

STAFF REPORT
City of Lancaster

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Date: May 22, 2007

To: Mayor Hearn and City Council Members

From: James R. Williams, Public Works Director

Subject: **Lancaster Landscape Maintenance District No. 1 Annual Assessment for Fiscal Year 2007-2008**

Recommendation:

- a. Adopt Resolution No. 07-103 , generally describing any proposed improvements or substantial changes in existing improvements and ordering the City Engineer to prepare and file a report for Lancaster Landscape Maintenance District No. 1, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California; and
- b. Adopt Resolution No. 07-104, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Fiscal Impact:

Each benefit unit annexed prior to Fiscal Year 2005-2006 will be assessed \$80.00. The proposed assessment is the same as previous year's assessment. Each benefit unit annexed beginning Fiscal Year 2005-2006 will be assessed \$90.33. The proposed assessment includes the CPI adjustment. A total of \$1,123,249 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

Lancaster Landscape Maintenance District No. 1 was formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

The landscaping improvements in the areas within the District will be maintained with funds generated by the Landscape Maintenance District. Each lot or parcel within the District that has been annexed prior to Fiscal Year 2005-2006, as indicated on the diagram, will be assessed a unit assessment of \$80 for Fiscal Year 2007-2008. The unit assessment for Fiscal Year 2007-2008 is the same as Fiscal Year 2004-2005, except for those parcels that were annexed beginning Fiscal Year 2005-2006, which will be assessed at a rate reflective of an annual index increase consistent with the consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$87.28. For the FY 2007-2008 annexations, the rate of assessment will be \$90.33 per assessment unit including the established CPI adjustment of 3.5% ($\$87.28 \times 1.035 = \90.33).

MT:ddd