



STAFF REPORT

July 19, 2023
File Number 0685-10

SUBJECT

CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT – PRELIMINARY ENGINEER’S REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2023/2024.

DEPARTMENT

Development Services, Engineering Services

RECOMMENDATION

Request the City Council adopt Resolution No. 2023-87 approving the Assessment Engineer’s Report and the annual levy and collection of assessments for the City of Escondido Landscape Maintenance Assessment District (“LMD”) (Attachment “1”, LMD Map) for Zones 1 through 38 for 2023/2024 fiscal year.

Staff Recommendation: Approval and File (Andrew Firestone, Development Services Director, and Julie Procopio, City Engineer)

Presenter: Brad Mason, Landscape Project Manager

FISCAL ANALYSIS

The LMD reimburses all costs incurred by the City in all zones except Zones 12 and 13. The City of Escondido purchased property adjacent to the Reidy Creek environmental channel that lies within Zone 12 and therefore assumed the assessment assigned to this property. Zone 13 was formed to pay for the maintenance of the Centre City Parkway landscaped median, south of Felicita Avenue and north of Montview Drive. The City shares the cost of the maintenance in Zone 13 with the two shopping centers on either side of the Parkway.

A CPI increase of 7.7101% per Bureau of Labor Statistics: San Diego-Carlsbad, CA, has been applied to adjust the maximum authorized assessment for Zones 1, 4, 6, 7, 9, 10, 11, and 13 through 38. Property owners within these zones previously approved the annual CPI adjustments. Each assessment remains at or under the maximum authorized levy.

PREVIOUS ACTION

On June 14, 2023, the City Council adopted Resolution Nos. 2023-66 and 2023-67 initiating proceedings for the annual levy of assessments for Zone 1-38 of the LMD and approving the preliminary Assessment Engineer’s Report.



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BACKGROUND

The LMD was established as a means to fund the ongoing maintenance of certain landscape improvements associated with the development of specific properties within the City of Escondido. These landscape improvements have special benefit to those specific properties. When properties are developed, a study is prepared to determine the cost of maintenance of the proposed landscaping and improvements. The maximum annual levy is calculated and the developer/property owner(s) vote to be assessed in that maximum amount. The maximum annual levy may or may not be established with an inflationary adjustment.

The LMD is divided into various zones. Property owners for parcels within each zone are assessed for the benefit received within their zone and the maintenance of the landscape improvements. All funds collected must be used within the zone.

Staff recommends approval of the Final Engineer's Report that reflects the budget and assessments for Zones 1-38 of the LMD for the FY 2023/2024.

RESOLUTIONS

- a. Resolution No. 2023-87
- b. Resolution No. 2023-87, Exhibit "A"

ATTACHMENTS

- a. Attachment "1" - LMD Map