

**STAFF REPORT**  
**City of Lancaster**

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Date: December 10, 2013

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Lancaster Business Park Landscape Maintenance District**

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**Recommendations:**

Adopt **Resolution No. 13-66**, initiating proceedings for the formation of the Lancaster Business Park Landscape Maintenance District pursuant to the Landscape and Lighting Act of 1972 and California Constitution Article XIID; accept, approve and file the preliminary diagram and assessment.

Adopt **Resolution No. 13-67**, approving the Engineer's Report and the time and place for a public hearing, and declaring the Council's intention to form the Lancaster Business Park Landscape Maintenance District and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIID.

**Fiscal Impact:**

The amount of \$98,500 will be assessed against the benefiting properties to offset costs associated with maintenance expenses.

**Background:**

Previously, the property owners in the Lancaster Business Park were billed annually for the maintenance of the landscaped area in front of their properties and the Business Center Parkway median. The maintenance was provided by a City of Lancaster agreement under the supervision of the Lancaster Redevelopment Agency. The maintenance cost included labor and equipment, repair and irrigation supplies, fertilizing and utilities.

Due to the dissolution of the Lancaster Redevelopment Agency, the property owners in the Lancaster Business Park need to enter into a Landscape Maintenance District to continue receiving the landscape maintenance for their property. Upon review of the landscape maintenance contract, the cost associated with maintaining the 370,066 square feet of assessment area is \$52,035.00, for labor only; an estimate of \$46,465.00 will be used for utilities and materials. A total of \$98,500.00 will be assessed against the benefiting properties. The formula used to calculate the owner's cost is as follows: The total cost of landscape maintenance divided by the total landscape assessment district area multiplied by landscape area associated with each owner's property. The assessment may be adjusted annually based on the Consumer Price Index in subsequent years.

Assessment Cost = ((\$98,500/370,066 SF) (Landscaped Area at each property))  
= (\$.266/SF) (Landscaped Area at each property))

The new cost calculations have been tabulated for each owner indicating their specific costs for the maintenance of landscaping for each property. The cost to maintain the landscaping for each property will stay the same as the previous agreement in fiscal year 2014-2015. A Consumer Price Index adjustment will be added to the maintenance cost in subsequent years.

JD:pjp

**Attachments:**

Resolution No. 13-66

Resolution No. 13-67

Engineer's Report – (On file in the City Clerk's Office)