMD has caused a report ("Annual Report") to be prepared and filed with the City Clerk, which describes the improvements and activities for which assessments are to be levied and collected for the 2016-17 fiscal year; and this Annual Report has been presented to the City Council for review and approval; and

WHEREAS, the City Council intends to levy and collect assessments within the Benefit Zone of the TMD for fiscal year 2016-17 and by this resolution fixes a time and place for a public hearing to be held by the City Council on the levy of the annual assessment for fiscal 2016-17 pursuant to Section 36535 of the 1989 BID Law.

NOW THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Declaration of Intention. Pursuant to the 1989 BID Law, the City Council hereby declares its intention to levy and collect assessments on businesses within the Hotel Tourism Marketing Benefit Zone of the TMD for fiscal year 2016-17, which commences July 1, 2016, to pay for the improvements, services and activities authorized by Ordinance No. 10-4 and described in the Annual Report filed with the City Clerk.

SECTION 3. Boundaries. For fiscal year 2016-17, the boundaries of the TMD which includes all of the real property within the City of Santa Clarita; and the Hotel Tourism Marketing Benefit Zone which is inclusive of the hotels now operating in the City and identified and attached hereto as Exhibit “A” shall be unchanged from the boundaries established by Ordinance No. 10-4.

SECTION 4. Exemption of Newly Established Business. The City Council proposes to annually levy assessments against all businesses in the Benefit Zone in accordance with the proposed system of assessments as set forth on Exhibit “B” and as such has determined that the assessments on newly established hotels shall commence immediately upon the first day of operation and after the public hearing for inclusion of such property.

SECTION 5. Use of Assessment Revenues. That the proposed uses of the revenues derived from charges levied against businesses in the Benefit Zone for fiscal year 2016-17 generally include but are not limited to the following:

a) Promoting the identity of Santa Clarita through financial support of key regional and national events that support tourism and result in an economic impact; and

b) Developing and implementing a destination marketing strategy and promotions targeting potential hotel guests; and

c) Developing and undertaking an advertising and public relations program focusing on the business and leisure travel trade; and

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d) Subsidization of high quality, high economic impact events; and

e) Annual operation expenses including but not limited to annual district administration functions and expenses, printing, postage and meetings; and

f) Support and funding of the Summer Trolley program; and

g) Attendance at key meeting and consumer trade shows.

SECTION 6. Method of Assessment. In addition to any assessments, fees, charges or taxes imposed otherwise in the City, the City Council proposes to levy assessments against businesses in the Benefit Zone in fiscal year 2016-17 for the purpose of funding the programs, activities and services that will promote the City and hotels as a tourist destination. A description of the proposed system of assessments is set forth on Exhibit "B," attached hereto and incorporated herein by this reference.

SECTION 7. Annual Report. The City Council hereby approves the Annual Report for fiscal year 2016-17 as submitted to the City Clerk or as amended herein by City Council direction. Said Annual Report as submitted or amended provides a full and sufficient description of the improvements, services and activities to be funded by the assessments for fiscal year 2016-17; the boundaries of the Tourism Marketing District and the Hotel Tourism Marketing Benefit Zone within the TMD, and the proposed assessments to be levied upon the businesses within the TMD for that fiscal year. Said report as submitted or amended is by reference is made part of this resolution.

SECTION 8. Public Hearing. A public hearing concerning the 2016-17 levy of annual assessments for the TMD Benefit Zone will be held on June 28, 2016, at 6:00 p.m., or as soon thereafter as the matter can be heard at the City Council's regularly held meeting, located at 23920 Valencia Boulevard, Santa Clarita. At the public hearing, written and oral protests may be presented to the City Council. The form and manner of protests shall comply with Sections 36524 and 36525 of the 1989 BID Law, which generally establish that if written protests are received from the owners of businesses that will pay 50 percent or more of the assessments to be levied and protests are not withdrawn so as to reduce the protests to less than that 50 percent, no further proceedings to levy the proposed assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity, those types of improvements or activities shall be eliminated. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

SECTION 9. Notice of Hearing. Pursuant to Section 36534 of the 1989 BID Law, the City Clerk is hereby directed to give notice of the public hearing by causing the resolution of intention
to be published once in a newspaper of general circulation in the City not less than seven days before the public hearing scheduled for June 28, 2016.

PASSED, APPROVED AND ADOPTED this 28th of June 2016.

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MAYOR

ATTEST:

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CITY CLERK

DATE:_______________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
RECUSED: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

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CITY CLERK

Dated: June 10, 2016

Kevin Tonoian,
City Clerk

Publish Dates: June 10, 2016; June 17, 2016
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING THE FINAL ENGINEER’S ANNUAL LEVY REPORT, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS ORDERING CONTINUED MAINTENANCE FOR ALL ZONES WITHIN THE CITY OF SANTA CLARITA LANDSCAPE MAINTENANCE ASSESSMENT WITH THE EXCEPTION OF ZONES T23, AND T23A, WITHIN THE CITY OF SANTA CLARITA LANDSCAPE MAINTENANCE DISTRICTS NOS. 1 AND T1 FOR FISCAL YEAR 2016-17

WHEREAS, the City Council, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereafter referred to as the “Act”) did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a report in accordance with Chapter 1, Article 4, of the Act, commencing with Section 22565, in connection with the proposed levy and collection of assessments for the Santa Clarita Landscape Maintenance District Nos. 1 and T1 comprising of Zone Nos. 1, 2, 3, 3A, 4, 5, 5A, 6, 7, 7A, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 2008-1, T1, T2, T3, T3B, T4, T5, T6, T7, T8, T17, T20, T23-1, T23-2, T23-B, T29, T31, T31-1, T31-1A, T31-2, T33, T44, T46, T47, T48, T51, T52, T62, T65, T65-A, T65-B, T67, and T71, (Districts) for the fiscal year commencing July 1, 2016, and ending June 30, 2017; and

WHEREAS, said Resolution was duly and legally published in the time, form, and manner as required by law and which Resolution is on file in the office of the City Clerk; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Santa Clarita and the City Clerk has presented to the City Council such report entitled “Final Engineer’s Report, City of Santa Clarita Landscape Maintenance District Nos. 1 and T1, Fiscal Year 2016-17” (Report); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Districts for the fiscal year commencing July 1, 2016, and ending June 30, 2017, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Districts; and

WHEREAS, the assessment rates within the Districts are exempt from the assessment balloting procedures set forth in Section 4 of Proposition 218, because the Districts were formed
by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of annexation into the Districts.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The Final Engineer’s Report as presented consists of the following:

a. Plans and specifications describing the general nature, location, and extent of the improvements to be maintained and of the maintenance work;

b. Estimate of the cost of maintenance of the improvements for the Districts for the Fiscal Year 2016-17;

c. An annual assessment for Fiscal Year 2016-17 of the estimated costs of the maintenance of those improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the Districts in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Final Engineer’s Report, as presented, is hereby approved, and is ordered to be filed in the office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer’s Report.

SECTION 4. That the City hereby proposes an annual levy of assessments for Santa Clarita Landscape Maintenance District Nos. 1 and T1 thereon to provide for the following work:

The installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, landscape and irrigation improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

SECTION 5. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving and or amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.
SECTION 6. The City Council hereby finds that each and every part of the Engineer’s Report is sufficient, and the City Council hereby approves, passes on, and adopts the Engineer’s Report as submitted to the City Council and filed with the City Clerk.

SECTION 7. The City Council does hereby reference the Engineer’s Report, which indicate the amount of the assessments, the Districts’ boundaries, description of improvements, and the methods of assessment. The Engineer’s Report is on file in the office of the City Clerk, and reference to the Engineer’s Report is hereby made for all particulars.

SECTION 8. The City Council hereby directs staff to file said assessments with the County Auditor for collection with the regular property taxes for Fiscal Year 2016-17.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

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MAYOR

ATTEST:

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CITY CLERK

DATE: __________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

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CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTA CLARITA, CALIFORNIA, APPROVING
THE FINAL ENGINEER’S ANNUAL LEVY REPORT, ORDERING
THE LEVY AND COLLECTION OF ASSESSMENTS AND
CONTINUED MAINTENANCE FOR THE CITY OF SANTA CLARITA
STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2016-17

WHEREAS, the City Council, pursuant to the provisions of the Landscape and Lighting
Act of 1972, being Division 15 of the California Streets and Highways Code, commencing with
Section 22500 (Act) did by previous Resolution, order Willdan Financial Services (Engineer) to
prepare and file a report in accordance with Chapter 1, Article 4, of the Act, commencing with
Section 22505, in connection with the proposed levy and collection of assessments for the City
of Santa Clarita Streetlight Maintenance District No. 1 (District) for the fiscal year commencing
July 1, 2016, and ending June 30, 2017; and

WHEREAS, said Resolution was duly and legally published in the time, form, and
manner as required by law and which Resolution is on file in the office of the City Clerk; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Santa
Clarita and the City Clerk has presented to the City Council such report entitled “Final
Engineer’s Report, City of Santa Clarita Streetlight Maintenance District No. 1, Fiscal Year
2016-17” (Report); and

WHEREAS, the City Council has carefully examined and reviewed the Report as
presented, and is satisfied with each and all of the items and documents as set forth therein, and
finds that the levy has been spread in accordance with the special benefits received from the
improvements, operation, maintenance, and services to be performed, as set forth in said Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of
land within the District for the fiscal year commencing July 1, 2016, and ending June 30, 2017,
to pay the costs and expenses of operating, maintaining, and servicing the improvements within
the District; and

WHEREAS, the assessment rates within the District are exempt from the assessment
balloting procedures set forth in Section 4 of Proposition 218 because the District was formed by
consent of the landowners, and the proposed assessments per lot or parcel are not proposed to
increase by more than the assessment rates approved by the landowners at the time of annexation
into the District.
NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Final Engineer’s Report as presented consists of the following:

a. Plans and specifications describing the general nature, location, and extent of the improvements to be maintained and of the maintenance work;

b. Estimate of the cost of maintenance of the improvements for the District for the Fiscal Year 2016-17;

c. An annual assessment for Fiscal Year 2016-17 of the estimated costs of the maintenance of those improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Final Engineer’s Report, as presented, is hereby approved, and is ordered to be filed in the office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer’s Report.

SECTION 4. That the City hereby proposes an annual levy of assessments for Santa Clarita Streetlight Maintenance District No. 1 thereon to provide for the following work.

installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, streetlight improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

SECTION 5. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving and or amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

SECTION 6. The City Council hereby finds that each and every part of the Engineer’s Report is sufficient, and the City Council hereby approves, passes on, and adopts the Engineer’s Report as submitted to the City Council and filed with the City Clerk.
SECTION 7. The City Council does hereby reference the Engineer’s Report, which indicates the amount of the assessments, the District’s boundaries, detailed description of improvements and the method of assessment. The Engineer’s Report is on file in the office of the City Clerk, and reference to the Engineer’s Report is hereby made for all particulars.

SECTION 8. The City Council hereby directs staff to file said assessments with the County Auditor for collection with the regular property taxes for Fiscal Year 2016-17.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

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MAYOR

ATTEST:

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CITY CLERK

DATE: _______________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

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CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA CLARITA, CALIFORNIA,
APPROVING THE FINAL ENGINEER’S ANNUAL LEVY REPORT,
ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS AND
CONTINUED MAINTENANCE FOR THE CITY OF SANTA CLARITA
GOLDEN VALLEY RANCH OPEN SPACE MAINTENANCE
DISTRICT FOR FISCAL YEAR 2016-17

WHEREAS, the City Council, pursuant to the provisions of the Landscape and Lighting Act of 1972, being Division 15 of the California Streets and Highways Code, commencing with Section 22500 (Act) did by previous Resolution, order Willdan Financial Services (Engineer) to prepare and file a report in accordance with Chapter 1, Article 4, of the Act, commencing with Section 22565, in connection with the proposed levy and collection of assessments for the City of Santa Clarita Golden Valley Ranch Open Space Maintenance District (District), for the fiscal year commencing July 1, 2016, and ending June 30, 2017; and

WHEREAS, said Resolution was duly and legally published in the time, form, and manner as required by law and which Resolution is on file in the office of the City Clerk; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Santa Clarita and the City Clerk has presented to the City Council such report entitled “Final Engineer’s Report, City of Santa Clarita Golden Valley Ranch Open Space Maintenance District, Fiscal Year 2016-17” (Report); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2016, and ending June 30, 2017, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the District; and

WHEREAS, the assessment rates within the District are exempt from the assessment balloting procedures set forth in Section 4 of Proposition 218, because the District was formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of annexation into the District.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:
SECTION 1. The above recitals are all true and correct.

SECTION 2. The Final Engineer’s Report as presented consists of the following:

a. Plans and specifications describing the general nature, location, and extent of the improvements to be maintained and of the maintenance work;

b. Estimate of the cost of maintenance of the improvements for the District for the Fiscal Year 2016-17;

c. An annual assessment for Fiscal Year 2016-17 of the estimated costs of the maintenance of those improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Final Engineer’s Report, as presented, is hereby approved, and is ordered to be filed in the office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer’s Report.

SECTION 4. That the City hereby proposes an annual levy of assessments for Santa Clarita Golden Valley Ranch Open Space Preservation District thereon to provide for the following work:

Installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, landscape and irrigation improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

SECTION 5. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving and or amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

SECTION 6. The City Council hereby finds that each and every part of the Engineer’s Report is sufficient, and the City Council hereby approves, passes on, and adopts the Engineer’s Report as submitted to the City Council and filed with the City Clerk.

SECTION 7. The City Council does hereby reference the Engineer’s Report, which indicates the amount of the assessments, the District’s boundaries, detailed description of
improvements and the method of assessment. The Engineer’s Report is on file in the office of the City Clerk, and reference to the Engineer’s Report is hereby made for all particulars.

SECTION 8. The City Council hereby directs staff to file said assessments with the County Auditor for collection with the regular property taxes for Fiscal Year 2016-17.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June, 2016.

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MAYOR

ATTEST:

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CITY CLERK

DATE: ______________________

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF SANTA CLARITA

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

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CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA CLARITA, CALIFORNIA,
APPROVING THE FINAL ENGINEER’S ANNUAL LEVY REPORT,
ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS AND
CONTINUED MAINTENANCE FOR THE CITY OF SANTA CLARITA DRAINAGE
BENEFIT ASSESSMENT AREA NOS. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1,
2014-1, AND 2015-1 FOR FISCAL YEAR 2016-17

WHEREAS, the City Council, pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 54703 (Act) did by previous Resolution, order the Willdan Financial Services (Engineer) to prepare and file a report in connection with the proposed levy and collection of assessments for the assessment district known and designated as the City of Santa Clarita Drainage Benefit Assessment Area Nos. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1, 2014-1, and 2015-1 (Areas) for the fiscal year commencing July 1, 2016, and ending June 30, 2017; and

WHEREAS, said Resolution was duly and legally published in the time, form, and manner as required by law and which Resolution is on file in the office of the City Clerk; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Santa Clarita and the City Clerk has presented to the City Council such report entitled “Final Engineer’s Report, City of Santa Clarita Drainage Benefit Assessment Area Nos. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1, 2014-1, and 2015-1, Fiscal Year 2016-17” (Report); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Areas for the fiscal year commencing July 1, 2016, and ending June 30, 2017, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Areas; and

WHEREAS, the assessment rates within the Areas are exempt from the assessment balloting procedures set forth in Section 4 of Proposition 218, because they were formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of annexation into the Areas.
NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Final Engineer’s Report as presented consists of the following:

a. Plans and specifications describing the general nature, location, and extent of the improvements to be maintained and of the maintenance work;

b. Estimate of the cost of maintenance of the improvements for the Areas for the Fiscal Year 2016-17;

c. An annual assessment for Fiscal Year 2016-17 of the estimated costs of the maintenance of those improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the Areas in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Final Engineer’s Report, as presented, is hereby approved, and is ordered to be filed in the office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer’s Report.

SECTION 4. That the City hereby proposes an annual levy of assessments for Santa Clarita Drainage Benefit Assessment Area Nos. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1, 2014-1, and 2015-1 thereon to provide for the following work:

The maintenance of drainage improvements shall include the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the improvements.

SECTION 5. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving and or amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

SECTION 6. The City Council hereby finds that each and every part of the Engineer’s Report is sufficient, and the City Council hereby approves, passes on, and adopts the Engineer’s Report as submitted to the City Council and filed with the City Clerk.
SECTION 7. The City Council does hereby reference the Engineer’s Report, which indicates the amount of the assessments, the Areas’ boundaries, detailed descriptions of the improvements, and the methods of assessment. The Engineer’s Report is on file in the office of the City Clerk, and reference to the Engineer’s Report is hereby made for all particulars.

SECTION 8. The City Council hereby directs staff to file said assessments with the County Auditor for collection with the regular property taxes for Fiscal Year 2016-17.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

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MAYOR

ATTEST:

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CITY CLERK

DATE: ______________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

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CITY CLERK
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA CLARITA, CALIFORNIA,
TO CONTINUE THE SANTA CLARITA TOURISM MARKETING DISTRICT
(BUSINESS IMPROVEMENT AREA) AND THE HOTEL TOURISM
MARKETING BENEFIT ZONE IN THE CITY

WHEREAS, the City of Santa Clarita (the “City”) is a general law City organized and
existing under the laws of the State of California; and

WHEREAS, the Parking and Business Improvement Area Law of 1989 (Section 36500 et
seq. of the Streets and Highways Code of the State of California) authorizes the City to levy
assessments on businesses within a parking and business improvement area which is in addition
to any assessments, fees, charges, or taxes imposed in the City and to use such proceeds for the
benefit of businesses within such parking and business improvement area pursuant to said
Parking and Business Improvement Area Law of 1989 (hereafter “1989 BID Law”); and

WHEREAS, the City Council of the City of Santa Clarita on May 25, 2010, pursuant to
Ordinance No. 10-4 established the Tourism Marketing District (hereafter “TMD”) and a Hotel
Tourism Marketing Benefit Zone (hereafter “Benefit Zone”); and

WHEREAS, pursuant to Section 36533 of the 1989 BID Law, the Advisory Board for the
TMD has caused a report (“Annual Report”) to be prepared and filed with the City Clerk, which
describes the improvements and activities for which assessments are to be levied and collected
for the 2016-17 fiscal year; and this Annual Report has been presented to the City Council for
review and approval; and

WHEREAS, the City Council intends to levy and collect assessments within the Benefit
Zone of the TMD for fiscal year 2016-17 and by this resolution fixes a time and place for a
public hearing to be held by the City Council on the levy of the annual assessment for fiscal
2016-17 pursuant to Section 36535 of the 1989 BID Law.

NOW THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as
follows:

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Declaration of Intention. Pursuant to the 1989 BID Law, the City Council
hereby declares its intention to levy and collect assessments on businesses within the Hotel
Tourism Marketing Benefit Zone of the TMD for fiscal year 2016-17, which commences July 1,
2016, to pay for the improvements, services and activities authorized by Ordinance No. 10-4 and
described in the Annual Report filed with the City Clerk.
SECTION 3. **Boundaries.** For fiscal year 2016-17, the boundaries of the TMD which includes all of the real property within the City of Santa Clarita; and the Hotel Tourism Marketing Benefit Zone which is inclusive of the hotels now operating in the City and identified and attached hereto as Exhibit “A” shall be unchanged from the boundaries established by Ordinance No. 10-4.

SECTION 4. **Exemption of Newly Established Business.** The City Council proposes to annually levy assessments against all businesses in the Benefit Zone in accordance with the proposed system of assessments as set forth on Exhibit "B" and as such has determined that the assessments on newly established hotels shall commence immediately upon the first day of operation and after the public hearing for inclusion of such property.

SECTION 5. **Use of Assessment Revenues.** That the proposed uses of the revenues derived from charges levied against businesses in the Benefit Zone for fiscal year 2016-17 generally include but are not limited to the following:

a) Promoting the identity of Santa Clarita through financial support of key regional and national events that support tourism and result in an economic impact; and

b) Developing and implementing a destination marketing strategy and promotions targeting potential hotel guests; and

c) Developing and undertaking an advertising and public relations program focusing on the business and leisure travel trade; and

d) Subsidization of high quality, high economic impact events; and

e) Annual operation expenses including but not limited to annual district administration functions and expenses, printing, postage and meetings; and

f) Support and funding of the Summer Trolley program; and

g) Attendance at key meeting and consumer trade shows.

SECTION 6. **Method of Assessment.** In addition to any assessments, fees, charges or taxes imposed otherwise in the City, the City Council proposes to levy assessments against businesses in the Benefit Zone in fiscal year 2016-17 for the purpose of funding the programs, activities and services that will promote the City and hotels as a tourist destination. A description of the proposed system of assessments is set forth on Exhibit "B," attached hereto and incorporated herein by this reference.

SECTION 7. **Annual Report.** The City Council hereby approves the Annual Report for fiscal year 2016-17 as submitted to the City Clerk or as amended herein by City Council direction. Said Annual Report as submitted or amended provides a full and sufficient description of the improvements, services and activities to be funded by the assessments for fiscal year 2016-17; the boundaries of the Tourism Marketing District and the Hotel Tourism Marketing Benefit
Zone within the TMD, and the proposed assessments to be levied upon the businesses within the TMD for that fiscal year. Said report as submitted or amended is by reference is made part of this resolution.

SECTION 8. Public Hearing. A public hearing concerning the 2016-17 levy of annual assessments for the TMD Benefit Zone will be held on June 28, 2016, at 6:00 p.m., or as soon thereafter as the matter can be heard at the City Council's regularly held meeting, located at 23920 Valencia Boulevard, Santa Clarita. At the public hearing, written and oral protests may be presented to the City Council. The form and manner of protests shall comply with Sections 36524 and 36525 of the 1989 BID Law, which generally establish that if written protests are received from the owners of businesses that will pay 50 percent or more of the assessments to be levied and protests are not withdrawn so as to reduce the protests to less than that 50 percent, no further proceedings to levy the proposed assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity, those types of improvements or activities shall be eliminated. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

SECTION 9. Notice of Hearing. Pursuant to Section 36534 of the 1989 BID Law, the City Clerk is hereby directed to give notice of the public hearing by causing the resolution of intention to be published once in a newspaper of general circulation in the City not less than seven days before the public hearing scheduled for June 28, 2016.

PASSED, APPROVED AND ADOPTED this 28th of June 2016.

____________________________________
MAYOR

ATTEST:

____________________________________
CITY CLERK

DATE:______________________________
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF SANTA CLARITA 

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

____________________________
CITY CLERK
EXHIBIT A

SANTA CLARITA
TOURISM MARKETING DISTRICT
HOTEL TOURISM MARKETING BENEFIT ZONE
Hotels in Fiscal Year 2016-17

The following is a list of hotels now operating, or proposed to operate in the Tourism Marketing District and specifically the Hotel Tourism Marketing Benefit Zone for Fiscal Year 2016-17.

**Best Western Valencia Inn**
27413 Wayne Mills Place (Assessor #:2861071009)
Santa Clarita, CA

**Holiday Inn Express**
27513 Wayne Mills Place (Assessor #:2861071008)
Santa Clarita, CA

**Courtyard by Marriott**
28523 Westinghouse Place (Assessor #:2866034080)
Santa Clarita, CA

**Embassy Suites**
28508 Westinghouse Place (Assessor #:2866034083)
Santa Clarita, CA

**Hyatt Regency Valencia**
24500 Town Center Drive (Assessor #:2861062020)
Santa Clarita, CA
The proposed system of assessments is designed to generate revenue from hotels in the City to provide a method of funding public programs and activities that will promote the City and hotels as a tourist destination. The City's hotels comprise the Benefit Zone and are the only business proposed to be assessed. An annual assessment is to be levied against hotels based on the benefits they derive from the program of activities. Businesses located outside the Benefit Zone (i.e., all non-hotel businesses) would not be assessed as they derive only, at most, an indirect benefit from the program of activities.

Any modification to the Benefit Zone or program of activities for which the assessments are proposed to be levied would be subject to notification of all businesses within the Area and a public hearing before the City Council. At such public hearing, the City Council shall hear all protests and receive evidence, including written protests, for and against such modification.

Each business in the Benefit Zone shall pay a charge of 2% of total room rents charged and received from transient hotel guests who do not make the hotel their principal place of residence.

Once the system of charges is established, it cannot be changed without written notice to all businesses in the Area and a public hearing held by the City Council. At such public hearing, the City Council shall hear all protests and receive evidence, including written protests, for and against such changes.

Charges will be collected by the City of Santa Clarita, with the funds being remitted to a special fund of the City for expenditure in accordance with its adopted annual budget as presented by the Advisory Committee appointed by the City Council.
1

Golden Valley Centex

$

32.50

$

32.50

$

66.43

$

66.49

$32.50

$67.84

($33.99)

($35.34)

1

2

Edwards Cinema - Parkways

$

28.00

$

28.00

$

-

$

-

$0.00

$2,937.46

$0.00

($2,937.46)

1

3

Sierra Heights

$

630.00

$

630.00

$

630.00

$

-

$0.00

$674.90

$0.00

($674.90)

1

3A

Sierra Heights

$

25.00

$

200.00

$

25.00

$

-

$0.00

$263.15

$0.00

($263.15)

1

4

Via Princessa/Sierra Hwy

$

201.17

$

205.64

$

205.64

$

111.25

$111.25

$211.16

$0.00

($99.91)

1

5

Sunset Hills

$

865.00

$

865.00

$

865.00

$

-

$432.50

$1,236.40

$432.50

($803.90)

1

5A

Sunset Hills

$

583.00

$

583.00

$

583.00

$

-

$291.50

$833.35

$291.50

($541.85)

1

6

Canyon Crest

$

450.00

$

425.00

$

425.00

$

425.00

$200.00

$557.97

($225.00)

($357.97)

1

7

Creekside

$

250.30

$

255.86

$

255.86

$

220.35

$210.00

$262.73

($10.35)

($52.73)

1

7A

Woodlands

$

-

$

-

$

-

$

-

$0.00

$236.52

$0.00

($236.52)

1

8

Ackerman Avenue

$

210.23

$

214.90

$

214.90

$

214.90

$220.67

$220.67

$5.77

1

15

River Village

$

422.56

$

431.86

$

646.86

$

880.00

$750.00

$989.96

($130.00)

($239.96)

1

16

Valencia Industrial Center

$

30.00

$

30.00

$

30.00

$

24.49

$15.00

$33.09

($9.49)

($18.09)

1

17

Bouquet/Railroad Ave

$

79.08

$

80.84

$

81.28

$

81.35

$83.01

$83.01

$1.66

$0.00

1

18

Town Center / Creekside

$

188.03

$

188.03

$

193.25

$

129.30

$125.00

$197.37

($4.30)

($72.37)

1

19

Bridgeport / Bouquet

$

58.00

$

59.28

$

76.76

$

76.84

$78.40

$78.40

$1.56

($0.00)

1

20

Golden Valley Ranch - Com

$

320.47

$

320.47

$

320.47

$

320.47

$600.00

$3,075.15

$279.53

($2,475.15)

1

21

Golden Valley Ranch - Res

$

12.68

$

12.68

$

220.00

$

220.00

$600.00

$1,888.40

$380.00

($1,288.40)

1

22

HMNMH

$

260.82

$

200.00

$

175.00

$

100.58

$85.00

$273.76

($15.58)

1

23

Montecito

$

48.07

$

49.14

$

49.41

$

49.45

$50.46

$50.46

$1.01

1

24

Canyon Gate

$

642.35

$

642.35

$

250.00

$

-

$0.00

$674.23

$0.00

($674.23)

1

25

Valle Di Oro

$

42.64

$

42.64

$

82.64

$

82.64

$102.64

$163.38

$20.00

($60.74)

1

26

Centre Pointe

$

85.88

$

85.88

$

85.88

$

42.94

$22.94

$90.15

($20.00)

($67.21)

1

27

Circle J. Ranch

$

707.40

$

707.40

$

700.00

$

260.49

$300.00

$742.52

$39.51

($442.52)

1

28

Newhall

$

73.01

$

74.63

$

74.63

$

75.12

$76.63

$76.63

$1.51

$0.00

1

29

Villa Metro

N/A

N/A

$

228.59

$

228.59

$234.72

$234.72

$6.13

($0.00)

1

30

Penlon

N/A

N/A

N/A

$

212.99

$217.53

$217.53

$4.54

$0.00

1

31

Five Knolls

N/A

N/A

N/A

$

648.50

$663.20

$663.20

$14.70

$0.00

1

2008-1

Major Thoroughfare Medians

$

61.10

$

62.46

$

62.46

$

62.86

$64.14

$64.14

$1.28

$0.00

1

T2

Old Orchard

$

181.04

$

181.04

$

181.04

$

181.04

$184.72

$190.03

$3.68

($5.31)

1

T3

Valencia Hills

$

368.50

$

331.65

$

331.65

$

331.65

$331.65

$394.60

$0.00

($62.95)

1

T3B

Valencia Hills Trees

$

34.80

$

31.32

$

31.32

$

31.32

$31.32

$37.26

$0.00

($5.94)

1

T4

Valencia Meadows

$

160.00

$

144.00

$

144.00

$

144.00

$144.00

$216.93

$0.00

($72.93)

1

T7

Valencia Central & North Valley

$

244.34

$

244.34

$

244.34

$

244.34

$244.34

$256.47

$0.00

($12.13)

1

T20

El Dorado Village

$

300.00

$

300.00

$

300.00

$

300.00

$300.00

$300.00

$0.00

$0.00

1

T33

Canyon Park

$

175.00

$

200.00

$

250.00

$

250.00

$200.00

$300.00

($50.00)

1

T44

Bouquet Canyon

$

300.00

$

300.00

$

300.00

$

300.00

$300.00

$300.00

$0.00

($188.76)

$0.00

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Zone

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Attachment: FY 2016-17 Recommended Rate Table (1462 : ANNUAL LEVY OF ASSESSMENTS FOR SPECIAL DISTRICTS)

1

Decr
ea

Description

Les
Maxi s than
mum

Zone

FY 16/17
Net Applied
Proposed
Applied Rate
FY 12/13
FY 13/14
FY 14/15
FY 15/16
FY 16/17 Max Rate Change
FY 16/17
Variance from
Applied Rate Applied Rate Applied Rate Applied Rate
Rate
from FY
Applied Rate
Maximum
15/16
Rate

Levie
d

District

13.h

Packet Pg. 240


<table>
<thead>
<tr>
<th>District</th>
<th>Zone</th>
<th>Description</th>
<th>FY 12/13 Applied Rate</th>
<th>FY 13/14 Applied Rate</th>
<th>FY 14/15 Applied Rate</th>
<th>FY 15/16 Applied Rate</th>
<th>Proposed FY 16/17 Applied Rate</th>
<th>FY 16/17 Max Rate</th>
<th>Net Applied Rate Change from FY 15/16</th>
<th>FY 16/17 Applied Rate Variance from Maximum Rate</th>
<th>Levy Less Plan Minimum</th>
<th>Decrease from FY 15 Hg</th>
<th>Zone with Zero Assesstment</th>
<th>Reserve Goal Unmet</th>
<th>Increase to Applied Rate</th>
<th>Levy Formed W/O Debt</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>T46</td>
<td>Northbridge</td>
<td>$778.86</td>
<td>$700.00</td>
<td>$675.00</td>
<td>$614.35</td>
<td>$834.03</td>
<td>$0.00</td>
<td>$(219.68)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T47</td>
<td>Northpark</td>
<td>$390.47</td>
<td>$399.14</td>
<td>$401.30</td>
<td>$401.69</td>
<td>$409.85</td>
<td>$8.16</td>
<td>$0.00</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T48</td>
<td>Shadow Hills</td>
<td>$455.00</td>
<td>$455.00</td>
<td>$455.00</td>
<td>$455.00</td>
<td>$455.00</td>
<td>$500.00</td>
<td>$(30.00)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T51</td>
<td>Valencia High School</td>
<td>$470.00</td>
<td>$470.00</td>
<td>$500.00</td>
<td>$550.00</td>
<td>$580.51</td>
<td>$500.00</td>
<td>$(30.00)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T52</td>
<td>Stonecrest (Lower)</td>
<td>$801.37</td>
<td>$819.16</td>
<td>$823.58</td>
<td>$824.41</td>
<td>$841.14</td>
<td>$16.73</td>
<td>$(0.00)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T62</td>
<td>Canyon Heights</td>
<td>$600.00</td>
<td>$600.00</td>
<td>$600.00</td>
<td>$600.00</td>
<td>$600.00</td>
<td>$0.00</td>
<td>$(0.00)</td>
<td>X</td>
<td>X</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T56</td>
<td>Fair Oaks</td>
<td>$595.00</td>
<td>$532.00</td>
<td>$515.00</td>
<td>$-</td>
<td>$975.47</td>
<td>$0.00</td>
<td>$(975.47)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T56A</td>
<td>Fair Oaks Ranch</td>
<td>$468.00</td>
<td>$400.00</td>
<td>$390.00</td>
<td>$-</td>
<td>$582.65</td>
<td>$0.00</td>
<td>$(582.65)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T56B</td>
<td>Fair Oaks Park</td>
<td>$191.00</td>
<td>$206.60</td>
<td>$206.00</td>
<td>$206.00</td>
<td>$212.14</td>
<td>$(206.00)</td>
<td>$(212.14)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T67</td>
<td>Miramontes</td>
<td>$200.00</td>
<td>$400.00</td>
<td>$550.00</td>
<td>$550.00</td>
<td>$500.00</td>
<td>$866.05</td>
<td>$(500.00)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T71</td>
<td>Haskell Canyon Ranch</td>
<td>$454.00</td>
<td>$500.00</td>
<td>$585.97</td>
<td>$586.55</td>
<td>$598.45</td>
<td>$11.90</td>
<td>$0.00</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>T1</td>
<td>T72</td>
<td>Copperhill 22</td>
<td>$800.00</td>
<td>$800.00</td>
<td>$850.00</td>
<td>$850.00</td>
<td>Combined with Zone T67</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

This table illustrates measurable criteria used to recommend the FY 16/17 LMD rates. The most important criteria is the financial health of each zones reserve. Our goal is to have 50% of a zones' operating cost in "reserve," and identified funds to be used in support of future capital reserve needs. The City's standard identifies the ratio we strive for in the following formula: total reserve is equal to one year's assessment. Where the reserve meets this criteria, the reserve goal is considered "met" and where the reserve fails to meet this criteria, the reserve goal is considered "unmet."
PUBLIC HEARING

CITY MANAGER APPROVAL:

DATE: June 28, 2016

SUBJECT: ANNUAL LEVY OF ASSESSMENTS FOR SPECIAL DISTRICTS FOR LANDSCAPE MAINTENANCE DISTRICT T1, ZONES T23 AND T23A

DEPARTMENT: Administrative Services

PRESENTER: Darin Seegmiller

RECOMMENDED ACTION

City Council conduct public hearing for Landscape Maintenance District T1, Zones T23 and T23A, and adopt the resolution approving the Engineer’s Report for the Fiscal Year 2016-17 annual levy of assessments for the continuation of maintenance for Landscape Maintenance District T1, Zones T23 and T23A.

BACKGROUND

For City Council’s consideration, this item presents the Final Engineer’s Report for Landscape Maintenance District (LMD) T1, Zones T23 and T23A.

City Council approval is requested to direct the City’s contract assessment engineer, Willdan Financial Services, to provide all necessary assessment data to the Los Angeles County Auditor Controller for inclusion on the Fiscal Year 2016-17 Property Tax Rolls.

The proposed actions are authorized by State Law as outlined in Article XIID of the California Constitution (Proposition 218) and required to levy assessment on properties receiving special benefits.

ALTERNATIVE ACTIONS

Other direction as determined by the City Council.
FISCAL IMPACT

There is no impact to the General Fund associated with these actions. Adequate special district monies to fund preparation of the attached Engineer's Reports were previously appropriated by the City Council as part of the Fiscal Year 2015-16 Annual Budget.

ATTACHMENTS

LMD Zones T23 T23A FY 2016-17 Resolution
LMD FY 2016-17 Recommended Rate Table
LMD FY 2016-17 Engineer's Report (Available in the City Clerk's reading file)
LMD FY 2016-17 Assessment Roll (Available in the City Clerk's reading file)
RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING
THE FINAL ENGINEER’S ANNUAL LEVY REPORT, ORDERING
THE LEVY AND COLLECTION OF ASSESSMENTS ORDERING CONTINUED
MAINTENANCE FOR ZONES T23 AND T23A WITHIN THE CITY OF SANTA CLARITA
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICTS
OF SANTA CLARITA LANDSCAPE MAINTENANCE DISTRICT NO. T1
FOR FISCAL YEAR 2016-17

WHEREAS, the City Council, pursuant to the provisions of the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereafter referred to as the “Act”) did by previous Resolution, order the Engineer, Willdan Financial Services, to prepare and file a report in accordance with Chapter 1, Article 4, of the Act, commencing with Section 22565, in connection with the proposed levy and collection of assessments for the Santa Clarita Landscape Maintenance District No. T1, Zone Nos. T23 and T23A (Districts), for the fiscal year commencing July 1, 2016, and ending June 30, 2017; and

WHEREAS, said Resolution was duly and legally published in the time, form, and manner as required by law and which Resolution is on file in the office of the City Clerk; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Santa Clarita and the City Clerk has presented to the City Council such report entitled “Final Combined Engineer’s Report, City of Santa Clarita Landscape Maintenance Districts No. 1 and T1, Fiscal Year 2016-17” (Report); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Districts for the fiscal year commencing July 1, 2016, and ending June 30, 2017, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Districts; and

WHEREAS, the assessment rates within the Districts are exempt from the assessment balloting procedures set forth in Section 4 of Proposition 218, because the Districts were formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of annexation into the Districts.
NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The Final Engineer’s Report as presented consists of the following:

a. Plans and specifications describing the general nature, location, and extent of the improvements to be maintained and of the maintenance work;

b. Estimate of the cost of maintenance of the improvements for the Districts for the Fiscal Year 2016-17;

c. An annual assessment for Fiscal Year 2016-17 of the estimated costs of the maintenance of those improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the Districts in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Final Engineer’s Report, as presented, is hereby approved, and is ordered to be filed in the office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer’s Report.

SECTION 4. That the City hereby proposes an annual levy of assessments for Santa Clarita Landscape Maintenance District No. T1 thereon to provide for the following work:

The installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, landscape and irrigation improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

SECTION 5. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving and or amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

SECTION 6. The City Council hereby finds that each and every part of the Engineer’s Report is sufficient, and the City Council hereby approves, passes on, and adopts the Engineer’s Report as submitted to the City Council and filed with the City Clerk.
SECTION 7. The City Council does hereby reference the Engineer’s Report, which indicate the amount of the assessments, the District’s boundaries, description of improvements, and the methods of assessment. The Engineer’s Report is on file in the office of the City Clerk, and reference to the Engineer’s Report is hereby made for all particulars.

SECTION 8. The City Council hereby directs staff to file said assessments with the County Auditor for collection with the regular property taxes for Fiscal Year 2016-17.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 28th day of June 2016.

________________________________________
MAYOR

ATTEST:

________________________________________
CITY CLERK

DATE: ____________________________

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 28th day of June, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

________________________________________
CITY CLERK
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<tr>
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<th>FY 13/14 Applied Rate</th>
<th>FY 14/15 Applied Rate</th>
<th>FY 15/16 Applied Rate</th>
<th>Proposed FY 16/17 Applied Rate</th>
<th>FY 16/17 Rate Change from FY 15/16</th>
<th>Net Applied Rate Variance from Maximum Rate</th>
<th>Levyed Less Than Maximum Levied From FY 15/16</th>
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This table illustrates measurable criteria used to recommend the FY 16/17 LMD rates. The most important criteria is the financial health of each zones reserve. Our goal is to have 50% of a zones' operating cost in "reserve," and identified funds to be used in support of future capital reserve needs. The City's standard identifies the ratio we strive for in the following formula: total reserve is equal to one year's assessment. Where the reserve meets this criteria, the reserve goal is considered "met" and where the reserve fails to meet this criteria, the reserve goal is considered "unmet."
NEW BUSINESS

CITY MANAGER APPROVAL:

DATE: June 28, 2016

SUBJECT: APPROVAL OF THE CONCEPTUAL MASTER PLAN FOR THE PROPOSED CANYON COUNTRY COMMUNITY CENTER PROPERTY

DEPARTMENT: Parks Recreation and Community Services

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council approve the Canyon Country Community Center Conceptual Master Plan.

BACKGROUND

In September 2014, City Council authorized the purchase of three parcels comprising of 6.5 acres located in Canyon Country, northeast of the intersection of Soledad Canyon Road and Sierra Highway. The intended use of this site is for a future Canyon Country Community Center. The site is bound to the east by Mint Canyon Channel, a facility currently operated by the County of Los Angeles Flood Control District, the south by a commercial development, the west by Sierra Highway, and to the north by a commercial center.

A community engagement process designed to gather ideas from area residents regarding the proposed Canyon Country Community Center Conceptual Master Plan began in May 2015. A preliminary master plan was developed based on input received in public meetings held in May and July 2015. The preliminary plan provided for the location of a proposed 20,000 square foot community center building with parking and passive recreational amenities. One outcome of the community engagement process was the realization that the 6.5 acre site presented significant challenges to the development of the community center due to its irregular shape. A Los Angeles County owned parcel located between the City property and the Mint Canyon Channel was identified as particularly important to a successful master plan and negotiations began with the appropriate Los Angeles County officials. These negotiations have been very positive and are ongoing.

During the fall/winter 2015, a task force consisting of various City staff members met to develop the Conceptual Master Plan and further discuss technical requirements. It was through this
process that the project began to add elements with an increased emphasis on improving access to the site by transit and non-vehicular means. In addition, traffic enhancement requirements for the site on both Sierra Highway and Soledad Canyon Road were reviewed.

In February 2016, department staff began meeting with adjacent private property owners to review the impacts of the proposed traffic and transit improvements on their respective properties. The meetings presented an opportunity for staff to share the City's desire to expand the project for the good of the larger community, to hear their concerns and determine their level of cooperation relative to potential acquisition of additional property necessary to make the community center truly viable.

The proposed Conceptual Master Plan includes the traffic enhancement requirements, has been shared with the adjacent property owners, and was presented to the community on April 28, 2016. The plan identified as the "Expanded Site Option" was well-received by the community as achieving all of the top issues from the prior workshops. These issues included site safety and traffic, the way the flood control channels bisect the site, and the unsightly views of the rear of businesses backing up to the site. There was a strong consensus that the more open feel of the "Expanded Site Option" and the improved vehicular, bicycle, and pedestrian access it would afford, was desirable if the necessary property acquisitions can be accomplished.

The Canyon Country Community Center Conceptual Master Plan was presented to the Parks, Recreation, and Community Services Commission on May 5, 2016. The Commissioners, all of whom participated in one or more of the outreach events, voiced their support of the project, with some Commissioners voicing support for the addition of a half-court basketball court somewhere on the site. Other Commissioner comments and concerns relative to an emphasis on safety and other design issues were taken by staff for consideration during the design phase of the project.

The Conceptual Master Plan presented to the City Council represents the ultimate vision for the future Canyon Country Community Center. Council adoption of this plan will allow staff to continue pursuing this vision by working with the adjacent property owners, and it will be the basis for the project description for the California Environmental Quality Act (CEQA) review and other documents as the project moves forward. A phased or modified development approach of the Canyon Country Community Center may be necessary depending on the acquisition outcomes.

**ALTERNATIVE ACTION**

Other action as determined by the City Council.

**FISCAL IMPACT**

There is no fiscal impact as a result of the recommended action.

**ATTACHMENTS**

Canyon Country Community Center Conceptual Master Plan