



STAFF REPORT

July 10, 2024

File Number 0685-10

SUBJECT

CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT – ASSEMENT ENGINEER’S FINAL REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2024/2025

DEPARTMENT

Development Services, Engineering Services -Landscape Maintenance Districts

RECOMMENDATION

Request the City Council adopt Resolution No. 2024-98 Assessment Engineer’s Report for the annual levy and collection of assessments for the City of Escondido Landscape Maintenance Assessment District (“LMD”) for Zones 1 through 38 on LMD Map (Attachment “1”) for fiscal year 2024/2025.

Staff Recommendation: Approval and File (Christopher McKinney, Development Services Director, and Owen Tunnell, Interim City Engineer)

Presenter: Jen Conway, Management Analyst II

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Maintenance of Parks facilities/Open Spaces

COUNCIL PRIORITY – Increase Retention and Attraction of People and Businesses to Escondido

FISCAL ANALYSIS

The LMD reimburses all costs incurred by the City of Escondido (“City”) in all zones except Zones 12 and 13. The City 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 5.1 percent 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.



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PREVIOUS ACTION

On June 19, 2024, the City Council adopted Resolution Nos. 2024-73 and 2024-74 initiating proceedings for the annual levy of assessments for Zone 1-38 of the LMD and approving the Assessment Engineer's Preliminary Report.

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 fiscal year 2024/2025.

RESOLUTIONS

- a. Resolution No. 2024-98
- b. Resolution No. 2024-98 – Exhibit "A" - Final Engineer's Report

ATTACHMENTS

- a. LMD Map - Attachment "1"