

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

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MVB

Date: May 24, 2016

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Lancaster Landscape Maintenance District No. 1 Annual Assessment for Fiscal Year 2016-2017**

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**Recommendations:**

- a. Adopt **Resolution No. 16-23**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the Public Works Manager 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. 16-24**, 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 parcel annexed prior to Fiscal Year 2005-2006 will be assessed \$80.00 per benefit unit. The proposed assessment is the same as the previous year's assessment. Each parcel annexed beginning Fiscal Year 2005-2006 will be assessed \$105.05 per benefit unit. Each parcel in the Fox Field Industrial Corridor Landscape Maintenance District will be assessed \$0.35 per benefit unit. The proposed assessments include the 2.4% CPI adjustment. A total of \$1,751,687.00 will be assessed against the benefiting properties, which will be used for maintenance expenses.

**Background:**

Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District were 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 was annexed prior to Fiscal Year 2005-2006, as indicated on the diagram, will be assessed a

unit assessment of \$80.00 for Fiscal Year 2016-2017. The unit assessment for Fiscal Year 2016-2017 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 \$102.59 per benefit unit. For Fiscal Year 2016-2017, the rate of assessment will be \$105.05 per benefit unit, including the established CPI adjustment of 2.4% ( $\$102.59 + (\$102.59 \times 0.024) = \$105.05$ ). Last year's rate for the Fox Field Industrial Corridor Landscape Maintenance District was \$0.34 per benefit unit. For Fiscal Year 2016-2017, the rate of assessment will be \$0.35 per benefit unit, including the established CPI adjustment of 2.4% ( $\$0.34 + (\$0.34 \times 0.024) = \$0.35$ )

JD:lcs

**Attachments:**

Resolution No. 16-23

Resolution No. 16-24

Engineer's Report