



# Council Meeting Agenda

**JUNE 7, 2017**  
**CITY COUNCIL CHAMBERS**  
**3:30 P.M. Closed Session; 4:30 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

MAYOR	<b>Sam Abed</b>
DEPUTY MAYOR	<b>John Masson</b>
COUNCIL MEMBERS	<b>Olga Diaz</b> <b>Ed Gallo</b> <b>Michael Morasco</b>
CITY MANAGER	<b>Jeffrey Epp</b>
CITY CLERK	<b>Diane Halverson</b>
CITY ATTORNEY	<b>Michael McGuinness</b>
DIRECTOR OF COMMUNITY DEVELOPMENT	<b>Bill Martin</b>
DIRECTOR OF ENGINEERING SERVICES	<b>Julie Procopio</b>

**ELECTRONIC MEDIA:**

Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Council during the meeting are part of the public record and may be retained by the Clerk.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.



# Council Meeting Agenda

**June 7, 2017  
3:30 P.M. Meeting**

## **Escondido City Council**

### **CALL TO ORDER**

**ROLL CALL:** Diaz, Gallo, Masson, Morasco, Abed

### **ORAL COMMUNICATIONS**

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

### **CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp  
**Employee Organization:** Non-Sworn Police Bargaining Unit
  - b. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp  
**Employee Organization:** Escondido City Employee Association:  
Administrative/Clerical/Engineering Bargaining Unit
  - c. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp  
**Employee Organization:** Escondido City Employee Association: Supervisory  
Bargaining Unit
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** California Center for the Arts, Escondido, 340 N. Escondido  
Blvd., Escondido, California 92025  
**City Negotiator:** Jay Petrek, Assistant City Manager  
**Negotiating Parties:** A Step Beyond  
**Under Negotiation:** Price and Terms of Lease
- III. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))**
- a. One Case

## ADJOURNMENT



# Council Meeting Agenda

**June 7, 2017  
4:30 P.M. Meeting**

**Escondido City Council**

## **CALL TO ORDER**

### **MOMENT OF REFLECTION:**

*City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.*

### **FLAG SALUTE**

**ROLL CALL:** Diaz, Gallo, Masson, Morasco, Abed

**PRESENTATIONS:** San Diego County Fair

## **ORAL COMMUNICATIONS**

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

## CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**

4. **FINAL MAP FOR ESCONDIDO TRACT SUB 15-0003 LOCATED AT 332-444 WEST WASHINGTON AVENUE -**

Request the City Council approve the Final Map for Tract SUB 15-0003, a single lot, 112-Unit Residential Condominium Subdivision located at 332-444 West Washington Avenue.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

5. **AWARD OF BID FOR THE PURCHASE OF WATER METERS -**

Request the City Council approve accepting the lowest responsive, responsible bid from National Meter & Automation for the purchase of water meters and authorize the Director of Administrative Services to execute a contract with National Meter & Automation, effective July 1, 2017 through June 30, 2018, for the estimated amount of \$168,642.76, with the option to renew the contract for four additional one-year periods conditioned upon budget appropriations.

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

RESOLUTION NO. 2017-74

6. **NOTICE OF COMPLETION: EMERGENCY REPAIR OF SEWER PIPELINE IN GREEN TREE MOBILE HOME ESTATES -**

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the emergency repair of a sewer pipeline in Green Tree Mobile Home Estates.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2017-80

7. **LEASE AGREEMENT WITH CROSS CONNECTION CHURCH FOR UNIMPROVED SURPLUS RIGHT OF WAY LOCATED AT THE NORTHEAST CORNER OF EL NORTE PARKWAY AND SEVEN OAKES ROAD -**

Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a five-year lease agreement for use of right of way, located at the northeast corner of El Norte Parkway and Seven Oakes Road, in the City of Escondido.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2017-82

**8. FINAL ENGINEER'S REPORT FOR ZONES 1 THROUGH 38 OF THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2017/2018 -**

Request the City Council approve the Assessment Engineer's Report and the annual levy and collection of assessments in Zones 1 through 38 of the Escondido Landscape Maintenance Assessment District for FY 2017/2018.

Staff Recommendation: **Approval (Public Works Department: Ed Domingue)**

RESOLUTION NO. 2017-83

**9. EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP 898 (SUB 17-0003) -**

Request the City Council approve a three-year extension of time for a ten-lot, single-family residential subdivision located at 701 San Pasqual Valley Road and 1201 East 5th Avenue.

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

RESOLUTION NO. 2017-84

**10. GRANT OF ACCESS FOR THE CENTRE CITY SHOPPING CENTER -**

Request the City Council approve authorizing the Real Property Manager to execute a grant of access for the Centre City Shopping Center, located at 425 and 427 West Mission Avenue.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

RESOLUTION NO. 2017-85

**11. CALIFORNIA COASTAL CONSERVANCY PROPOSITION 1 GRANT PROGRAM APPLICATION -**

Request the City Council approve authorizing the Environmental Programs Manager or her designee to submit grant documents for an amount up to \$1,000,000 to the California Coastal Conservancy for Proposition 1 funds; and if awarded, accept the grant funds and complete the necessary documents required by the Conservancy for participation in the Proposition 1 Grant Program for the installation of drainage improvements to the unlined (earthen) portions of the channel draining the Spruce Street area near the Transit Station.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2017-91

**CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)**

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

**12. ZONING CODE AMENDMENT AND REZONE (AZ 16-0005/PHG 17-0007) -**

Approved on May 24, 2017 with a vote of 5/0.

A) ORDINANCE NO. 2017-07 (Second Reading and Adoption)

B) ORDINANCE NO. 2017-09 (Second Reading and Adoption)

## PUBLIC HEARINGS

**13. PUBLIC HEARING FOR RECOMMENDATIONS FOR ALLOCATION OF HOME FUNDS -**

Request the City Council conduct the public hearing and receive public input in order to reaffirm City Council Resolution No. 2017-66R, authorizing the Director of Community Development to conditionally commit federal HOME funds in an amount not to exceed \$450,000 to Interfaith Community Services for the acquisition and rehabilitation of four affordable multi-family rental units located at 557-563 Aster Place; and authorize the Mayor and City Clerk to execute an Affordable Housing Loan Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney which was previously adopted by the City Council on May 3, 2017.

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

RESOLUTION NO. 2017-66R

**14. FISCAL YEAR 2017-2018 ONE-YEAR ACTION PLAN FOR USE OF CDBG FUNDS FOR COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS, ESG FUNDS FOR HOMELESS PRIORITIES, HOME FUNDS FOR AFFORDABLE HOUSING ACTIVITIES, AND BUDGET ADJUSTMENT -**

Request the City Council solicit and consider citizen input for the FY 2017-2018 One-Year Action Plan for the use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) funds; approve the CDBG, ESG, and HOME budgets and allocations; authorize the Director of Community Development and City Clerk to execute contracts with service providers as appropriate; approve the FY 2016-2017 One-Year Action Plan and submittal to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$287,783.09 from the unallocated fund to the Tulip Street Improvement Project.

Staff Recommendation: **Approval (City Manager's Office: Jay Petrek)**

A) RESOLUTION NO. 2017-71 B) RESOLUTION NO. 2017-87

## FUTURE AGENDA

**15. FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

## COUNCIL MEMBERS' SUBCOMMITTEE REPORTS



## CITY MANAGERS WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- [WEEKLY ACTIVITY REPORT -](#)

## ORAL COMMUNICATIONS

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## ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
June 14	Wednesday	3:30 & 4:30 PM	Regular Meeting	City Council Chambers
June 21	Wednesday	3:30 & 4:30 PM	Regular Meeting	City Council Chambers
June 28	Wednesday	3:30 & 4:30 PM	Regular Meeting	City Council Chambers
July 5	-	-	No Meeting	-

## TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

### AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

**AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING:** Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

### LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at [www.escondido.org](http://www.escondido.org), and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

**Please turn off all cellular phones and pagers while the meeting is in session.**

**The City Council is scheduled to meet the first four Wednesdays  
of the month at 3:30 in Closed Session and 4:30 in Open Session.  
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers  
Financing Authority and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION  
Monday-Friday 8:00 a.m. to 5:00 p.m.**



*If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.*

*Listening devices are available for the hearing impaired – please see the City Clerk.*

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.:** 4  
**Date:** June 7, 2017

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Julie Procopio, Director of Engineering Services/City Engineer  
Owen Tunnell, Principal Engineer

**SUBJECT:** Final Map For Escondido Tract SUB15-0003 Located at 332-444 West Washington Avenue

RECOMMENDATION:

It is requested that the City Council approve the Final Map for Tract SUB15-0003, a single lot, 112 Unit Residential Condominium Subdivision located at 332-444 West Washington Avenue.

FISCAL ANALYSIS:

The cost for review of the Final Map is paid by the developer in accordance with the adopted fee schedule.

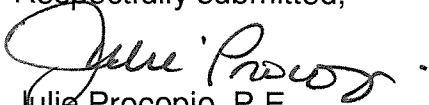
PREVIOUS ACTION:

This project was recommended for approval by the Planning Commission on July 28, 2015, as Resolution No. 6048. The City Council approved the Subdivision on August 19, 2015, as Resolution No. 2015-135R and approved the Master and Precise Development Plans on August 26, 2015, as Ordinance No. 2015-17R.

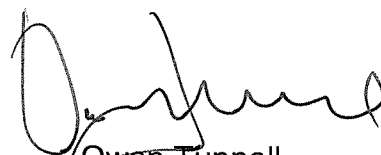
BACKGROUND:

Staff has examined this Final Map and found it to be mathematically correct and in substantial conformance to the approved Tentative Subdivision Map and subject to the conditions of approval. This Final Map conforms to the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval. The Planning Department has reviewed and approved this Final Map.

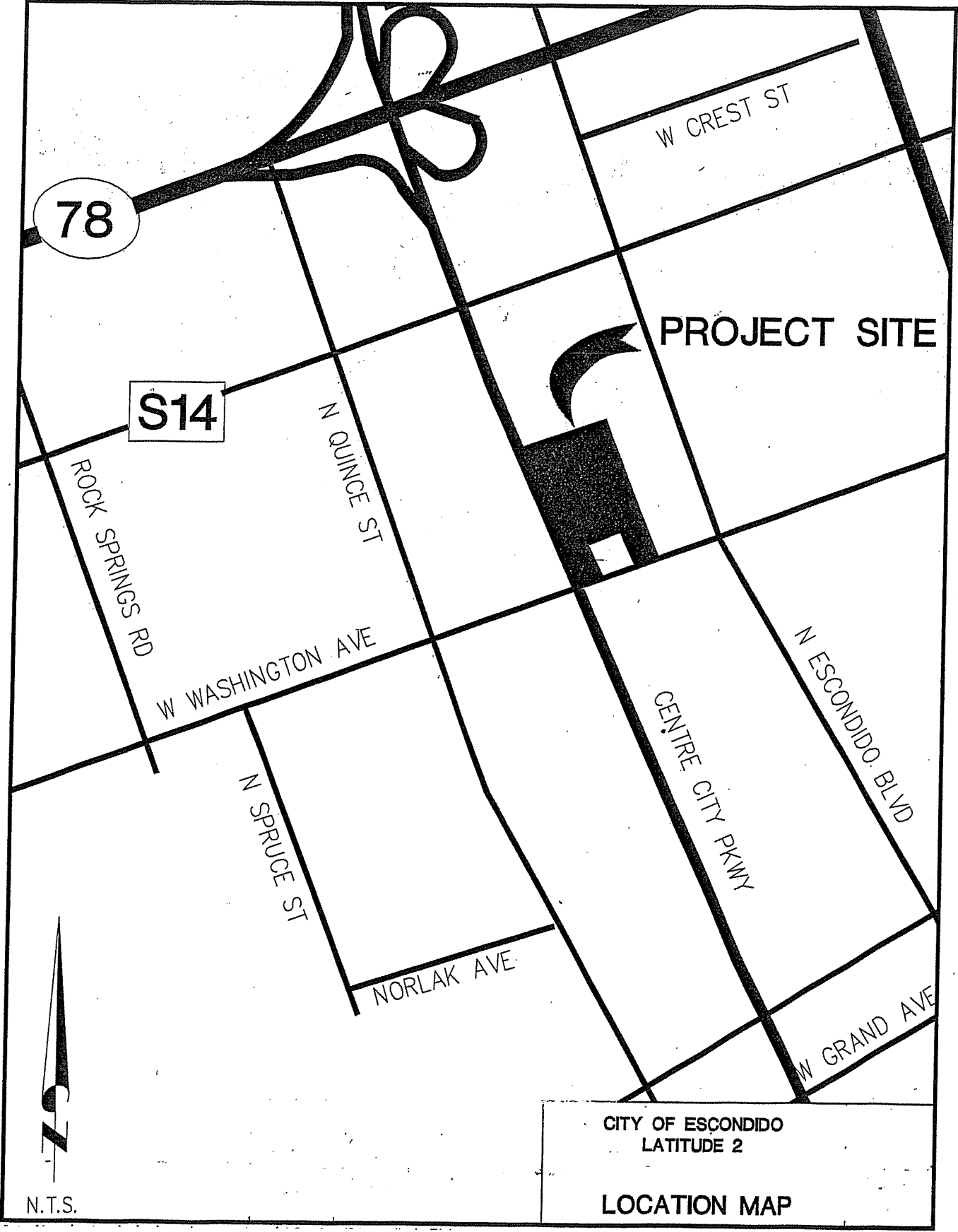
Respectfully submitted,

  
Julie Procopio, P.E.

Director of Engineering Services/City Engineer



Owen Tunnell  
Principal Engineer



78

S14

ROCK SPRINGS RD

N QUINCE ST

W WASHINGTON AVE

N SPRUCE ST

NORLAK AVE

W CREST ST

PROJECT SITE

CENTRE CITY PKWY

N ESCONDIDO BLVD

W GRAND AVE



N.T.S.

CITY OF ESCONDIDO  
LATITUDE 2

LOCATION MAP



# CITY COUNCIL

For City Clerk's Use:

APPROVED       DENIED

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 5**  
**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Sheryl Bennett, Director of Administrative Services  
Joan Ryan, Assistant Director of Finance  
**SUBJECT:** Award of Bid for the Purchase of Water Meters

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-74 taking the following actions:

1. Accept the lowest responsive, responsible bid from National Meter & Automation for the purchase of water meters; and
2. Authorize the Director of Administrative Services to execute a contract with National Meter & Automation, effective July 1, 2017, through June 30, 2018, for the estimated amount of \$168,642.76, with the option to renew the contract for four additional one-year periods conditioned upon budget appropriations.

FISCAL ANALYSIS:

The contract amount is an estimated annual cost based on anticipated quantities for water meters that will be used for residential, commercial, new development and replacement installation throughout the City during fiscal year 2018. Quantities required by the City may fluctuate up or down during the contract period. A calculation of the estimated cost with unit prices and estimated quantities is attached as Exhibit "A" to Resolution No. 2017-74.

Contract prices are firm for the first year. Any price increases under the contract renewal options are not to exceed three percent (3%) of the original contract prices, subject to approval by the City

Funds are available in the warehouse inventory asset account for stocking water meters. Stocked water meters will be purchased from the warehouse inventory by the Water Distribution Division of the Utilities Department throughout the fiscal year as needed.

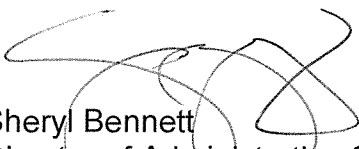
BACKGROUND:

Requests for bids were sent out to eight vendors on April 17, 2017. Three bids were received and opened on May 1, 2017. The bid results are as follows:

<u>Vendor</u>	<u>Amount Bid</u>
National Meter & Automation	\$168,642.76
Ferguson Waterworks	\$169,005.88
Inland Water Works Supply Co.	\$199,746.95

City staff have reviewed the bids and recommend the bid award to National Meter & Automation in the amount of \$168,642.76. National Meter & Automation was determined to be the lowest responsive and responsible bidder that conformed to the City's bid specifications and requirements.

Respectfully submitted,

  
Sheryl Bennett  
Director of Administrative Services

  
Joan Ryan  
Assistant Director of Finance

RESOLUTION NO. 2017-74

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING THE MAYOR AND CITY  
COUNCIL, ON BEHALF OF THE CITY, TO  
AWARD THE BID FOR WATER METERS TO  
NATIONAL METER & AUTOMATION

WHEREAS, sufficient funds are available in the warehouse inventory asset account; and

WHEREAS, the City of Escondido duly published an invitation for unit price bids with detailed specifications for the purchase of water meters; and

WHEREAS, request for bids for water meters were emailed to eight vendors on April 17, 2017; and

WHEREAS, three bids were received, opened and evaluated on May 1, 2017; and

WHEREAS, National Meter & Automation was determined to be the lowest responsive and responsible bidder that conformed to the City's bid specifications and requirements; and

WHEREAS, the Director of Administrative Services recommends awarding a one-year contract to National Meter & Automation for fiscal year 2017-2018 in the estimated amount of \$168,642.76, with four one-year renewal options for the purchase of water meters; and

WHEREAS, the contract renewal options are conditional upon budget appropriations and satisfactory performance by the contractor; and

WHEREAS, contract unit prices are firm for the first year; and

WHEREAS, price increases under the contract renewal options are not to exceed three percent (3%) of the original contract prices, subject to approval by the City; and

WHEREAS, the contract amount is an estimated annual cost based on anticipated quantities, a calculation of the estimated cost is attached as Exhibit "A" to this Resolution and is incorporated by this reference.

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to accept the recommendations of the Director of Administrative Services and award the bid to National Meter & Automation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council determines the bid submitted by National Meter & Automation to be the most responsive and responsible which conformed to the City's bid specification and requirements.
3. That the City Council authorizes the bid award to National Meter & Automation for water meters in the estimated amount of \$168,642.76.
4. That the City Council authorizes the Director of Administrative Services to execute on behalf of the City a one-year contract with renewal options for the purchase of water meters.



**Estimated Annual Cost for the Purchase of Water Meters &  
Bid Analysis  
Fiscal Year 2017-2018**

National Meter & Automation					
Meter Description	Estimated Quantities*	Unit Price	Extended Price	Sales Tax	Estimated Cost
3/4" x 3/4" Meter, 7.5 lay length	1500	\$ 57.45	\$ 86,175.00	\$ 6,678.56	\$ 92,853.56
1" Meter	150	86.14	12,921.00	1,001.38	13,922.38
1.5" Meter with 1" test plugs	100	243.99	24,399.00	1,890.92	26,289.92
2" Meter with 1" test plugs	100	330.18	33,018.00	2,558.90	35,576.90
Total Estimated Cost					\$ 168,642.76

Ferguson Waterworks					
Meter Description	Estimated Quantities*	Unit Price	Extended Price	Sales Tax	Estimated Cost
3/4" x 3/4" Meter, 7.5 lay length	1500	\$ 59.00	\$ 88,500.00	\$ 6,858.75	\$ 95,358.75
1" Meter	150	99	14,850.00	1,150.88	16,000.88
1.5" Meter with 1" test plugs	100	240	24,000.00	1,860.00	25,860.00
2" Meter with 1" test plugs	100	295	29,500.00	2,286.25	31,786.25
Total Estimated Cost					\$ 169,005.88

Inland Water Works Supply Co					
Meter Description	Estimated Quantities*	Unit Price	Extended Price	Sales Tax	Estimated Cost
3/4" x 3/4" Meter, 7.5 lay length	1500	\$ 65.50	\$ 98,250.00	\$ 7,614.38	\$ 105,864.38
1" Meter	150	103.6	15,540.00	1,204.35	16,744.35
1.5" Meter with 1" test plugs	100	309.3	30,930.00	2,397.08	33,327.08
2" Meter with 1" test plugs	100	406.6	40,660.00	3,151.15	43,811.15
Total Estimated Cost					\$ 199,746.95

**Notes:**

\* Total estimated contract cost was calculated based on estimated quantities, the actual quantities to be purchased may fluctuate up or down depending on the actual number of water meters needed by the City during the year.

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 6**

**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Christopher W. McKinney, Director of Utilities

**SUBJECT:** Notice of Completion: Emergency Repair of the Sewer Pipeline in Green Tree Mobile Home Estates

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-80, authorizing the Director of Utilities to file a Notice of Completion for the Emergency Repair of the Sewer Pipeline in Green Tree Mobile Home Estates.

FISCAL ANALYSIS:

The total cost of the emergency repair work on the sewer pipeline in Green Tree Mobile Home Estates was \$557,045.

PREVIOUS ACTION:

On March 8, 2017, the City Council adopted Resolution No. 2017-39, approving an emergency public improvement agreement with Southland Paving, Inc., in an amount not to exceed \$570,000, to immediately begin repairs on the 27-inch sewer pipeline in Green Tree Mobile Home Estates.

On March 22, 2017, the City Council adopted Resolution No. 2017-43, authorizing the continuation of the emergency action for the repair of the sewer pipeline in Green Tree Mobile Home Estates.

On April 5, 2017, the City Council adopted Resolution No. 2017-51, authorizing the continuation of the emergency action for the repair of the sewer pipeline in Green Tree Mobile Home Estates.

On April 26, 2017, the City Council adopted Resolution No. 2017-61, authorizing the continuation of the emergency action for the repair of the sewer pipeline in Green Tree Mobile Home Estates.

BACKGROUND:

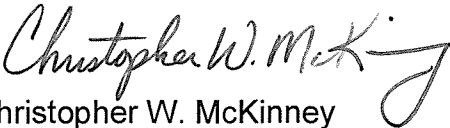
The 27-inch diameter sewer pipeline, near the intersection of Pineapple Way and Green Tree Road in the Green Tree Mobile Home Estates, conveys raw sewage from approximately 40 percent of the City of Escondido to the Hale Avenue Resource Recovery Facility. The emergency work included

Notice of Completion: Emergency Repair of the Sewer Pipeline in Green Tree Mobile Home Estates  
June 7, 2017  
Page 2

replacing damaged and deteriorated sewer pipeline, continuous bypass pumping to route the sewage around the damaged section during construction, and restoration of the area surrounding the damaged and repaired pipeline in Green Tree Mobile Home Estates.

Southland Paving, Inc. successfully repaired the damaged sewer pipeline, and sewer service has been restored.

Respectfully submitted,

  
Christopher W. McKinney  
Director of Utilities

RESOLUTION NO. 2017-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE DIRECTOR OF UTILITIES TO FILE A NOTICE OF COMPLETION FOR THE EMERGENCY REPAIR OF THE SEWER PIPELINE IN GREEN TREE MOBILE HOME ESTATES

WHEREAS, pursuant to Resolution No. 2017-39, the City Council found that the damage to the sewer pipeline was an emergency and approved a Public Improvement Agreement ("Agreement") with Southland Paving, Inc. in an amount not to exceed five hundred seventy thousand dollars (\$570,000); and

WHEREAS, the repairs to the sewer pipeline in Green Tree Mobile Home Estates were completed by Southland Paving, Inc.; and

WHEREAS, the City of Escondido staff and the Director of Utilities deems the filing of the Notice of Completion to be valid and recommends approval; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the filing of the Notice of Completion.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council accepts the recommendation of the Director of Utilities.

3. That the City Council hereby approves the request to file a Notice of Completion for the emergency repair of the sewer pipeline in Green Tree Mobile Home Estates.

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 7**

**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Julie Procopio, Director of Engineering Services/City Engineer  
Vince McCaw, Real Property Manager

**SUBJECT:** Lease Agreement with Cross Connection Church for Unimproved Surplus Right of Way,  
Located at the Southeast Corner of El Norte Parkway and Seven Oakes Road

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-82R, authorizing the Real Property Manager and the City Clerk to execute a five-year lease agreement for use of right of way, located at the southeast corner of El Norte Parkway and Seven Oakes Road, in the City of Escondido.

FISCAL ANALYSIS:

The proposed lease rate is based on an initial rent of \$174.71 per month, for a period of five years, and is adjusted annually by three percent. The lease provides for one, five-year option to renew.

PREVIOUS ACTION:

A lease agreement with Calvary Chapel of Escondido was approved by Resolution 2007-82 on June 6, 2007.

BACKGROUND:

The right of way property is located at the southeast corner of El Norte Parkway and Seven Oakes Road. The property has been leased to Calvary Chapel of Escondido since 1995 for their use to park vehicles. The bordering parcel is owned by SDG&E and is also leased by Calvary Chapel of Escondido for parking use.

The current lease agreement with Calvary Chapel was entered into on July 1, 2007, which was for a five-year period and included one, five-year option to renew. Calvary Chapel of Escondido has amended their Articles of Incorporation to change the name of the corporation to Cross Connection Church.

Lease Agreement with Cross Connection Church  
June 7, 2017  
Page 2

The proposed lease agreement with Cross Connection Church recommends a five-year term with one, five-year option to renew. The proposed annual rate is \$174.71, which is to be adjusted annually by three percent. There is no current Project to widen El Norte Parkway.

Respectfully submitted,



Julie Procopio, P.E.  
Director of Engineering Services/City Engineer



Vince McCaw  
Real Property Manager

---

RESOLUTION NO. 2017-82R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE REAL PROPERTY MANAGER AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, A LEASE AGREEMENT FOR THE USE OF SURPLUS RIGHT OF WAY AT THE SOUTHEAST CORNER, EL NORTE PARKWAY AND SEVEN OAKES ROAD IN THE CITY OF ESCONDIDO

WHEREAS, the City of Escondido ("City") owns certain unimproved surplus right of way, located at the southeast corner of El Norte Parkway and Seven Oakes Road; and

WHEREAS, the City and Calvary Chapel of Escondido entered into a lease agreement with an effective date of July 1, 2007; and

WHEREAS, the current lease agreement expires on June 30, 2017; and

WHEREAS, Calvary Chapel of Escondido amended their Articles of Incorporation to change the name of the corporation to Cross Connection Church; and

WHEREAS, said City-owned real property is not immediately required for City use; and

WHEREAS, the City and Cross Connection Church desire to enter into a new lease to allow continued occupancy at said real property for vehicle parking; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve of the lease agreement ("Agreement").



NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
  
2. The Real Property Manager and the City Clerk are authorized to execute, on behalf of the City, the Agreement with Cross Connection Church, which is attached hereto as Exhibit "1" and incorporated by this reference.



## Southeast Corner, El Norte Parkway and Seven Oakes Road

---

**Lessee: Cross Connection Church**

**Term: 5 Years**

**Address: 1675 Seven Oakes Road, Escondido, CA 92025**

**Date: July 1, 2017**



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## CITY OF ESCONDIDO LEASE AGREEMENT

This Lease is made as of \_\_\_\_\_, 2017 between the **City of Escondido (City)** and **Cross Connection Church (Lessee)**,

### **Section 1 Definition of Terms**

The following words in this Lease shall have the significance attached to them in this Section unless otherwise apparent from their context.

- 1.1 **City.** The City means the City of Escondido, a California general law City.
- 1.2 **Lease.** Lease means this lease agreement.
- 1.3 **Lease Administrator.** The Lease Administrator means the City of Escondido Real Property Agent or, upon written notice to Lessee, such other person as shall be designated from time to time by City.
- 1.4 **Lessee.** Lessee means Cross Connection Church, and does not include its heirs, assigns, or successors-in-interest.
- 1.5 **Party.** Lessee or City may be referred to individually as Party or collectively as Parties.
- 1.6 **Premises.** Premises means the vacant real property commonly known as Southeast Corner, El Norte Parkway and Seven Oakes Road, Escondido, CA 92026, as depicted on **EXHIBIT A**.

### **Section 2 Administration**

This Lease will be administered on behalf of City by the Lease Administrator, whose address is:

City of Escondido  
Attn: Real Property Manager  
201 North Broadway  
Escondido, CA 92025

And on behalf of Lessee by Cross Connection Church, whose address is:

Cross Connection Church  
1675 Seven Oakes Rd.  
Escondido, CA 92026



### **Section 3 Term**

- 3.1 The term of this Lease shall be five years, commencing on July 1, 2017.
- 3.2 Hold Over. The occupancy of the Premises by Lessee, after the expiration of the Term shall be construed as a month to month tenancy, and all other terms and conditions of this Lease shall continue in full force and effect, on a month to month basis. The City shall have the right to terminate the month to month tenancy without cause and for any reason by giving 30 days prior notice to Lessee.

### **Section 4 Termination of Lease**

- 4.1 City may terminate this Lease at any time, at its sole discretion, by providing the other Party with 60 days written notice.
- 4.2 Default. If the City discovers at any time that the Lessee has violated any provision of this Lease, City may notify Lessee of the violation and immediately terminate the Lease upon written notice.

### **Section 5 Options to Renew**

- 5.1 At the end of the Term, this Lease may be renewed for one additional five-year period, upon mutual written agreement by the City and Lessee.

### **Section 6 Vacation of Premises**

- 6.1 Upon termination of this Lease for any reason, Lessee shall peaceably vacate and deliver the Premises to City in the same condition as Lessee found them upon its acceptance of the Premises hereunder, excepting ordinary wear and tear and conditions caused by acts of God.
- 6.2 Upon such termination, Lessee shall immediately:
  - A. Provide a written statement to the Lease Administrator of Lessee's new address for purpose of refunding monies, if any, due Lessee under this Lease; and
  - B. Deliver any keys for the Premises to the Administrator or send said keys by certified mail to the City.

### **Section 7 Rent**

- 7.1 Rental Rate. In consideration of the possession and use of the Premises, Lessee shall deliver and pay rent to City **\$174.71** per month on or prior to the first day of each month. Rent payments will commence on July 1, 2017.
- 7.2 Hold Over Rental Rate. The rent payments for any hold over will be equal



to the previous year's Rental Rate plus ten percent (10%).

## **Section 8 Security Deposit**

N/A

## **Section 9 Late Payment**

Rent payments received after the fifth day of any month will be charged an additional 20% late payment fee.

## **Section 10 Utilities Payments**

Lessee agrees to provide and pay for all utilities and services necessary for the occupancy and use of the Premises, including, but not limited to: gas, water, electricity, sewage charges or septic service, trash and any telecommunications services. Said payment shall be included with the rent check each month.

## **Section 11 Taxes, Assessments and Fees**

- 11.1 The terms of this Lease may result in the creation of a possessory interest. If such a possessory interest is vested in Lessee, Lessee may be subjected to the payment of personal property taxes levied on such interest. Lessee shall be responsible for the payment of, and shall pay before delinquent, all taxes, assessments, and fees assessed or levied upon Lessee, on said Premises or any interest therein, on any buildings, structures, machines, appliances, or other improvements of any nature whatsoever, or on any interest therein.
- 11.2 Lessee further agrees not to allow such taxes, assessments, or fees to become a lien against said premises or any improvement thereon. Nothing herein contained shall be deemed to prevent or prohibit Lessee from contesting the validity of amount of any such tax, assessment, or fee in any manner authorized by law.

## **Section 12 Acceptance and Maintenance**

- 12.1 Lessee hereby acknowledges that Lessee has inspected the Premises and Lessee accepts said Premises "as is" and "where is." Lessee acknowledges that the City makes no representations as to the condition or suitability of the Premises or any improvements on the Premises. Pursuant to the noticing requirements of California Civil Code Section 1938, Lessee acknowledges that the Premises being leased has not undergone inspection by a Certified Access Specialist.
- 12.2 Lessee agrees to maintain the Premises in good condition and in compliance with all applicable property maintenance and related laws.



Lessee releases the City from the obligation to maintain any portion of the Premises. Said release is part of the consideration for the rental of the Premises, and Lessee therefore waives all rights it may otherwise have under Sections 1941 and 1942 of the Civil Code.

- 12.3 In the event Lessee fails to properly maintain the premises as required by City, City may notify Lessee in writing of said failure. In the event Lessee fails to perform said maintenance within 30 days after such notice by City, City may perform such maintenance, and any costs including, but not limited to, the cost of labor, material, and equipment, shall be paid by Lessee to City within 10 days from receipt by Lessee of an invoice from City.

### **Section 13 Alterations**

Lessee shall not paint, alter, cut, add to, or otherwise change the appearance, structure, or condition of the Premises without the prior written consent of the Lease Administrator and only after obtaining applicable permits. Any tenant improvements and additional improvements made with the consent of the Lease Administrator shall become a fixture to the realty and shall remain on and be surrendered with the Premises upon termination of this Lease.

### **Section 14 Use**

Lessee agrees to use the Premises for vehicle parking consistent with this Lease. Additionally, Lessee agrees to use the Premises in accordance with the provisions and requirements contained in any permits required by the City of Escondido. Lessee shall not use, nor permit the use of, the Premises other than as described. In any case where Lessee is, or should reasonably be, in doubt as to the propriety of any particular use, Lessee may request, and will not be in breach or default if Lessee abides by, the written determination of the Lease Administrator that such use is or is not permitted.

### **Section 15 Occupancy, Assignment and Subletting**

The Premises shall only be occupied by Lessee except with prior written consent of the Lease Administrator. Lessee may not assign or sublease any interest in this Lease to any other Party, at any time, including a transferee of a controlling interest in Lessee without written consent from the Lease Administrator.

### **Section 16 Conduct**

Lessee shall not violate, or permit the violation of, any City or County ordinance, or state or federal law, in or about the Premises.



## **Section 17 Pets**

No pets or livestock of any kind may be kept on the Premises without the prior written consent of the Lease Administrator.

## **Section 18 Notices**

Any notice required or permitted to be given by this Lease must either be personally served on the other Party or served by certified mail, return receipt requested, to the addressee. Notices served by mail shall be sent to the address listed above. A change of either Party's address must also be immediately served in the manner described above.

## **Section 19 Right of Inspection**

City reserves the right for its agents or employees to enter upon and inspect the Premises at any reasonable time to ascertain if Lessee is complying with the provisions of this Lease.

## **Section 20 Insurance**

- 20.1 Lessee must have insurance in the following amounts at all times during this Lease:
- A. General liability insurance with at least \$2 Million combined single-limit coverage per occurrence for bodily injury and property damage.
  - B. Automobile liability insurance of \$1 Million combined single-limit per accident for bodily injury and property damage for any and all vehicles that are owned by the Lessee (if applicable).
  - C. Workers' compensation and employer's liability insurance as required by the California Labor Code, as amended, or certificate of sole proprietorship.
  - D. Commercial property insurance in an amount commensurate with the value of the improvements on the Premises.
- 20.2 Each insurance policy required above must be acceptable to the City Attorney:
- A. Each policy must name the City specifically as an additional insured under the policy on a separate endorsement page, with the exception of the workers' compensation policy.
  - B. Each policy must provide for written notice within no more than thirty (30) days if cancellation or termination of the policy occurs.





Insurance coverage must be provided by an A.M. Best's A-rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.

C. All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.

20.3 Lessee agrees to deposit with City, on or before the effective date of this Lease, one certificate of insurance for each of the policy or policies necessary to satisfy the insurance provisions of this Lease and to keep such insurance in effect during the entire term of this Lease. This certificate must be reviewed by, and acceptable to, the City Attorney, prior to commencement of the Lease Term. Lessee will also deposit with the City within 60 days of the Effective Date of this Lease, an additional insured endorsement naming City specifically and separately as an "additional insured", with the exception of the worker's compensation policy. The appropriate endorsements described above shall follow within 60 days.

20.4 City shall retain the right at any time to review the coverage, form and amount of the insurance required hereby. If, in the opinion of the Lease Administrator, the insurance provisions in this Lease do not provide adequate protection for City and for members of the public using the Premises, City may require Lessee to obtain insurance sufficient in coverage, form and amount to provide adequate protection from and against the kind and extent of risks which exist or are foreseeable at the time a change in insurance is required. City's requirements shall be reasonable, but shall be designed to assure adequate protection of the City's interests. The Lease Administrator shall notify Lessee in writing of changes in the insurance requirements and, if Lessee does not deposit with City within 60 days of receipt of such notice a new Certificate of Insurance for each policy or policies of insurance incorporating such changes, this Lease shall be deemed in default without further notice to Lessee and may be forthwith terminated by the Lease Administrator.

20.5 The procuring of such required policy or policies of insurance shall not be construed to limit Lessee's liability hereunder nor to fulfill the indemnification provisions and requirements of this Lease. Notwithstanding said policy or policies of insurance, Lessee shall be obligated for the full and total amount of any damage, injury or loss attributable to any act or omission of it or its agents, customers or guests in connection with this Lease or with use or occupancy of the Premises.



## **Section 21 Indemnification**

Lessee shall defend, indemnify, and hold harmless City, its officers, agents, and employees from and against any and all claims, demands, and liabilities for loss of any kind or nature which City, its officers, agents, or employees may sustain or incur or which may be imposed upon them or any of them for injury to or death of persons or damage to property as a result of, arising out of, or in any manner connected with this Lease or with the occupancy and use of the Premises by Lessee, its invitees, visitors, or any other persons whatsoever. Lessee further agrees to pay any and all costs and expenses, including, but not limited to, court costs and reasonable attorney's fees incurred by City on account of any such claims, demands, or liabilities. However, the provisions of this Lease shall not be construed to indemnify City for claims or acts arising from City's sole negligence.

## **Section 22 Attorney's Fees, Costs and Expenses**

In the event legal action is brought to enforce the terms of or to declare a termination of this Lease for reason of breach thereof, the unsuccessful Party shall pay all of the successful Party's costs of such action, together with reasonable attorney's fees, in an amount to be fixed by the court.

## **Section 23 Non-Discrimination**

Lessee covenants that this Lease is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of physical or mental disabilities, race, color, creed, religion, sex, marital status, national origin or ancestry in the use, occupancy, tenure or enjoyment of the leased premises. Lessee shall not establish or permit any such practice of discrimination or segregation with reference to the selection, location, number, or use of occupancy by customers, tenants or vendees in the leased premises.

## **Section 24 Supersedure**

This Lease, upon becoming effective, shall supersede any leases or rental agreements heretofore made or issued for the Premises between the City and Lessee.

## **Section 25 Hazardous and/or Contaminated Soil and Material**

Lessee will not place or permit to be placed materials and/or contaminated soils on the premises which under federal, state, or local law, statute, ordinance, or regulations require special handling in collection, storage, treatment, and/or disposal. Lessee also hereby covenants and agrees that, if at any time it is determined there are materials and/or contaminated soils located on the premises which under any environmental requirement require special handling in collection, storage, treatment, or disposal, Lessee shall notify City. Within thirty (30) days after written notice to City or from City, Lessee



shall commence to take and thereafter diligently complete, at Lessee's sole expense, such actions as may be necessary to comply with environmental requirements.

### **Section 26 Law to Govern; Venue**

This Lease is governed by the laws of the State of California. Venue for all actions arising from this Lease must be exclusively in the North County Division of the San Diego County Superior Court or federal courts located in San Diego County, California.

### **Section 27 Special Provisions**

Lessee hereby acknowledges that Lessee waives all rights to any form of relocation assistance provided for by local, state, or federal law to which Lessee may be entitled by reason of this Lease.

### **Section 28 Compliance with Federal, State, and Local Laws**

It is the duty of the Lessee while operating under this Lease to comply with all local, state, and federal laws, and to indemnify City from any violation of any such law. Failure to comply with a provision of local, state, or federal law is grounds for the Lease Administrator's immediate termination of this Lease.

### **Section 29 Amendment**

This Lease may not be amended, modified, or supplemented except by a writing executed both Parties.

### **Section 30 First Right to Purchase**

If City determines to sell the Premises while this Lease is still in effect, City will first offer Lessee a first right to purchase, to acquire the premises at the then-current land value, not including a payment for parking improvements previously installed by Lessee. City will give written notice to Lessee regarding such purchase right, and Lessee will have 30 days to respond to City.

### **Section 31 Waiver**

No waiver by a Party of any provision of this Lease shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision. The exercise by a Party of any right or remedy provided in this Lease or provided by law shall not prevent the exercise by that Party of any other remedy provided in this Lease or under the law.



IN WITNESS WHEREOF, the Parties below are authorized to act on behalf of their organizations, and have executed this Lease as of the date set forth below.

ENTITY

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name, Title

CITY OF ESCONDIDO

Date: \_\_\_\_\_

\_\_\_\_\_  
Vince McCaw, Real Property Manager

Date: \_\_\_\_\_

\_\_\_\_\_  
Diane Halverson, City Clerk

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY  
MICHAEL R. MCGUINNESS, Interim City Attorney

By: \_\_\_\_\_



**CITY COUNCIL**

For City Clerk's Use:

APPROVED  DENIED

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

Agenda Item No.: 8

Date: June 7, 2017

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Edward N. Domingue, Public Works Director  
Gabrielle Restivo, Management Analyst

**SUBJECT:** Final Assessment Engineer's Report for Zones 1 Through 38 of the City of Escondido Landscape Maintenance Assessment District for FY 2017/2018

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-83, approving the Assessment Engineer's Report and the annual levy and collection of assessments in Zones 1 through 38 of the Escondido Landscape Maintenance Assessment District (LMD) (map attached to staff report) for FY 2017/2018.

FISCAL ANALYSIS:

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

PREVIOUS ACTION:

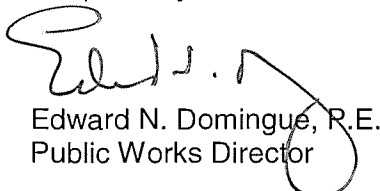
On April 5, 2017, the City Council adopted Resolution Nos. 2017-45 and 2017-46 initiating proceedings for the annual levy of assessments for Zones 1 through 38 of the LMD, approving the preliminary Assessment Engineer's Report, and setting a public hearing date of May 3, 2017.

On May 3, 2017, the City Council held a public hearing to provide the opportunity for public input on the proposed assessments.

BACKGROUND:

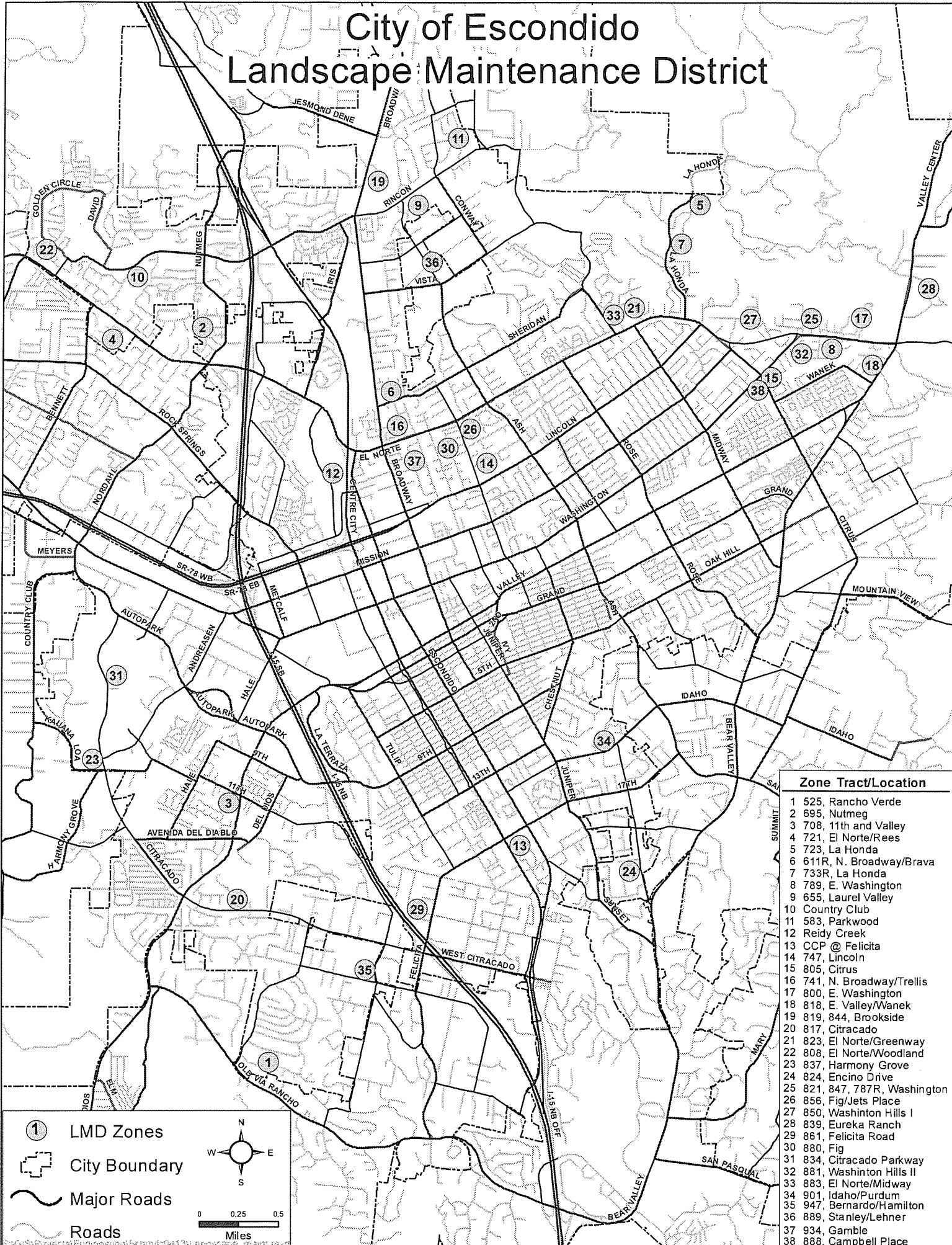
The final Assessment Engineer's Report, submitted for the City Council approval today, reflects the budget and assessments for Zones 1 through 38 of the LMD for FY 2017/2018 after completion of the City review and public input process.

Respectfully submitted,

  
Edward N. Domingue, P.E.  
Public Works Director

  
Gabrielle Restivo  
Management Analyst

# City of Escondido Landscape Maintenance District



Zone Tract/Location	
1	525, Rancho Verde
2	695, Nutmeg
3	708, 11th and Valley
4	721, El Norte/Rees
5	723, La Honda
6	611R, N. Broadway/Brava
7	733R, La Honda
8	789, E. Washington
9	655, Laurel Valley
10	Country Club
11	583, Parkwood
12	Reidy Creek
13	CCP @ Felicita
14	747, Lincoln
15	805, Citrus
16	741, N. Broadway/Trellis
17	800, E. Washington
18	818, E. Valley/Wanek
19	819, 844, Brookside
20	817, Citracado
21	823, El Norte/Greenway
22	808, El Norte/Woodland
23	837, Harmony Grove
24	824, Encino Drive
25	821, 847, 787R, Washington
26	856, Fig/Jets Place
27	850, Washinton Hills I
28	839, Eureka Ranch
29	861, Felicita Road
30	880, Fig
31	834, Citracado Parkway
32	881, Washinton Hills II
33	883, El Norte/Midway
34	901, Idaho/Purdim
35	947, Bernardo/Hamilton
36	889, Stanley/Lehner
37	934, Gamble
38	888, Campbell Place

LMD Zones  
 City Boundary  
 Major Roads  
 Roads

0 0.25 0.5 Miles

© GIS Projects Engineering, Summit 13, 2013, 10/22/13, 10/22/13

RESOLUTION NO. 2017-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORT, AND APPROVING THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN ZONES 1 THROUGH 38 OF THE ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Escondido has previously formed a maintenance district pursuant to the terms of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act"), Article XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act, Government Code Section 53750 and following, (the "Implementation Act") (the 1972 Act, Article XIID, and the Implementation Act are referred collectively as the "Assessment Law"). Such maintenance district is known and designated as the Escondido Landscape Maintenance Assessment District (the "Maintenance District"); and

WHEREAS, there has been established by the City, 38 zones within the Maintenance District; and

WHEREAS, on May 3, 2017, the City Council held a public hearing and initiated proceedings to provide for the annual levy and collection of assessments for Zones 1 through 38 of the Maintenance District for the next ensuing fiscal year to provide for the costs and expenses necessary to pay for the maintenance of the existing improvements in Zones 1 through 38 of the Maintenance District; and



WHEREAS, notice of the public hearing was duly and legally published in the time, form, and manner as required by law; and

WHEREAS, the City Council also previously received and preliminarily approved a report of the Assessment Engineer (the "Assessment Engineer's Report"), a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein, for Zones 1 through 38 of the Maintenance District as required by the 1972 Act, and this City Council desires to continue with the proceedings for the annual levy and collection; and

WHEREAS, this City Council carefully examined and reviewed the Assessment Engineer's Report as presented, and is satisfied with each and all of the items and documents as set forth therein pertaining to Zones 1 through 38 of the Maintenance District and is satisfied that the assessments for Zones 1 through 38 have been spread in accordance with the special benefits received from the improvements to be maintained, as set forth in the Assessment Engineer's Report; and

WHEREAS, the City Council desires to confirm and approve such final Assessment Engineer's Report and to authorize the annual levy and collection of the assessments for Zones 1 through 38 of the Maintenance District for Fiscal Year 2017/2018; and

WHEREAS, the City Council finds the Maintenance District as exempt from the California Environmental Quality Act (Public Resources Code Section 21000 and following) ("CEQA") pursuant to section 15302(d) of the State CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Escondido, California, as follows:

1. That the above recitals are true.
2. Based upon the Assessment Engineer's Report and the testimony and other evidence received at the public hearing, it is hereby determined that:

- (a) The proportionate special benefit derived by each parcel proposed to be assessed has been determined in relationship to the entirety of the cost of maintenance of the improvements.

- (b) No assessment is proposed to be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit to be conferred on such parcel from the improvements.

- (c) Only special benefits have been assessed.

3. That the Assessment Engineer's Report is hereby approved and is ordered to be filed in the office of the City Clerk as a permanent record and to remain open to public inspection. Reference is made to said Assessment Engineer's Report for a full and detailed description of:

- (a) The existing improvements to be maintained;

- (b) The maintenance of the improvements to be performed;

- (c) The estimates of costs of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefits

to be conferred by such maintenance of the improvements on the parcels within Zones 1 through 38 of the Maintenance District;

(d) The diagram of the Maintenance District and the zones therein showing (i) the exterior boundaries of the Maintenance District; (ii) the boundaries and zones within the Maintenance District; and (iii) the lines and dimensions of each parcel of land within the Maintenance District; provided, however, such diagram may refer to the San Diego County Assessor's maps for detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions; and

(e) The assessment of the total amount of the cost and expenses of the maintenance of the improvements upon the several divisions of land in the Maintenance District in proportion to the estimated special benefits to be conferred on such subdivisions, respectively, by such maintenance and the assessments upon assessable lots and parcels of land within the Maintenance District.

4. That the public interest and convenience requires the Fiscal Year 2017/2018 annual levy and collection of the assessments for Zones 1 through 38 of the Maintenance District as set forth and described in the Assessment Engineer's Report; and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvements as estimated in the Assessment Engineer's Report. All costs and expenses of the maintenance and incidental expenses have been apportioned and

distributed to the benefiting parcels in Zones 1 through 38 of the Maintenance District in accordance with the special benefits received from the existing improvements.

5. The City Clerk is hereby ordered and directed to immediately file a certified copy of the diagram and assessment with the County Auditor. Said filing to be made no later than the August 10, 2017.

6. After the filing of the diagram and assessment, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessment.

7. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

8. The annual assessments as above authorized and confirmed and levied for these proceedings will provide revenue to finance the maintenance of authorized improvements for Zones 1 through 38 of the Maintenance District in the fiscal year commencing July 1, 2017, and ending June 30, 2018.

9. This Resolution shall take effect immediately upon its adoption.

## **Assessment Engineer's Report Zones 1 through 38**

### **Fiscal Year 2017/18**

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**City of Escondido**

201 North Broadway – Escondido California 92025

**Landscape Maintenance Assessment District**

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FINAL REPORT

**June 7, 2017**

Report pursuant to the Landscaping and Lighting Act of 1972, Part 2 Division 15 of the Streets and Highways Code, Article XIII.D. of the California Constitution, and Proposition 218 Omnibus Implementation Act (Government Code Section 53750 et seq.). The Streets and Highways Code, Part 2, Division 15, Article 4, commencing with Section 22565, directs the preparation of the Assessment Engineer's Report for each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements described herein.

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**SPECIAL DISTRICT FINANCING & ADMINISTRATION**

437 West Grand Avenue  
Escondido CA 92025  
760-233-2630 Fax 233-2631

**CITY OF ESCONDIDO  
ASSESSMENT ENGINEER'S REPORT  
ZONES 1 THROUGH 38**

**ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT  
FISCAL YEAR 2017/18**

The Assessment Engineer's Report, submitted herein, includes the following Sections as outlined below:

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**COMPLIANCE WITH LANDSCAPE AND LIGHTING ACT OF 1972  
ARTICLE 4 OF THE CALIFORNIA GOVERNMENT CODE**

Whereas the City Council of the City of Escondido, California, did, pursuant to the provisions of the Landscape and Lighting Act of 1972, Chapter 3, Section 22622 of the California Government Code, order the preparation and filing of the Assessment Engineer's Report in accordance with Chapter 1, Article 4, commencing with Section 22565, of Chapter 1.

Section 22565 directs that the report refer to the Landscape Maintenance Assessment District (the "Maintenance District") by its distinctive designation, specify the fiscal year to which the report applies, and, with respect to that year, contain all of the following:

- (a) Plans and specifications for the improvements.
- (b) An estimate of the costs of the improvements.
- (c) A diagram for the Maintenance District.
- (d) An assessment of the estimated costs of the improvements.
- (e) If bonds or notes will be issued pursuant to Section 22662.5, an estimate of their principal amount.

In accordance with Section 22623 of the California Government Code, a preliminary report was filed with the City Clerk for submission to the legislative body. The legislative body ordered the Preparation of the Preliminary Report, initiated proceedings for the Annual Levy of Assessments and ordered the Preparation of an Assessment Engineer's Report for Zones 1 through 38 with the adoption of Resolution No. 2017-45 on April 5, 2017. The legislative body approved the report, as filed, with the adoption of Resolution No. 2017-46 as to these Zones on April 5, 2017. In accordance with Section 22623, Resolution No. 2017-46 also gave notice of the time and place for a public hearing by the City Council on the levy of the proposed assessments. The public hearing was held on May 3, 2017 at 4:30 p.m. in the City Council Chambers.

Now, therefore, the following Assessment Engineer's Report is submitted:

**A. PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS**

In accordance with Section 22568, the plans and specifications are required to show and describe existing and proposed improvements. The plans and specifications need not be detailed, but are sufficient if they show or describe the general nature, location, and extent of the improvements. If the Maintenance District is divided into Zones, the plans and specifications are required to indicate the class and type of improvements to be provided for each such Zone.

The Maintenance District has been divided into 38 distinct Zones of benefit. By reasons of variations in the nature, location, and extent of the improvements, the various Zones receive different degrees of benefit from the improvements. The improvements, which have been constructed or which may be subsequently constructed within and adjacent to the Zones and that will be serviced and maintained, and the proposed maintenance and services are generally described as follows.

**DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED****Landscape and Appurtenant Improvements**

Landscape improvements (collectively, the "Landscape Improvements") include but are not limited to: landscaping, planting shrubbery, trees, irrigation systems, hardscapes and fixtures in public streets and sidewalks, and right-of-ways including: medians, parkways and other easements dedicated to the City of Escondido within the boundaries of the District.

**Description of Maintenance and Services**

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Landscape Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of the Landscape Improvements or appurtenant providing for the life, growth, health and beauty of the Landscape Improvements, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury, the removal of trimmings, rubbish, debris and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Service means the furnishing of water for the irrigation of the Landscape Improvements



and the furnishing of electric current or energy, gas or other illuminating agent for the lighting or operation of the Landscape Improvements or appurtenant facilities.

The plans and specifications for the Landscape Improvements, showing the general nature, location and the extent of the Landscape Improvements, are on file in the office of the City Engineer and are by reference herein made a part of this Report.

## **B. ESTIMATE OF COSTS OF THE IMPROVEMENTS**

In accordance with Section 22569 of the California Government Code, the estimate of the costs of the improvements for the fiscal year is required to contain estimates of the following:

- (a) The total cost for improvements to be made that year, being the total costs of constructing or installing all purposed improvements and of maintaining and servicing all existing and proposed improvements, including all incidental expenses. This may include a cash flow reserve and an operating and maintenance reserve which are further detailed in the description of *Reserve* on the following page.
- (b) The amount of any surplus or deficit in the improvement fund to be carried over from a previous fiscal year.
- (c) The amount of any contributions to be made from sources other than assessments levied pursuant to this part. (Contributions will only be shown if such a contribution has been received.)
- (d) The amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments.
- (e) The net amount to be assessed upon assessable lands within the Maintenance District being the total improvement costs, as referred to in subdivision (a), increased or decreased, as the case may be, by any of the amounts referred to in subdivision (b), (c), or (d).

The estimates of cost are contained in Appendix I of this Report, titled, "Estimate of Cost and Assessment." The Assessment Law requires that a special fund be established for the revenues and expenditures of each Zone within the District. Funds levied by these assessments shall be used only for the purposes as stated herein. The City may advance funds to the Zone, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on June 30 must be carried over to the next fiscal year.

## **DESCRIPTION OF BUDGET EXPENSE ITEMS**

*Administration/Inspection:* The cost to all departments and staff of the City for providing the coordination of maintenance, and responding to public concerns regarding levy collections.

*Annual Installment:* The amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments.

*Consultant:* The recovery of the cost of contracting for professional services to provide District administration and legal services.

*County Fee:* The recovery of the cost charged by the County of San Diego for placing and collecting the fixed charged special assessments on the county tax roll.

*Liability Fund:* The recovery of the cost incurred by the City to provide liability insurance.

*Miscellaneous Repairs:* Recovery of the cost of unplanned repairs. These costs are not included in the maintenance contract and are unplanned. An example of an expenditure that would fall under this category is repairs due to vandalism.

*Reserve:* The collection of a reserve is a combination of a cash flow reserve and an operating and maintenance reserve. The cash flow reserve should not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. This time period has been estimated by

the City as six months from July 1 to January 1 of each fiscal year. The purpose of the cash flow reserve is to eliminate the need for the City to transfer funds from non-District accounts to pay for District expenditures. The operating and maintenance reserve, estimated as 12 months of maintenance and servicing, is to provide a buffer for unforeseen emergency repairs and maintenance, and to allow the Zone to continue maintenance through a period of delinquencies in the collection of the assessments.

*Maintenance:* Includes all contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems, fencing, and entry monuments within the District.

*Service/Utilities:* The furnishing of water and electricity required for the maintenance of the landscaping and drainage facilities.

#### **C. DIAGRAM FOR THE MAINTENANCE DISTRICT**

The diagram for a Maintenance District as required by Sections 22570 and 22571 of the California Government Code is required to show: a) the exterior boundaries of the Maintenance District, b) the boundaries of any Zones within the district, and c) the lines and dimensions of each lot or parcel of land within the district. Each lot or parcel is required to be identified by a distinctive number or letter. A Diagram of the District by Zone which shows each lot or parcel of land within Zones 1 to 38 of the District is on file in the Offices of the City Clerk and the Engineering Department Management Analyst. Appendix III provides the general location of all the zones currently within the District.

The lines and dimensions of each lot or parcel of land shown on the diagram are required to conform to those shown on the county assessor's maps for the fiscal year in which the report applies. The diagram may refer to the county assessor maps for a detailed description of the lines and dimensions of any lots or parcels, in which case, those maps govern all details concerning the lines and dimensions of such lots or parcels.

#### **D. ASSESSMENT OF THE ESTIMATED COSTS OF THE IMPROVEMENTS**

The assessment, or annual levy amount, in accordance with Sections 22572 and 22573 of the California Government Code, must refer to the fiscal year to which it applies and

provide all of the following:

- (a) State the net amount, determined in accordance with Section 22569, to be assessed upon assessable lands within the Maintenance District, which includes an amount sufficient to pay the principal and interest due during the fiscal year from each parcel on any bonds or notes issued pursuant to Section 22662.5.
- (b) Describe each assessable lot or parcel of land within the District.
- (c) Assess the net amount upon all assessable lots or parcels of land within the District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each lot or parcel from the improvements.

The assessment may refer to the County assessment roll for a description of the lots or parcels, in which case that roll will govern for all details concerning the description of the lots or parcels. The 1972 Act permits the establishment of Maintenance Districts by cities for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping improvements. Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit, directing that the method of apportionment can be based on any method which fairly distributes the net amount among all assessable lots or parcel in proportion to the estimated benefit to be received by each such lot or parcel from the improvements. Article XIII.D. and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIII.D. and the Implementation Act further provide that only special benefits are assessable and the City must separate the general benefits from the special benefit. They also require that publicly-owned properties which specially benefit from the improvements be assessed.

### **SPECIAL BENEFIT ANALYSIS**

Proper maintenance of the street trees, street medians, and entryways provides special benefit to adjacent properties by providing security, safety, and community character and vitality.

### Special Benefit

Trees, landscaping, hardscape and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of desirability to the surroundings, and therefore increase property value. Street trees within the public street parkways provide special benefit to those properties directly adjacent to those tree-lined parkways. Landscaping and hardscaping within the medians in the public streets and entryways provide special benefit to those developments that are directly adjacent to those public medians or entryways. These medians are located in the arterial roadways.

### General Benefit

There are no general benefits associated with local street trees. Landscaping and hardscaping within medians in the arterial roadways provide only incidental aesthetic benefit to motorists traveling to, from or through the City. Therefore, it is deemed that there are no special benefits associated with the landscaped medians and entryways.

### Benefit Zones

Benefit Zones are used to differentiate between different types of Landscape Improvements to be maintained and serviced within each such Zone. The method of spread for each Zone is based on benefit units outlined in the following table:

Zone(s)	Land Use Type	Benefit Unit	Benefit Factor
1 - 9, 11, 14 - 30 & 32 - 38	Residential	Dwelling Unit	1.000
10	Residential	Dwelling Unit	1.000
	Church	Acre	1.875
	Commercial	Acre	12.500
	Golf Course	Acre	0.250
12	Residential	Acre	1.000
13	Non-Residential	Frontage	1.000
31	Non-Residential	Acre	1.000

Appendix I of this Report, titled, "Estimate of Cost and Assessment," shows the calculation of the net amount to be assessed by Zone. In addition, it provides the calculation of apportionment among the parcels in proportion to the special benefits to be received by each parcel. The method of apportionment fairly distributes the net amount among all assessable parcels in proportion to the special benefit to be received by each parcel from the improvements.

For a description of each assessable lot or parcel of land within the District, refer to the County of San Diego assessment roll. Appendix II of this Report, titled "Assessment Roll," provides a listing of the assessor parcel numbers and levy per parcel by Zone.

Following is a description providing the general nature, location and extent of the existing and proposed improvements for each Zone.

#### **Zone 1: Tract 523A, 523B, 653 and 692 Rancho Verde**

The boundaries of Zone 1 are coterminous with the entire boundary of Escondido Tract Nos. 523A, 523B, 653 and 692, which are located north of Via Rancho Parkway at Eucalyptus Avenue. Eucalyptus Avenue provides access to the Rancho Verde community. The improvements to be maintained provide special benefit to the properties within Zone 1. The improvements consist of entryway improvements including the entry monument and the parkway landscaping on both the east and west side of Eucalyptus Avenue extending a distance of approximately 400 feet from Via Rancho Parkway.

#### **Zone 2: Tract 695**

Zone 2 lies within the boundaries of Escondido Tract 695 located west of Nutmeg Street and south of Sunset Heights Road. This tract encompasses the southern half of three cul-de-sacs: Skyhill Place, Eagle Summit Place and Lookout Point Place. The nature and extent of the special benefit provided by the improvements to the property within Zone 2 is the slope landscaping along Nutmeg Street and the service road south of the tract.

**Zone 3: Tract 708**

Zone 3 lies within the boundaries of Escondido Tract 708 located at the southwest corner of West 11th Street and Valley Parkway, encompassing Lisbon Place and a portion of Chambers Street. The extent and nature of the special benefit provided by the improvements to the property within Zone 3 is the slope landscaping along Valley Parkway and West Eleventh Street.

**Zone 4: Tract 721**

Zone 4 lies within the boundary of Escondido Tract 721 located at the north corner of El Norte Parkway and Rees Road. Streets within the subdivision include Las Palmas Lane, Los Cedros Lane, El Rosal Place, El Cielo Lane, El Aire Place and La Manzana Lane. The extent and nature of the special benefit provided by the improvements to the property within Zone 4 is the slope and parkway landscaping along El Norte Parkway and Rees Road.

**Zone 5: Tract 723**

Zone 5 lies within the boundary of Escondido Tract 723. Entrance to the subdivision is at the intersection of La Honda Drive and Dublin Lane. Streets within the tract include Dublin Lane and a portion of Glasgow Lane. The nature and extent of the special benefit provided by the improvements to the property within Zone 5 includes the parkway landscaping along La Honda Drive adjacent to Tract 723.

**Zone 6: Tract 611R**

Zone 6 lies within the boundary of Escondido Tract 611R. Entrance to the tract is at the intersection of North Broadway and Brava Place. The nature and extent of the special benefit provided by the improvements to the property within Zone 6 which are to be maintained is the landscaped area within the right-of-way along North Broadway and the portion of Reidy Creek channel which flows under an easement within the tract.

**Zone 7: Tract 733R**

Zone 7 lies within the boundary of Escondido Tract 733R. Entrance to the tract is at the intersection of La Honda Drive and MacNaughton Lane approximately 0.6 miles north of El Norte Parkway. The nature and extent of the special benefit of the improvement provided to the property within Zone 7 includes the parkway landscaping along La Honda Drive adjacent to Tract 733R.

**Zone 8: Tract 789**

Zone 8 encompasses Tract 789 and is generally located east of Bear Valley Parkway. The northern edge of the tract abuts El Norte Parkway. The tract includes a portion of Iona Court. The nature and extent of the special benefit provided by the improvements to the property within Zone 8 include street right-of-way landscaping on that section of El Norte Parkway lying east of Justin Way and west of Kaile Lane.

**Zone 9: Tract 655 Laurel Valley**

Zone 9 lies within the boundaries of Laurel Valley, Escondido Tract 655, and is generally located south of Rincon Avenue and east of North Broadway. Internal subdivision streets include Crestwood Place, Terracewood Lane, a portion of Shadywood Drive, Brookwood Court, a portion of Ash Street, Pleasantwood Lane, Splendorwood Place, Parktree Lane, Valleytree Place, and Springtree Place. The nature and extent of the special benefit provided by the improvements to the property within Zone 9 includes planting materials such as ground cover, turf, shrubs and trees, brow ditches, open space, and irrigation systems located within lots 1, 74, 112, 161, and a portion of lot 34.

**Zone 10: Country Club Lane**

Zone 10, known by the name, "Country Club Lane," lies west of Interstate 15 and northeast of El Norte Parkway. Country Club Lane runs through the middle and northeast corner of the Zone. For a specific diagram showing the boundaries of the Zone, please refer the diagram on file with the City Clerk. The nature and extent of the special benefit provided by the improvements to the property within



Zone 10 includes planting materials such as ground cover, shrubs and trees, irrigation systems, decorative paving, and entry monuments within the median of Country Club Lane.

### **Zone 11: Parkwood**

Zone 11, known by the name, "Parkwood," lies within the boundary of Escondido Tract 583 and is located north of Rincon Avenue and south of Cleveland Avenue.

For a specific diagram showing the boundaries of the Zone, please refer to the diagram on file with the City Clerk. The nature and extent of the special benefit provided by the improvements to the property within Zone 11 includes planting materials such as ground cover, turf, shrubs and trees, irrigation systems, fencing, natural drainage areas, mow curbs, natural open space areas with paths, median landscape on Conway Drive, and landscape around the tract perimeter.

### **Zone 12: Reidy Creek**

Zone 12, known by the name, "Reidy Creek," generally lies west of Centre City Parkway, north of Lincoln Avenue, and south of El Norte Parkway. The nature and extent of the special benefit provided by the improvements to the property within Zone 12 includes planting materials such as ground cover, shrubs and trees, drainage systems, and fencing.

### **Zone 13:**

This Zone is located on the southwest and southeast corners of Centre City Parkway and Felicita Avenue. The Zone annexed to the Maintenance District in 1998/99. The special benefit of the improvements to the property within Zone 13 include maintenance of the landscaping within the median fronting the commercial centers. A portion of the special benefit has been allocated to the City on a front footage basis.

**Zone 14: Tract 747**

The entrance to this Zone is on Wanda Court off of Grape Street. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit of the improvements to the property within Zone 14 includes the maintenance of parkway landscaping adjacent to Tract 747 on Lincoln Parkway.

**Zone 15: Tract 805**

Zone 15 lies within Tract 805, lots 1-18, located east of Citrus Avenue and south of Washington Avenue. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit provided by the improvements to the property within Zone 15 includes parkway landscaping along Citrus Avenue and Washington Avenue.

**Zone 16: Tract 741**

Zone 16 lies within Tract 741. Entrance to this Zone is on Trellis Lane at North Broadway Avenue. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit of the improvements provided to the property within Zone 16 includes parkway landscaping along North Broadway Avenue and at the corner of Trellis Lane and North Broadway Avenue.

**Zone 17: Tract 800**

Zone 17 lies within Tract 800, located north of El Norte Parkway and west of the Escondido Creek channel. The Zone annexed to the Maintenance District in 1999/00. The nature and extent of the special benefit provided by the improvements to the property within Zone 17 includes parkway landscaping along El Norte Parkway.

**Zone 18: Tract 818**

Zone 18 lies within Tract 818. Entrance to this Zone is on Wanek Road at East Valley Parkway. The Zone annexed to the Maintenance District in 2000/01. The nature and extent of the special benefit provided by the improvements to the property within Zone 19 includes parkway landscaping along East Valley Parkway.

**Zone 19: Tract 819 and Tract 844 Brookside**

The existing boundaries of Zone 19, approved on May 9, 2001 are coterminous with the boundaries of Escondido Tract No. 819, which is located on the east side of North Broadway and the north side of Rincon Avenue in the northern area of the City. An annexation has added the area contained within Tract 844 to Zone 19. Tract 844 is located north of Cleveland Avenue, west of Conway Drive and south of North Avenue on land adjacent to the existing Zone 19. Tract 844, referred to as Brookside II, adds a total of 40 single family dwelling units to the existing 222 single family dwelling units resulting in a grand total of 262 single family dwelling units within Zone 19. The nature and extent of the special benefit provided by the improvements to the property within Zone 19 includes the walking and equestrian trails and associated landscaping, parkway, slope and environmental channel landscaping and irrigation system.

**Zone 20: Tract 817**

The boundaries of Zone 20 are coterminous with the boundaries of Escondido Tract No. 817, which is located on the north and south side of Citracado Parkway at its termination point east of Scenic Trails Way. The Zone annexed to the Maintenance District in 2001/02. The nature and extent of the special benefit of the improvements provided to the property within Zone 20 include the slope landscaping on the south, east and north side of Citracado Parkway at Greenwood Place. This is the entryway to that portion of the tract referred to as Estate I (lots 1 through 8).

**Zone 21: Tract 823**

The boundaries of Zone 21 are coterminous with the boundaries of Escondido Tract No. 823, which is located on the north side of El Norte Parkway east of Greenway Rise. The Zone annexed to the Maintenance District in 2001/02. The nature and extent of the special benefit provided by the improvements to the property within Zone 21 includes the slope and parkway landscaping on the north side of El Norte Parkway east of Greenway Rise for a distance of approximately 380 feet.

**Zone 22: Tract 808**

The boundaries of Zone 22 are coterminous with the boundaries of Escondido Tract No. 808, which is located at the northeast corner of the intersection of El Norte Parkway and Woodland Parkway in the northwestern area of the City. The Zone annexed to the Maintenance District during fiscal year 2001/02. The nature and extent of the special benefit provided by the improvements to the property within Zone 22 include the maintenance of the parkway landscaping on the north side of El Norte Parkway east of Woodland Parkway for a distance of approximately 300 linear feet, and approximately 550 linear feet of parkway landscaping on the east side of Woodland Parkway and on the north and south side of Dancer Court, the entry street to the development.

**Zone 23: Tract 837 Harmony Grove**

The boundaries of Zone 23 are coterminous with the boundaries of Escondido Tract No. 837, which is located on Harmony Grove Road just west of Howard Lane in the southwestern area of the City. The Zone annexed to the Maintenance District during fiscal year 2001/02. The nature and extent of the special benefit provided by the improvements to the property within Zone 23 to be maintained include approximately 2,600 square feet of parkway landscaping on the north side of Harmony Grove Road east and west of Princess Kyra Place.

**Zone 24: Tract 824 and Tract 845**

The existing boundaries of Zone 24, approved on June 2, 2002, are coterminous with the boundaries of Escondido Tract No. 824, which has its main entryway and frontage on Encino Drive between Rancho Verde Drive and Montana Luna Court in the southeastern area of the City. An annexation has added the area contained within Tract 845 to Zone 24. Tract 845 fronts the east side of Juniper Street and is located north of Amparo Drive, the access street to Tract 845. Tract 845 abuts lot 28 and a portion of lot 27 in Tract 824 and adds a total of 13 single family dwelling units to the existing total of 45 single family dwelling units resulting in a grand total of 58 single family dwelling units within Zone 24. The nature and extent of the special benefit provided by the improvements to the property within Zone 24 to be maintained for the existing boundaries of Zone 24 include approximately 64,200 square feet of parkway and slope landscaping on the west side of Encino Drive north and south of the main entry street to Tract No. 824 for a distance of approximately 1,000 feet. The improvements to be maintained which were added to Zone 24 with the annexation of Tract 845 are the parkway and slope landscaping along Juniper Street north of Amparo Drive. Amparo Drive provides access to the expanded Zone 24 area from Juniper Street on the west and from Encino Drive on the east.

**Zone 25: Tract 787R, 821 (Excepting lot 12) and 847**

The boundaries of Zone 25 are coterminous with the boundaries of Escondido Tract Nos. 787R, 821 (excepting Lot 12) and 847, which are located on the north side of El Norte Parkway east of El Norte Hills Place. The nature and extent of the special benefit of the improvements to the property within Zone 25 includes the slope and parkway landscaping on the north side of El Norte Parkway extending from the west corner of Tract 787R to the east corner of Tract 821, a distance of approximately 770 feet of landscaped area.

**Zone 26: Tract 856**

The boundaries of Zone 26 are coterminous with the boundaries of Escondido Tract No. 856, which is located on the east side of Fig Street, south of El Norte Parkway and just north of Stanley Court in the northern area of the City. The

nature and extent of the special benefit provided by the improvements to the property within Zone 26 includes approximately 2,700 square feet of parkway landscaping on the east side of Fig Street, for a distance of approximately 70 linear feet north of Jets Place (the entry street to the Tract 856 subdivision) and approximately 75 linear feet south of Jets Place.

### **Zone 27: Tract 850 Washington Hills**

The boundaries of Zone 27 are coterminous with the boundaries of Escondido Tract No. 850, which is located north and south of a new segment of El Norte Parkway constructed with this development. The new segment of El Norte Parkway extends from a new intersection with Citrus Avenue on the west to a new intersection with Washington Avenue on the east. The nature and extent of the special benefit provided by the improvements to the property within Zone 27 include approximately 29,900 square feet of parkway landscaping located along the frontage property of Tract No. 850 on both El Norte Parkway and Washington Avenue. The annexation of area contained within Tentative Map 2006-08 in March 2008 added one parcel (3 additional dwelling units) to the existing 124 dwelling units for a total of 127 dwelling units. The new segment of El Norte Parkway extends from a new intersection with Citrus Avenue on the west to a new intersection with Washington Avenue on the east.

### **Zone 28: Tract 839 Eureka Ranch**

The boundaries of Zone 28 are coterminous with the boundaries of Escondido Tract No. 839, which is located on the west side of East Valley Parkway for a distance of 800 feet north of El Norte Parkway and on both the east and west side of East Valley Parkway extending another 1,250 feet further north. The nature and extent of the special benefit provided by the improvements to the property within Zone 28 include the following: a 600 linear foot median in El Norte Parkway between Key Lime Way and East Valley Parkway encompassing approximately 2,400 square feet, an 800 linear foot median in East Valley Parkway between El Norte Parkway and Eureka Drive encompassing approximately 4,900 square feet, a 1,250 linear foot median in East Valley Parkway between Eureka Drive and Beven Drive encompassing approximately 7,675 square feet, 630 linear feet of parkway and open space (Lot A within Unit

2) on the north side of El Norte Parkway between Key Lime Way and East Valley Parkway encompassing approximately 20,420 square feet, 2,105 linear feet of parkway and open space (Lot A within Unit 2 and Unit 3) on the west side of East Valley Parkway between El Norte Parkway and Beven Drive encompassing approximately 148,235 square feet, 2,250 square feet of parkway and open space at the southeast corner of East Valley Parkway and Eureka Drive, 1,300 linear feet of parkway and open space (Lot A within Unit 4) on the east side of East Valley Parkway between Eureka Drive and Beven Drive encompassing approximately 88,100 square feet, 480 linear feet of median, parkway and open space (includes Lot A within Unit 3) on Beven Drive encompassing approximately 12,600 square feet, and 65 linear feet of parkway on the northeast corner of Wohlford Drive and Beven Drive encompassing approximately 420 square feet. The improvements to be maintained by the Landscape Maintenance District within these defined areas consist of trees, shrubs, ground cover, hardscape and an irrigation system. The total area of landscape and hardscape to be maintained is approximately 287,000 square feet. The improvements to be maintained by the HOA include all entry walls (including post and board fence, lighting and signage); trellis structures, decorative walls and benches.

**Zone 29: Tract 861**

The boundaries of Zone 29 are coterminous with the boundaries of Escondido Tract No. 861, which is located on the west side of Felicita Road, south of Brotherton Road, north of Escondido Lane and east of Interstate 15 in the central area of the City. The nature and extent of the special benefit provided by the improvements to the property within Zone 29 include approximately 4,578 square feet of parkway and grass channel landscaping on the west side of Felicita Road. The parkway extends for a distance of approximately 185 linear feet north of Rockwell Springs Court and approximately 405 linear feet south of the entry street.

**Zone 30: Tract 880**

The boundaries of Zone 30 are coterminous with the boundaries of Escondido Tract No. 880, which is located on the west side of Fig Street, south of Siggson Court and north of Stanley Court in the northern area of the City. The nature and

extent of the special benefit provided by the improvements to the property within Zone 30 include include approximately 1,910 square feet of parkway landscaping on the west side of Fig Street, for a distance of approximately 60 linear feet north of the entry street to Tract 880 and approximately 60 linear feet south of the entry street to Tract 880.

#### **Zone 31: Tract 834**

The boundaries of Zone 31 are coterminous with the boundaries of Escondido Tract No. 834, which is known as the Escondido Research and Technology Center. The nature and extent of the special benefit provided by the improvements to the property within Zone 31 include slope and right-of-way landscaping.

#### **Zone 32: Tract 881 Washington Hills II**

The boundaries of Zone 32 are coterminous with the boundaries of Escondido Tract No. 881, which is located on the south side of Washington Avenue between Alta Meadow Lane and Veronica Place. The improvements along Washington Avenue to be maintained include 90 feet of parkway landscape east of Trovita Court and 85 feet of parkway landscape west of Trovita Court (approximately 875 square feet of maintained area). The nature and extent of the special benefit provided by the improvements to the property within Zone 32 include maintenance of trees, shrubs, ground cover and an irrigation system.

#### **Zone 33: Tract 883**

The boundaries of Zone 33 are coterminous with the boundaries of Escondido Tract No. 883, which is located on the north side of El Norte Parkway between Alita Lane and Greenway Drive. The nature and extent of the special benefit provided by the improvements to the property within Zone 33 include the following improvements along El Norte Parkway and Midway Drive, the main point of access from El Norte Parkway:

1. El Norte Parkway – approximately 300 linear feet of slope and parkway landscape west of Midway Drive and approximately 120 linear feet of slope



and parkway landscape east of Midway Drive.

2. Midway Drive – approximately 120 linear feet of slope and parkway landscape north of El Norte Parkway on the west side and approximately 90 linear feet of slope and parkway landscape north of El Norte Parkway on the east side.

The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

#### **Zone 34: Tract 901**

The boundaries of Zone 34 are coterminous with the boundaries of Escondido Tract No. 901, which is located on the north side of Idaho Avenue just west of Purdum Lane. The nature and extent of the special benefit provided by the improvements to the property within Zone 34 include approximately 200 linear feet of slope and parkway landscaping along Idaho Avenue. The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

#### **Zone 35: Tract 947**

The boundaries of Zone 35 are coterminous with the boundaries of Escondido Tract No. 947, which is located on the south side of Hamilton Lane approximately 230 feet west of Bernardo Avenue. The nature and extent of the special benefit provided by the improvements to the property within Zone 35 include the improvements along Hamilton Lane, approximately 370 linear feet of parkway landscaping for a depth of 15 feet behind an existing sidewalk. The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

#### **Zone 36: Tract 889**

The boundaries of Zone 36 are coterminous with the boundaries of Escondido Tract No. 889, which is located on the north side of Lehner Avenue, south of Stanley Avenue and east of Ash Street in the northern area of the City. The nature and extent of the special benefit provided by the improvements to the property within Zone 36 include approximately 2,700 square feet of parkway

landscaping on the south side of Stanley Avenue east and west of Alec Way, the entry street to Tract 889; 2,200 square feet of parkway landscaping on the north side of Lehner Avenue east and west of Alec Way; and 3,700 square feet of landscaped bio-swale at the southwest corner of the development. The improvements to be maintained consist of trees, shrubs, ground cover and an irrigation system.

#### **Zone 37: Tract 934**

Zone 37 is located at 1207 Gamble Street between Lincoln Avenue and El Norte Parkway. The improvements to be maintained by the Landscape Maintenance District include parkway landscape along approximately 120 feet of Gamble Street and along approximately 20 feet of Emilia Place. The landscaped areas include or will include trees, shrubs, groundcover, a bio-swale, and an automatic irrigation system. The landscaped area totals approximately 1,840 square feet.

#### **Zone 38: Tract 888**

The boundaries of Zone 38 are coterminous with the boundaries of Escondido Tract 888, which is located south of East Washington Avenue and west of North Citrus Avenue. The nature and extent of the special benefit provided by the improvements to the property within Zone 38 include planting materials such as ground cover, grass bio swale, shrubs and trees, irrigation systems, and natural drainage areas within Citrus Avenue right-of-way and dedicated 10-foot landscape parkway.

#### **E. IF BONDS OR NOTES WILL BE ISSUED PURSUANT TO SECTION 22662.5, AN ESTIMATE OF THEIR PRINCIPAL AMOUNT**

For the current fiscal year the legislative body of the City of Escondido has not determined the need for bonds or notes to be issued.

**CITY OF ESCONDIDO  
LANDSCAPE AND MAINTENANCE ASSESSMENT DISTRICT**

**APPENDIX I**

**ESTIMATE OF COST AND ASSESSMENT**

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 1 523A&B,653	ZONE 2 Tract 695	ZONE 3 Tract 708	ZONE 4 Tract 721	ZONE 5 Tract 723
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$39,868.78</b>	<b>\$8,431.81</b>	<b>\$11,896.71</b>	<b>\$9,602.67</b>	<b>\$18,750.60</b>
<u>Expenditures</u>					
<u>Direct Costs</u>					
Maintenance	5,160.00	3,870.00	3,870.00	5,160.00	5,160.00
Miscellaneous Repairs	10,000.00	4,000.00	5,000.00	4,000.00	7,000.00
Service/Utilities	11,110.00	3,320.00	2,790.00	7,400.00	7,930.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	26,270.00	11,190.00	11,660.00	16,560.00	20,090.00
<u>Administrative Costs</u>					
Administration/Inspection	5,500.00	1,050.00	1,100.00	1,060.00	1,060.00
Liability Fund	140.90	140.90	140.90	140.90	140.90
Consultant	1,065.00	600.00	600.00	1,000.00	900.00
County Fee	29.70	2.90	2.00	8.20	3.00
Subtotal Administrative Costs:	6,735.60	1,793.80	1,842.90	2,209.10	2,103.90
Subtotal Direct and Administrative:	\$33,005.60	\$12,983.80	\$13,502.90	\$18,769.10	\$22,193.90
Reserve	33,648.12	3,997.93	6,943.90	4,687.05	11,249.64
<b>Total Expenditures:</b>	<b>\$66,653.72</b>	<b>\$16,981.73</b>	<b>\$20,446.80</b>	<b>\$23,456.15</b>	<b>\$33,443.54</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>(\$26,784.94)</b>	<b>(\$8,549.92)</b>	<b>(\$8,550.09)</b>	<b>(\$13,853.48)</b>	<b>(\$14,692.94)</b>
<b>Calculated Required Net Levy</b>	<b>\$26,784.94</b>	<b>\$8,549.92</b>	<b>\$8,550.09</b>	<b>\$13,853.48</b>	<b>\$14,692.94</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	297	29	20	82	30
Authorized Maximum Levy 2017/18	\$90.19	\$294.83	\$427.50	\$168.94	\$489.77
<b>Levy per Unit 2017/18</b>	<b>\$90.18</b>	<b>\$294.82</b>	<b>\$427.50</b>	<b>\$168.94</b>	<b>\$489.76</b>
<b>Actual Total Levy</b>	<b>\$26,783.46</b>	<b>\$8,549.78</b>	<b>\$8,550.00</b>	<b>\$13,853.08</b>	<b>\$14,692.80</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$90.18	\$294.82	\$427.50	\$168.94	\$489.76
2016/17 Levy per Unit	\$88.44	\$294.82	\$427.50	\$165.68	\$489.76
2015/16 Levy per Unit	\$87.04	\$294.82	\$427.50	\$163.04	\$489.76
2014/15 Levy per Unit	\$85.46	\$294.82	\$427.50	\$160.10	\$489.76
2013/14 Levy per Unit	\$84.35	\$294.82	\$427.50	\$158.00	\$489.76
2012/13 Levy per Unit	\$83.02	\$294.82	\$427.50	\$155.52	\$489.76
2011/12 Levy per Unit	\$80.58	\$294.82	\$427.50	\$150.94	\$489.76
2010/11 Levy per Unit	\$68.70	\$265.34	\$360.96	\$148.98	\$368.98
2009/10 Levy per Unit	\$68.94	\$235.30	\$310.96	\$101.32	\$270.98
2008/09 Levy per Unit	\$49.98	\$235.32	\$310.96	\$101.32	\$270.98
2007/08 Levy per Unit	\$49.98	\$149.96	\$186.10	\$101.32	\$270.98
2006/07 Levy per Unit	\$49.98	\$149.96	\$186.10	\$101.32	\$270.98
2005/06 Levy per Unit	\$49.98	\$159.96	\$198.86	\$101.32	\$270.98
2004/05 Levy per Unit	\$49.98	\$166.36	\$210.96	\$101.32	\$270.98
2003/04 Levy per Unit	\$49.98	\$235.32	\$310.96	\$101.32	\$270.98
2002/03 Levy per Unit	\$38.46	\$235.32	\$310.96	\$101.32	\$270.98
2001/02 Levy per Unit	\$59.76	\$235.32	\$310.96	\$101.32	\$270.98

Note (General): The difference between  
Calculated Required Net Levy and Actual Total  
Levy is due to rounding.

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 6 Tract 611R	ZONE 7 Tract 733R	ZONE 8 Tract 789	ZONE 9 Laurel Valley	ZONE 10 Country Club
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$5,537.00</b>	<b>\$23,722.01</b>	<b>\$3,533.66</b>	<b>\$50,147.35</b>	<b>\$30,381.51</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	969.00	2,580.00	1,290.00	20,640.00	5,160.00
Miscellaneous Repairs	3,000.00	8,000.00	2,000.00	25,000.00	8,000.00
Service/Utilities	2,495.00	6,500.00	1,830.00	48,200.00	7,230.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	6,464.00	17,080.00	5,120.00	93,840.00	20,390.00
<i>Administrative Costs</i>					
Administration/Inspection	600.00	3,200.00	65.00	14,350.00	6,200.00
Liability Fund	0.00	140.90	0.00	140.90	140.90
Consultant	600.00	600.00	500.00	1,525.00	4,455.00
County Fee	1.30	2.20	2.90	15.60	152.40
Subtotal Administrative Costs:	1,201.30	3,943.10	567.90	16,031.50	10,948.30
Subtotal Direct and Administrative:	\$7,665.30	\$21,023.10	\$5,687.90	\$109,871.50	\$31,338.30
Reserve	3,500.76	17,994.29	461.70	22,104.86	26,767.89
<b>Total Expenditures:</b>	<b>\$11,166.06</b>	<b>\$39,017.39</b>	<b>\$6,149.60</b>	<b>\$131,976.36</b>	<b>\$58,106.19</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>(\$5,629.06)</b>	<b>(\$15,295.38)</b>	<b>(\$2,615.94)</b>	<b>(\$81,829.01)</b>	<b>(\$27,724.68)</b>
<b>Calculated Required Net Levy</b>	<b>\$5,629.06</b>	<b>\$15,295.38</b>	<b>\$2,615.94</b>	<b>\$81,829.01</b>	<b>\$27,724.68</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per EDU
Number of Benefit Units	13	22	29	156	1,571.25
Authorized Maximum Levy 2017/18	\$433.01	\$987.82	\$90.20	\$524.55	\$17.65
Levy per Unit 2017/18	<b>\$433.00</b>	<b>\$695.24</b>	<b>\$90.20</b>	<b>\$524.54</b>	<b>\$17.64</b>
<b>Actual Total Levy</b>	<b>\$5,629.00</b>	<b>\$15,295.28</b>	<b>\$2,615.80</b>	<b>\$81,828.24</b>	<b>\$27,716.76</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$433.00	\$695.24	\$90.20	\$524.54	\$17.64
2016/17 Levy per Unit	\$424.66	\$688.36	\$90.20	\$514.44	\$17.30
2015/16 Levy per Unit	\$417.90	\$688.36	\$90.20	\$506.24	\$17.02
2014/15 Levy per Unit	\$410.38	\$663.36	\$90.20	\$497.12	\$16.72
2013/14 Levy per Unit	\$405.00	\$660.39	\$90.20	\$490.62	\$16.50
2012/13 Levy per Unit	\$398.62	\$629.12	\$90.20	\$482.88	\$16.24
2011/12 Levy per Unit	\$386.88	\$599.16	\$90.20	\$468.66	\$15.76
2010/11 Levy per Unit	\$381.84	\$582.16	\$90.20	\$462.56	\$15.56
2009/10 Levy per Unit	\$370.32	\$582.16	\$0.00	\$462.56	\$15.56
2008/09 Levy per Unit	\$279.98	\$299.00	\$0.00	\$448.60	\$15.08
2007/08 Levy per Unit	\$279.98	\$244.60	\$0.00	\$435.44	\$14.64
2006/07 Levy per Unit	\$279.98	\$244.60	\$0.00	\$421.12	\$14.16
2005/06 Levy per Unit	\$287.66	\$0.00	\$0.00	\$406.22	\$13.66
2004/05 Levy per Unit	\$299.94	\$0.00	\$0.00	\$391.90	\$13.18
2003/04 Levy per Unit	\$311.86	\$294.30	\$0.00	\$377.78	\$12.70
2002/03 Levy per Unit	\$300.86	\$332.15	\$0.00	\$365.00	\$12.28
2001/02 Levy per Unit	\$288.06	\$389.32	\$0.00	\$330.00	\$11.74

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 11 Parkwood	ZONE 12 Reidy Creek	ZONE 13 Ctr City Prkwy	ZONE 14 Tract 747	ZONE 15 Tract 805
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$54,712.01</b>	<b>\$61,910.27</b>	<b>\$13,623.35</b>	<b>\$12,574.83</b>	<b>\$17,596.91</b>
<u>Expenditures</u>					
<u>Direct Costs</u>					
Maintenance	20,640.00	3,600.00	3,870.00	969.00	2,580.00
Miscellaneous Repairs	12,000.00	13,000.00	4,000.00	3,000.00	2,600.00
Service/Utilities	60,200.00	0.00	4,495.00	1,920.00	3,280.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	92,840.00	16,600.00	12,365.00	5,889.00	8,460.00
<u>Administrative Costs</u>					
Administration/Inspection	6,200.00	17,500.00	6,100.00	270.00	1,090.00
Liability Fund	140.90	140.90	140.90	0.00	140.90
Consultant	1,595.00	1,500.00	525.00	340.00	525.00
County Fee	33.00	1.80	2.00	0.80	1.80
Subtotal Administrative Costs:	7,968.90	19,142.70	6,767.90	610.80	1,757.70
Subtotal Direct and Administrative:	\$100,808.90	\$35,742.70	\$19,132.90	\$6,499.80	\$10,217.70
Reserve	38,404.55	61,047.35	6,724.87	10,473.78	15,676.93
<b>Total Expenditures:</b>	<b>\$139,213.45</b>	<b>\$96,790.05</b>	<b>\$25,857.77</b>	<b>\$16,973.58</b>	<b>\$25,894.63</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>(\$84,501.44)</b>	<b>(\$34,879.78)</b>	<b>(\$12,234.42)</b>	<b>(\$4,398.75)</b>	<b>(\$8,297.72)</b>
<b>Calculated Required Net Levy</b>	<b>\$84,501.44</b>	<b>\$34,879.78</b>	<b>\$12,234.42</b>	<b>\$4,398.75</b>	<b>\$8,297.72</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$3,809.80	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Acre	Front Footage	Per Parcel	Per Parcel
Number of Benefit Units	330	86.19	1,515	8	18
Authorized Maximum Levy 2017/18	\$256.06	\$688.38	\$5.57	\$658.55	\$460.98
Levy per Unit 2017/18	<b>\$256.06</b>	<b>\$404.68</b>	<b>\$5.56</b>	<b>\$549.84</b>	<b>\$460.98</b>
<b>Actual Total Levy</b>	<b>\$84,499.80</b>	<b>\$34,879.28</b>	<b>\$8,424.56</b>	<b>\$4,398.72</b>	<b>\$8,297.64</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$256.06	\$404.68	\$5.56	\$549.84	\$460.98
2016/17 Levy per Unit	\$251.12	\$388.20	\$5.46	\$459.52	\$452.08
2015/16 Levy per Unit	\$247.12	\$342.41	\$5.37	\$459.52	\$444.88
2014/15 Levy per Unit	\$242.66	\$405.52	\$5.28	\$459.52	\$436.88
2013/14 Levy per Unit	\$239.50	\$393.92	\$5.21	\$459.52	\$431.16
2012/13 Levy per Unit	\$207.50	\$383.72	\$4.74	\$459.52	\$424.36
2011/12 Levy per Unit	\$207.50	\$383.72	\$4.74	\$459.52	\$411.86
2010/11 Levy per Unit	\$207.50	\$383.72	\$4.74	\$459.52	\$385.42
2009/10 Levy per Unit	\$175.08	\$398.64	\$3.56	\$399.00	\$385.40
2008/09 Levy per Unit	\$175.08	\$199.00	\$2.67	\$399.00	\$299.00
2007/08 Levy per Unit	\$175.08	\$238.00	\$4.62	\$399.00	\$341.34
2006/07 Levy per Unit	\$175.08	\$238.00	\$4.46	\$399.00	\$325.00
2005/06 Levy per Unit	\$175.08	\$299.00	\$4.30	\$399.00	\$325.00
2004/05 Levy per Unit	\$175.08	\$335.42	\$3.98	\$399.00	\$295.00
2003/04 Levy per Unit	\$175.08	\$439.84	\$3.98	\$398.30	\$290.40
2002/03 Levy per Unit	\$175.08	\$439.84	\$3.26	\$285.20	\$244.46
2001/02 Levy per Unit	\$175.08	\$439.84	\$2.68	\$209.92	\$244.74

Note (General): The difference between  
Calculated Required Net Levy and Actual Total  
Levy is due to rounding.

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 16 Tract 741	ZONE 17 Tract 800	ZONE 18 Tract 818	ZONE 19 Tract 819 & 844	ZONE 20 Tract 817
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$9,287.77</b>	<b>\$10,082.56</b>	<b>\$4,108.15</b>	<b>\$280,456.04</b>	<b>\$13,304.31</b>
<u>Expenditures</u>					
<u>Direct Costs</u>					
Maintenance	969.00	1,935.00	1,290.00	41,280.00	3,870.00
Miscellaneous Repairs	2,200.00	3,000.00	2,000.00	60,000.00	5,000.00
Service/Utilities	1,345.00	2,747.50	1,670.00	96,610.00	4,745.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	4,514.00	7,682.50	4,960.00	197,890.00	13,615.00
<u>Administrative Costs</u>					
Administration/Inspection	530.00	1,100.00	250.00	41,310.00	600.00
Liability Fund	0.00	0.00	0.00	140.90	140.90
Consultant	340.00	500.00	585.00	2,600.00	340.00
County Fee	1.00	4.70	5.00	26.20	0.90
Subtotal Administrative Costs:	871.00	1,604.70	840.00	44,077.10	1,081.80
Subtotal Direct and Administrative:	\$5,385.00	\$9,287.20	\$5,800.00	\$241,967.10	\$14,696.80
Reserve	7,195.41	6,985.49	2,959.39	219,223.08	8,009.85
<b>Total Expenditures:</b>	<b>\$12,580.41</b>	<b>\$16,272.69</b>	<b>\$8,759.39</b>	<b>\$461,190.18</b>	<b>\$22,706.65</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>(\$3,292.64)</b>	<b>(\$6,190.13)</b>	<b>(\$4,651.24)</b>	<b>(\$180,734.14)</b>	<b>(\$9,402.34)</b>
<b>Calculated Required Net Levy</b>	<b>\$3,292.64</b>	<b>\$6,190.13</b>	<b>\$4,651.24</b>	<b>\$180,734.14</b>	<b>\$9,402.34</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	10	47	50	262	9
Authorized Maximum Levy 2017/18	\$329.27	\$131.71	\$93.02	\$1,037.19	\$1,044.70
Levy per Unit 2017/18	\$329.26	\$131.70	\$93.02	\$689.82	\$1,044.70
<b>Actual Total Levy</b>	<b>\$3,292.60</b>	<b>\$6,189.90</b>	<b>\$4,651.00</b>	<b>\$180,732.84</b>	<b>\$9,402.30</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$329.26	\$131.70	\$93.02	\$689.82	\$1,044.70
2016/17 Levy per Unit	\$320.96	\$129.16	\$91.22	\$689.82	\$1,024.56
2015/16 Levy per Unit	\$317.78	\$127.10	\$89.76	\$689.82	\$1,008.24
2014/15 Levy per Unit	\$298.44	\$124.82	\$88.16	\$659.32	\$990.08
2013/14 Levy per Unit	\$288.20	\$123.18	\$87.00	\$698.36	\$783.26
2012/13 Levy per Unit	\$303.12	\$121.24	\$85.62	\$688.36	\$783.26
2011/12 Levy per Unit	\$294.18	\$117.66	\$83.10	\$698.14	\$783.26
2010/11 Levy per Unit	\$290.36	\$116.14	\$82.02	\$579.22	\$696.42
2009/10 Levy per Unit	\$255.00	\$116.14	\$82.02	\$579.22	\$696.42
2008/09 Levy per Unit	\$255.00	\$108.12	\$54.98	\$579.22	\$591.78
2007/08 Levy per Unit	\$255.00	\$64.90	\$54.98	\$623.50	\$591.78
2006/07 Levy per Unit	\$255.00	\$64.90	\$54.98	\$623.50	\$591.78
2005/06 Levy per Unit	\$255.00	\$59.00	\$49.64	\$699.46	\$591.78
2004/05 Levy per Unit	\$237.40	\$49.96	\$32.00	\$699.46	\$591.78
2003/04 Levy per Unit	\$198.00	\$49.96	\$29.00	\$746.98	\$591.78
2002/03 Levy per Unit	\$185.36	\$42.96	\$27.34	\$363.74	\$591.78
2001/02 Levy per Unit	\$185.36	\$62.80	\$61.88	\$690.00	\$353.93

Note (General): The difference between  
Calculated Required Net Levy and Actual Total  
Levy is due to rounding.

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 21 Tract 823	ZONE 22 Tract 808	ZONE 23 Tract 837	ZONE 24 Tract 824 & 845	ZONE 25 Tr. 847,821,787
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$20,259.09</b>	<b>\$21,483.14</b>	<b>\$12,814.06</b>	<b>\$10,604.47</b>	<b>\$25,676.93</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	1,935.00	2,580.00	969.00	10,320.00	2,580.00
Miscellaneous Repairs	3,000.00	3,000.00	2,500.00	2,000.00	3,000.00
Service/Utilities	3,510.00	4,205.00	2,615.00	17,495.00	2,980.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	8,445.00	9,785.00	6,084.00	29,815.00	8,560.00
<i>Administrative Costs</i>					
Administration/Inspection	1,090.00	1,200.00	1,200.00	2,100.00	2,250.00
Liability Fund	0.00	140.90	0.00	140.90	140.90
Consultant	525.00	700.00	780.00	1,310.00	1,055.00
County Fee	1.60	2.30	1.60	5.80	5.20
Subtotal Administrative Costs:	1,616.60	2,043.20	1,981.60	3,556.70	3,451.10
Subtotal Direct and Administrative:	\$10,061.60	\$11,828.20	\$8,065.60	\$33,371.70	\$12,011.10
Reserve	19,697.33	19,246.97	9,895.73	4,738.97	30,271.76
<b>Total Expenditures:</b>	<b>\$29,758.93</b>	<b>\$31,075.17</b>	<b>\$17,961.33</b>	<b>\$38,110.67</b>	<b>\$42,282.86</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>(\$9,499.84)</b>	<b>(\$9,592.03)</b>	<b>(\$5,147.27)</b>	<b>(\$27,506.20)</b>	<b>(\$16,605.93)</b>
<b>Calculated Required Net Levy</b>	<b>\$9,499.84</b>	<b>\$9,592.03</b>	<b>\$5,147.27</b>	<b>\$27,506.20</b>	<b>\$16,605.93</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	16	23	16	58	52
Authorized Maximum Levy 2017/18	\$593.75	\$1,004.55	\$481.44	\$474.25	\$319.35
<b>Levy per Unit 2017/18</b>	<b>\$593.74</b>	<b>\$417.04</b>	<b>\$321.70</b>	<b>\$474.24</b>	<b>\$319.34</b>
<b>Actual Total Levy</b>	<b>\$9,499.84</b>	<b>\$9,591.92</b>	<b>\$5,147.20</b>	<b>\$27,505.92</b>	<b>\$16,605.68</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$593.74	\$417.04	\$321.70	\$474.24	\$319.34
2016/17 Levy per Unit	\$538.72	\$348.54	\$268.86	\$465.10	\$234.62
2015/16 Levy per Unit	\$533.40	\$345.10	\$266.20	\$457.70	\$232.30
2014/15 Levy per Unit	\$562.70	\$263.20	\$311.48	\$449.46	\$231.76
2013/14 Levy per Unit	\$555.34	\$398.48	\$367.48	\$443.56	\$168.10
2012/13 Levy per Unit	\$546.58	\$398.48	\$407.24	\$436.58	\$140.34
2011/12 Levy per Unit	\$530.50	\$392.12	\$430.14	\$423.72	\$175.94
2010/11 Levy per Unit	\$473.50	\$424.74	\$424.54	\$418.20	\$158.20
2009/10 Levy per Unit	\$473.50	\$584.02	\$396.26	\$418.20	\$83.10
2008/09 Levy per Unit	\$299.00	\$0.00	\$250.00	\$299.00	\$123.30
2007/08 Levy per Unit	\$299.00	\$0.00	\$199.00	\$299.00	\$123.30
2006/07 Levy per Unit	\$299.00	\$199.00	\$199.00	\$299.00	\$123.30
2005/06 Levy per Unit	\$299.00	\$44.02	\$199.00	\$250.68	\$123.30
2004/05 Levy per Unit	\$384.04	\$239.44	\$249.00	\$341.56	\$199.00
2003/04 Levy per Unit	\$384.04	\$278.46	\$293.72	\$341.56	\$229.04
2002/03 Levy per Unit	\$384.04	\$697.93	\$231.98	\$173.77	N/A
2001/02 Levy per Unit	\$212.09	N/A	N/A	N/A	N/A

Note (General): The difference between Calculated Required Net Levy and Actual Total Levy is due to rounding.



**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 26 Tracts 856	ZONE 27 Tract 850	ZONE 28 Tract 839	ZONE 29 Tract 861	ZONE 30 Tract 880
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$14,550.30</b>	<b>\$74,087.73</b>	<b>\$160,858.58</b>	<b>\$16,610.03</b>	<b>\$5.43</b>
<u>Expenditures</u>					
<u>Direct Costs</u>					
Maintenance	1,938.00	7,740.00	19,800.00	1,290.00	0.00
Miscellaneous Repairs	2,500.00	10,000.00	15,000.00	3,000.00	0.00
Service/Utilities	2,995.00	11,095.00	64,425.00	3,415.00	0.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	7,433.00	28,835.00	99,225.00	7,705.00	0.00
<u>Administrative Costs</u>					
Administration/Inspection	550.00	10,019.10	21,500.00	1,150.00	5.40
Liability Fund	0.00	140.90	140.90	0.00	0.00
Consultant	840.00	2,500.00	1,875.00	595.00	0.00
County Fee	1.30	12.70	34.00	1.20	0.00
Subtotal Administrative Costs:	1,391.30	12,672.70	23,549.90	1,746.20	5.40
Subtotal Direct and Administrative:	\$8,824.30	\$41,507.70	\$122,774.90	\$9,451.20	\$5.40
Reserve	12,442.90	62,261.55	138,834.17	13,845.28	0.00
<b>Total Expenditures:</b>	<b>\$21,267.20</b>	<b>\$103,769.25</b>	<b>\$261,609.07</b>	<b>\$23,296.48</b>	<b>\$5.40</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>(\$6,716.90)</b>	<b>(\$29,681.52)</b>	<b>(\$100,750.49)</b>	<b>(\$6,686.45)</b>	<b>\$0.03</b>
<b>Calculated Required Net Levy</b>	<b>\$6,716.90</b>	<b>\$29,681.52</b>	<b>\$100,750.49</b>	<b>\$6,686.45</b>	<b>\$0.00</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	13	127	340	12	4
Authorized Maximum Levy 2017/18	\$535.37	\$479.05	\$530.69	\$568.15	\$774.75
<b>Levy per Unit 2017/18</b>	<b>\$516.68</b>	<b>\$233.70</b>	<b>\$296.32</b>	<b>\$557.20</b>	<b>\$0.00</b>
<b>Actual Total Levy</b>	<b>\$6,716.84</b>	<b>\$29,679.90</b>	<b>\$100,748.80</b>	<b>\$6,686.40</b>	<b>\$0.00</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$516.68	\$233.70	\$296.32	\$557.20	\$0.00
2016/17 Levy per Unit	\$443.52	\$302.42	\$331.76	\$476.56	\$0.00
2015/16 Levy per Unit	\$439.14	\$299.44	\$331.76	\$476.56	\$0.00
2014/15 Levy per Unit	\$459.48	\$273.68	\$296.32	\$434.22	\$0.00
2013/14 Levy per Unit	\$455.36	\$214.48	\$274.58	\$374.04	\$0.00
2012/13 Levy per Unit	\$455.36	\$214.48	\$274.58	\$374.04	\$0.00
2011/12 Levy per Unit	\$478.32	\$195.88	\$265.76	\$497.86	\$0.00
2010/11 Levy per Unit	\$406.10	\$186.62	\$216.72	\$0.00	\$0.00
2009/10 Levy per Unit	\$406.10	\$62.86	\$195.64	\$262.90	\$0.00
2008/09 Levy per Unit	\$295.00	\$40.36	\$193.40	\$0.00	\$0.00
2007/08 Levy per Unit	\$395.48	\$86.62	\$440.54	\$394.60	\$499.00
2006/07 Levy per Unit	\$395.48	\$259.70	\$43.48	\$394.60	\$499.00
2005/06 Levy per Unit	\$395.48	\$370.06	\$0.00	\$439.68	\$587.60
2004/05 Levy per Unit	\$395.48	N/A	N/A	N/A	N/A
2003/04 Levy per Unit	N/A	N/A	N/A	N/A	N/A
2002/03 Levy per Unit	N/A	N/A	N/A	N/A	N/A
2001/02 Levy per Unit	N/A	N/A	N/A	N/A	N/A

Note (General): The difference between  
Calculated Required Net Levy and Actual Total  
Levy is due to rounding.

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 31 Tract 834	ZONE 32 Tract 881	ZONE 33 Tract 883	ZONE 34 Tract 901	ZONE 35 Tract 947
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$0.51</b>	<b>\$10,917.79</b>	<b>\$16,435.47</b>	<b>\$12,969.28</b>	<b>\$13,808.28</b>
<u>Expenditures</u>					
<u>Direct Costs</u>					
Maintenance	0.00	1,290.00	3,870.00	2,580.00	1,290.00
Miscellaneous Repairs	0.00	2,000.00	3,000.00	3,000.00	2,200.00
Service/Utilities	0.00	2,085.00	5,265.00	2,827.00	2,980.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	5,375.00	12,135.00	8,407.00	6,470.00
<u>Administrative Costs</u>					
Administration/Inspection	0.50	1,050.00	1,050.00	530.00	550.00
Liability Fund	0.00	0.00	140.90	140.90	0.00
Consultant	0.00	525.00	525.00	505.00	705.00
County Fee	0.00	2.20	1.10	0.50	0.60
Subtotal Administrative Costs:	0.50	1,577.20	1,717.00	1,176.40	1,255.60
Subtotal Direct and Administrative:	\$0.50	\$6,952.20	\$13,852.00	\$9,583.40	\$7,725.60
Reserve	0.00	10,377.81	12,873.36	9,613.90	10,526.19
<b>Total Expenditures:</b>	<b>\$0.50</b>	<b>\$17,330.01</b>	<b>\$26,725.36</b>	<b>\$19,197.30</b>	<b>\$18,251.79</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>\$0.01</b>	<b>(\$6,412.22)</b>	<b>(\$10,289.89)</b>	<b>(\$6,228.02)</b>	<b>(\$4,443.51)</b>
<b>Calculated Required Net Levy</b>	<b>\$0.00</b>	<b>\$6,412.22</b>	<b>\$10,289.89</b>	<b>\$6,228.02</b>	<b>\$4,443.51</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	\$0.00	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	-	22	11	5	6
Authorized Maximum Levy 2017/18	\$0.00	\$291.47	\$935.44	\$1,245.60	\$1,035.99
<b>Levy per Unit 2017/18</b>	<b>\$0.00</b>	<b>\$291.46</b>	<b>\$935.44</b>	<b>\$1,245.60</b>	<b>\$740.58</b>
<b>Actual Total Levy</b>	<b>\$0.00</b>	<b>\$6,412.12</b>	<b>\$10,289.84</b>	<b>\$6,228.00</b>	<b>\$4,443.48</b>
<u>Historical Information</u>					
2017/18 Levy per Unit	\$0.00	\$291.46	\$935.44	\$1,245.60	\$740.58
2016/17 Levy per Unit	\$0.00	\$206.16	\$917.40	\$1,221.58	\$624.64
2015/16 Levy per Unit	\$0.00	\$204.12	\$902.80	\$1,202.12	\$618.46
2014/15 Levy per Unit	\$0.00	\$276.22	\$886.54	\$1,180.48	\$644.40
2013/14 Levy per Unit	\$0.00	\$179.98	\$874.94	\$999.30	\$968.98
2012/13 Levy per Unit	\$0.00	\$198.44	\$861.14	\$990.98	\$953.70
2011/12 Levy per Unit	\$0.00	\$195.44	\$835.78	\$990.98	\$925.62
2010/11 Levy per Unit	\$0.00	\$195.44	\$824.90	\$990.98	\$62.72
2009/10 Levy per Unit	\$0.00	\$197.44	\$673.98	\$899.72	\$0.00
2008/09 Levy per Unit	\$0.00	\$145.82	\$499.94	\$816.76	\$788.78
2007/08 Levy per Unit	\$0.00	\$241.96	\$776.53	\$886.54	\$856.76
2006/07 Levy per Unit	\$0.00	\$233.50	\$750.54	\$998.10	\$998.10
2005/06 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2004/05 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2003/04 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2002/03 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A
2001/02 Levy per Unit	\$0.00	N/A	N/A	N/A	N/A

Note (General): The difference between  
Calculated Required Net Levy and Actual Total  
Levy is due to rounding.

**Appendix I**  
**Estimate of Cost and Assessment**

ZONE DESCRIPTION	ZONE 36 Tract 889	ZONE 37 Tract 934	ZONE 38 Tract 888	TOTAL ZONES
<b>Projected Beginning Balance (07/01/17)</b>	<b>\$20,411.73</b>	<b>\$11,211.65</b>	<b>\$7,657.98</b>	<b>\$1,129,890.75</b>
<u>Expenditures</u>				
<u>Direct Costs</u>				
Maintenance	0.00	0.00	2,400.00	195,444.00
Miscellaneous Repairs	0.00	4,800.40	1,500.00	243,300.40
Service/Utilities	0.00	0.00	2,290.00	403,999.50
Annual Installment	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	4,800.40	6,190.00	842,743.90
<u>Administrative Costs</u>				
Administration/Inspection	600.00	150.00	450.00	154,580.00
Liability Fund	0.00	0.00	140.90	3,099.80
Consultant	2,600.00	340.00	1,200.00	37,275.00
County Fee	0.00	0.50	0.70	368.70
Subtotal Administrative Costs:	3,200.00	490.50	1,791.60	195,323.50
Subtotal Direct and Administrative:	\$3,200.00	\$5,290.90	\$7,981.60	\$1,038,067.40
Reserve	17,211.73	5,920.76	6,883.89	892,699.14
<b>Total Expenditures:</b>	<b>\$20,411.73</b>	<b>\$11,211.66</b>	<b>\$14,865.49</b>	<b>\$1,930,766.54</b>
<b>Projected Ending Balance (June 30, 2018)</b>	<b>\$0.00</b>	<b>(\$0.00)</b>	<b>(\$7,207.51)</b>	
<b>Calculated Required Net Levy</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,207.51</b>	<b>\$800,875.83</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$3,809.80
<u>Apportionment</u>				
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	
Number of Benefit Units	16	5	7	<b>5,317.44</b>
Authorized Maximum Levy 2017/18	\$795.10	\$0.00	\$1,049.88	
<b>Levy per Unit 2017/18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,029.64</b>	
<b>Actual Total Levy</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,207.48</b>	<b>\$797,046.26</b>
<u>Historical Information</u>				
2017/18 Levy per Unit	\$0.00	\$0.00	\$1,029.64	
2016/17 Levy per Unit	\$0.00	\$1,084.32	\$913.76	
2015/16 Levy per Unit	\$0.00	\$1,067.07	\$913.76	
2014/15 Levy per Unit	\$26.64	\$0.00	\$995.00	
2013/14 Levy per Unit	\$147.12	\$0.00	NA	
2012/13 Levy per Unit	\$256.22	\$0.00	NA	
2011/12 Levy per Unit	\$390.35	\$0.00	NA	
2010/11 Levy per Unit	\$301.60	N/A	NA	
2009/10 Levy per Unit	\$330.41	N/A	NA	
2008/09 Levy per Unit	\$136.04	N/A	N/A	
2007/08 Levy per Unit	N/A	N/A	N/A	
2006/07 Levy per Unit	N/A	N/A	N/A	
2005/06 Levy per Unit	N/A	N/A	N/A	
2004/05 Levy per Unit	N/A	N/A	N/A	
2003/04 Levy per Unit	N/A	N/A	N/A	
2002/03 Levy per Unit	N/A	N/A	N/A	
2001/02 Levy per Unit	N/A	N/A	N/A	

Note (General): The difference between  
Calculated Required Net Levy and Actual Total  
Levy is due to rounding.

**CITY OF ESCONDIDO  
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT**

**APPENDIX II**

**ASSESSMENT ROLL**

The assessment roll shows, for every Zone, each assessor parcel number and the proposed assessment amount.

CITY OF ESCONDIDO  
Landscape Maintenance District No. 1 - Zone 1  
Assessment Levy for Fiscal Year 2017/18

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
238-481-01-00	Gausepohl Family Trust	2245 Eucalyptus Ave	2245 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-02-00	Conwell Family 2008 Trust	2257 Eucalyptus Ave	2257 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-03-00	Haines Family Trust	2301 Eucalyptus Ave	2301 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-04-00	Healey George M & Susan	2313 Eucalyptus Ave	2313 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-05-00	Reinhart Carl W & Carol J	2325 Eucalyptus Ave	2325 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-06-00	Adams William V	2337 Eucalyptus Ave	2337 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-07-00	Pedote Family Trust	2415 Eucalyptus Ave	2415 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-08-00	Engelman Martin H Living	2427 Eucalyptus Ave	2427 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-09-00	Hamilton Theodore C &	2439 Eucalyptus Ave	2439 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-481-10-00	Fitzpatrick Family Trust	2451 Eucalyptus Ave	2451 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-482-01-00	Holly Family Trust 09-22-99	1629 Buckskin Dr	1629 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-02-00	Winkler Revocable Living	1619 Buckskin Dr	1619 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-03-00	Borecky Family Trust	1609 Buckskin Dr	1609 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-04-00	Isola Family Trust 01-06-14	1543 Buckskin Dr	1160 Redberry Pl	Nipomo CA 93444	1	\$90.18
238-482-05-00	Robles Michelle L Trust	1535 Buckskin Dr	1535 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-06-00	Weber Family Trust	1527 Buckskin Dr	1527 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-07-00	Strumpf Jack & Leslee B	1519 Buckskin Dr	1519 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-08-00	Anderson Family Trust	1511 Buckskin Dr	1511 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-09-00	Reymond Family Trust	1439 Buckskin Dr	1439 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-10-00	Graf Donald F	1433 Buckskin Dr	10965 Villa Monte Ct	Mukilteo WA 98275	1	\$90.18
238-482-11-00	Sterling Family Trust	1427 Buckskin Dr	1427 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-12-00	Gruel Trust 04-27-99	1421 Buckskin Dr	1421 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-482-13-00	Zaugh Anthony N & Sherry	1415 Buckskin Dr	1415 Buckskin Dr	Escondido CA 92029	1	\$90.18
238-483-01-00	King Family Trust 06-04-12	1627 Winsome Dr	1627 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-02-00	Barden James & Patricia	1617 Winsome Dr	1617 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-03-00	Bohle Family Trust	1607 Winsome Dr	1607 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-04-00	Ehrke Family 2004 Trust	1545 Winsome Dr	1545 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-05-00	Haman Family Trust	1537 Winsome Dr	1537 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-06-00	Jones Cherie M Trust	1529 Winsome Dr	1529 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-07-00	Hermes Family Trust	1521 Winsome Dr	1521 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-08-00	Gazzaneo David A &	1513 Winsome Dr	1513 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-09-00	Woolley Family Trust	1449 Winsome Dr	1449 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-10-00	Osuna Lesvia M	1441 Winsome Dr	1441 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-11-00	Weis Family Living Trust	1435 Winsome Dr	1435 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-12-00	Jordan Mark S	1429 Winsome Dr	1429 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-13-00	Ortuno Victor Jr & Sharon	1423 Winsome Dr	1423 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-14-00	Huff Family Trust 06-01-99	1417 Winsome Dr	1417 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-15-00	Johnson Family Trust	1411 Winsome Dr	1411 Winsome Dr	Escondido CA 92029	1	\$90.18
238-483-16-00	Zuccone Trust A 03-06-84	1409 Mandeville Dr	1409 Mandeville Dr	Escondido CA 92029	1	\$90.18
238-483-17-00	Hiddleston Family Trust	1405 Mandeville Dr	1405 Mandeville Dr	Escondido CA 92029	1	\$90.18
238-483-18-00	Sadri Family Trust	2320 Cortina Cir	2320 Cortina Cir	Escondido CA 92029	1	\$90.18
238-483-19-00	Wilke Stephen D & Rebecca	2328 Cortina Cir	2328 Cortina Cir	Escondido CA 92029	1	\$90.18
238-483-20-00	Tatum Derek N & Anne M	2336 Cortina Cir	2336 Cortina Cir	Escondido CA 92029	1	\$90.18
238-483-21-00	Jump Michael L & Sue A	2342 Cortina Cir	2342 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-01-00	Hill Michael & Sherri	1631 Cortina Cir	1631 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-02-00	Karp Lawrence & Rebecca	1621 Cortina Cir	1621 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-03-00	Chase Daniel R & Katherine	1611 Cortina Cir	1611 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-04-00	Rhoads Roderic A & Kim M	1539 Cortina Cir	1539 Cortina Cir	Escondido CA 92029	1	\$90.18

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
238-484-05-00	Falls Cynthia	1529 Cortina Cir	1529 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-06-00	Madison John & Nicole	1519 Cortina Cir	1519 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-07-00	Parsons Family Trust	1509 Cortina Cir	1509 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-08-00	Stone Edward Separate	1441 Cortina Cir	1441 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-09-00	Kreitzer Harvey C &	1433 Cortina Cir	1433 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-10-00	Puca Living Trust 09-24-05	1425 Cortina Cir	1425 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-11-00	Rishel Family Trust	1417 Cortina Cir	1417 Cortina Cir	Escondido CA 92029	1	\$90.18
238-484-12-00	Stern Family Trust	1412 Ventana Dr	1412 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-13-00	Klopfer Rudolf G & Sharon	1420 Ventana Dr	1420 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-14-00	Nugent William A &	1428 Ventana Dr	1428 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-15-00	Bradsher Family Trust	1436 Ventana Dr	1436 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-16-00	Allison John & Michelle	1444 Ventana Dr	1444 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-17-00	Roberts Pace J & Patricia A	1452 Ventana Dr	1515 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-484-18-00	Stewart Robert O &	1510 Ventana Dr	1510 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-19-00	Adimari Robert W &	1520 Ventana Dr	1520 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-20-00	Neiger Family Trust	1530 Ventana Dr	1530 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-21-00	Finkel Scott J & Michele T	1540 Ventana Dr	1540 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-22-00	Hannes Charles A & Linda	1550 Ventana Dr	1550 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-23-00	Wells Family Trust	1610 Ventana Dr	1610 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-24-00	Koser Trust 09-18-97	1620 Ventana Dr	1620 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-25-00	Naves Ronald E Jr Trust	1630 Ventana Dr	1630 Ventana Dr	Escondido CA 92029	1	\$90.18
238-484-26-00	Thomson Richard O Trust	1640 Ventana Dr	1640 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-01-00	Henry Annette Trust	2470 Eucalyptus Ave	2470 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-485-02-00	Zappoli Ernest E	2460 Eucalyptus Ave	2460 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-485-03-00	Auresto Family Survivors	1639 Ventana Dr	1639 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-04-00	Yehezkel Family Trust	1629 Ventana Dr	1629 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-05-00	Alexander Michael & Leslie	1619 Ventana Dr	1619 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-06-00	Ness Family Trust 05-03-95	1609 Ventana Dr	1609 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-07-00	Bloom Family Trust	1549 Ventana Dr	1549 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-08-00	Frisch William L & Bridgett	1539 Ventana Dr	1539 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-09-00	Wester Family Trust	1529 Ventana Dr	1529 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-10-00	Smith Family Trust	1519 Ventana Dr	1519 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-11-00	Martinezgarcia David &	1509 Ventana Dr	1509 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-12-00	Smith Mary E Trust	1451 Ventana Dr	1451 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-13-00	Cagle Billie J Tr	1445 Ventana Dr	1445 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-14-00	Casey Arthur J & Sharon M	1437 Ventana Dr	1437 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-15-00	Frey Family Trust 04-24-03	1431 Ventana Dr	1431 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-16-00	Anderson Douglas B &	1425 Ventana Dr	1425 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-17-00	Sammuli Arvid G & Caryn G	1417 Ventana Dr	1417 Ventana Dr	Escondido CA 92029	1	\$90.18
238-485-18-00	Williams Martin J & Sara A	2463 Monterey Dr	2463 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-19-00	Brear Family 2011 Trust	2475 Monterey Dr	2475 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-20-00	Winter Family Trust	2488 Monterey Dr	2488 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-21-00	Smith Family Trust	2484 Monterey Dr	2484 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-22-00	Pubentz Living Trust	2480 Monterey Dr	2480 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-23-00	Brunolli Michael J & Leslie	2470 Monterey Dr	2470 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-24-00	Cook Family Trust 12-16-87	2460 Monterey Dr	2460 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-25-00	Nelson Jeremy M & Lesley	2450 Monterey Dr	2450 Monterey Dr	Escondido CA 92029	1	\$90.18
238-485-26-00	Taylor Family Trust	2440 Monterey Dr	2440 Monterey Dr	Escondido CA 92029	1	\$90.18

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
238-485-27-00	Zickgraf John H & Joanne C	2335 Cortina Cir	2335 Cortina Cir	Escondido CA 92029	1	\$90.18
238-485-28-00	Schauer Family Trust	2329 Cortina Cir	2329 Cortina Cir	Escondido CA 92029	1	\$90.18
238-485-29-00	Lewis Trust 01-13-00	2321 Cortina Cir	2321 Cortina Cir	Escondido CA 92029	1	\$90.18
238-491-67-00	Tucker Richard F Trust	2225 Cortina Cir	2225 Cortina Cir	Escondido CA 92029	1	\$90.18
238-491-68-00	Mcguire J T	2223 Cortina Cir	2223 Cortina Cir	Escondido CA 92029	1	\$90.18
238-491-69-00	Donaldson Charles &	2221 Cortina Cir	2221 Cortina Cir	Escondido CA 92029	1	\$90.18
238-491-70-00	Breed Family Revocable	2220 Eucalyptus Ave	2220 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-491-71-00	Taranto Michael D &	2218 Eucalyptus Ave	2218 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-491-72-00	Passalacqua Joseph Iii	1465 Hamilton Ln	1465 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-491-73-00	Labarbera John F & Gina M	1455 Hamilton Ln	14468 Trailwind Rd	Poway CA 92064	1	\$90.18
238-491-74-00	Hamaguchi Trust 07-12-01	1445 Hamilton Ln	1445 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-491-75-00	Slack Greg W & Anita D	1435 Hamilton Ln	1435 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-491-76-00	Wade Daren R & Susan L	1425 Hamilton Ln	1425 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-493-01-00	Trautner Family Trust	2319 Cortina Cir	2319 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-02-00	Godfrey John J & Eleanor L	2317 Cortina Cir	2317 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-03-00	Collins Gary A & Rebecca L	2315 Cortina Cir	2315 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-04-00	C C C 1 Living Trust	2313 Cortina Cir	2313 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-05-00	Wahlgren Wayne L	2301 Cortina Cir	2301 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-06-00	Hylar James A & Lizabeth S	2243 Cortina Cir	2243 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-07-00	Aguirre Armand D & Rose	1375 Orinda Pl	1375 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-08-00	Liggett Robert D & Janet M	2307 Cortina Cir	2307 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-09-00	Ginder Eric R	1365 Orinda Pl	1365 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-11-00	Garcia William & Teresa	1353 Orinda Pl	1353 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-12-00	Lucena Family Trust	1354 Orinda Pl	1354 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-13-00	Brandlin Michael E & Ann	1366 Orinda Pl	1366 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-14-00	Martin Frank A &	1386 Orinda Pl	1386 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-15-00	Green John F & Patricia M	1396 Orinda Pl	1396 Orinda Pl	Escondido CA 92029	1	\$90.18
238-493-16-00	Liles Family Trust 12-31-01	2241 Cortina Cir	2241 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-17-00	Booth Family Trust	2239 Cortina Cir	2239 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-18-00	Babb Paul J & Okada-babb	2237 Cortina Cir	2237 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-19-00	Webb Edwin D & Phyllis M	2235 Cortina Cir	2235 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-20-00	Minihane Family Trust	2233 Cortina Cir	2233 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-21-00	Bunton Frank M	2227 Cortina Cir	2227 Cortina Cir	Escondido CA 92029	1	\$90.18
238-493-22-00	Bryant David R & Michele R	1355 Orinda Pl	1355 Orinda Pl	Escondido CA 92029	1	\$90.18
238-494-01-00	Everhart Richard A & Aida	2220 Cortina Cir	2220 Cortina Cir	Escondido CA 92029	1	\$90.18
238-494-02-00	Sanchez Jesse & Claudia P	2222 Cortina Cir	2222 Cortina Cir	Escondido CA 92029	1	\$90.18
238-494-03-00	Mcnamara Family Trust	2224 Cortina Cir	2224 Cortina Cir	Escondido CA 92029	1	\$90.18
238-494-04-00	Watts Robert C Jr & Susan	2226 Cortina Cir	2226 Cortina Cir	Escondido CA 92029	1	\$90.18
238-494-05-00	Schlegel Family Living	2234 Cortina Cir	12204 Osprey Dr Nw	Gig Harbor WA 98332	1	\$90.18
238-494-06-00	Hsiung Chien Hong	2237 Winsome Pl	2237 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-07-00	Vanorum Charles A	2238 Winsome Pl	1910 Broadway #c	Oceanside CA 92054	1	\$90.18
238-494-08-00	Hsieh Charles C	2240 Winsome Pl	77 Fairview Ave	Stamford CT 06902	1	\$90.18
238-494-09-00	Bird Family Trust	2242 Winsome Pl	2242 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-10-00	Kiviharju Leanne M Living	2244 Winsome Pl	2244 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-11-00	Doll Family Trust 04-14-11	2246 Winsome Pl	2246 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-12-00	Romijn Walter M & Lucile E	1406 Mandeville Dr	1406 Mandeville Dr	Escondido CA 92029	1	\$90.18
238-494-13-00	Taylor John T Iii & Julia A	2248 Winsome Pl	2248 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-14-00	Lopez Raul & Rosemary	1410 Mandeville Dr	1410 Mandeville Dr	Escondido CA 92029	1	\$90.18

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238-494-15-00	Burns Todd A & Denise L	1412 Mandeville Dr	1412 Mandeville Dr	Escondido CA 92029	1	\$90.18
238-494-16-00	Balsley Joseph W & Janet D	2239 Winsome Pl	2239 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-17-00	Pappas John C & Depew	2243 Winsome Pl	2243 Winsome Pl	Escondido CA 92029	1	\$90.18
238-494-18-00	Clark Mary L Revocable	1403 Stoneridge Cir	1403 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-19-00	Angangco Ofelia R	1395 Stoneridge Cir	1395 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-20-00	Laplaca Frank T & Brenda	1387 Stoneridge Cir	1387 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-21-00	Ginsberg Richard & Janet	1385 Stoneridge Cir	1385 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-22-00	Munn Harry & Roslyn	1383 Stoneridge Cir	1383 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-23-00	Richardson Family 2006	1381 Stoneridge Cir	4582 Gatetree Cir	Pleasanton CA 94566	1	\$90.18
238-494-24-00	Thibodeau Family Trust	1379 Stoneridge Cir	1379 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-25-00	Fairshter Family Trust	1377 Stoneridge Cir	1377 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-26-00	Fenton Family Trust	1375 Stoneridge Cir	1375 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-27-00	Carson Trust 09-14-95	1373 Stoneridge Cir	1373 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-28-00	Stout William H & Andrea Z	1371 Stoneridge Cir	1371 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-29-00	Eddington Family Trust	2224 Eucalyptus Ave	2224 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-494-30-00	Engelbert John J	1366 Stoneridge Cir	1366 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-31-00	Pewther Betty E	1368 Stoneridge Cir	1368 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-32-00	Isakovic Dimitrije	1370 Stoneridge Cir	1370 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-33-00	Mcmanus Scott & Elizabeth	1372 Stoneridge Cir	1372 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-34-00	Dawson David M & Molly A	1376 Stoneridge Cir	1376 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-35-00	Licosati David A &	1378 Stoneridge Cir	1378 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-36-00	Berry Diane O Revocable	1380 Stoneridge Cir	1380 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-37-00	Clem William & Kathryn	1382 Stoneridge Cir	1382 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-38-00	St Hilaire Revocable Living	1422 Mandeville Pl	1422 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-39-00	Ginder Harold R	1432 Mandeville Pl	1432 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-40-00	Denton Dennis A & Carolyn	1512 Mandeville Pl	1512 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-41-00	Swanson Paul C & Pamela	1528 Mandeville Pl	1528 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-42-00	Lavery Robert R	1540 Mandeville Pl	1540 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-43-00	Lara Family Trust 10-09-98	1560 Mandeville Pl	1560 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-44-00	Murdoch T A & Jean E	1610 Mandeville Pl	1610 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-45-00	Schlx Thomas P &	1616 Mandeville Pl	1616 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-46-00	Fuselier Patricia A	1618 Shalimar Pl	1618 Shalimar Pl	Escondido CA 92029	1	\$90.18
238-494-47-00	Nguyen Richard & Chi Kim	1612 Shalimar Pl	1612 Shalimar Pl	Escondido CA 92029	1	\$90.18
238-494-48-00	Mizianty Mark & Rowena	1566 Shalimar Pl	1566 Shalimar Pl	Escondido CA 92029	1	\$90.18
238-494-49-00	Caldito Teofila & Caldito	1544 Shalimar Pl	1544 Shalimar Pl	Escondido CA 92029	1	\$90.18
238-494-50-00	Nichols Family 2003 Trust	1530 Shalimar Pl	1530 Shalimar Pl	Escondido CA 92029	1	\$90.18
238-494-51-00	Contratto Kelly J & Eugenia	1615 Mandeville Pl	1615 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-52-00	Poling William F & June A	1609 Mandeville Pl	1609 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-53-00	Cox Jeff M & Carmen A	1557 Mandeville Pl	1557 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-54-00	Coble Roberta D Tr	1539 Mandeville Pl	1539 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-55-00	Frazier David W	1527 Mandeville Pl	1527 Mandeville Pl	Escondido CA 92029	1	\$90.18
238-494-56-00	Bramble Family Survivors	1524 Stoneridge Cir	1524 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-57-00	Fontana Mark J & Debra E	1422 Stoneridge Cir	1422 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-58-00	Shea Revocable Family	1419 Stoneridge Cir	1419 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-59-00	Mahaffey Mark T & Floyd A	1425 Stoneridge Cir	1425 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-60-00	Gold Steven K &	1437 Stoneridge Cir	1437 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-61-00	Rydeen Lawrence A &	1521 Stoneridge Cir	1521 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-62-00	Homer Family Trust	1529 Stoneridge Cir	4234 Adams Ave	San Diego CA 92116	1	\$90.18



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238-494-63-00	Frazier Living Trust	1535 Stoneridge Cir	1535 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-64-00	Watkins Richard F &	1555 Stoneridge Cir	1835a S Centre City Pky #407	Escondido CA 92025	1	\$90.18
238-494-65-00	Diehl Thomas W & Eleanor	1611 Stoneridge Cir	1611 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-494-66-00	Pettit Family Bypass Trust	1617 Stoneridge Cir	1617 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-500-01-00	Prettyman Keith O & Diane	1695 Hamilton Ln	1695 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-02-00	Yoneda John K & Carole A	1677 Hamilton Ln	1677 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-03-00	Tobin Family Martial Trust	1659 Hamilton Ln	1659 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-04-00	Sutherland Donald M &	1641 Hamilton Ln	1641 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-05-00	Miller Family Trust	1623 Hamilton Ln	1623 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-06-00	Waasdorp Cynthia D	1605 Hamilton Ln	1605 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-07-00	Nesbet Christopher &	1593 Hamilton Ln	1593 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-08-00	Mills Stephen M & Amber L	1573 Hamilton Ln	1573 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-09-00	Ruka Vance L & Anita L	1553 Hamilton Ln	1553 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-10-00	Bjerling Survivors Trust	1533 Hamilton Ln	1533 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-500-11-00	Urban Miki I & Michelle H	2217 Eucalyptus Ave	10755 Scripps Poway Pky	San Diego CA 92131	1	\$90.18
238-500-12-00	Harris Milo & Christine	2219 Eucalyptus Ave	2219 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-13-00	Schmuttermair Family	2221 Eucalyptus Ave	2221 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-14-00	Paggiarino Dario A &	2223 Eucalyptus Ave	2223 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-15-00	Styler Richard G & Mary L	1600 Glade Pl	1600 Glade Pl	Escondido CA 92029	1	\$90.18
238-500-16-00	Mcmanus James M &	1610 Glade Pl	1610 Glade Pl	Escondido CA 92029	1	\$90.18
238-500-17-00	Mierop Rodney N V & Betty	1620 Glade Pl	1620 Glade Pl	Escondido CA 92029	1	\$90.18
238-500-18-00	Dekker David & Lori	1631 Glade Pl	2002 Miramonte Dr	Prescott AZ 86301	1	\$90.18
238-500-19-00	Mitchell Pamela A	1621 Glade Pl	10320 Challenge Blvd	La Mesa CA 91941	1	\$90.18
238-500-20-00	Erwin-gallagher Trust	1611 Glade Pl	1611 Glade Pl	Escondido CA 92029	1	\$90.18
238-500-21-00	Delamontaigne Vincent D &	2225 Eucalyptus Ave	2225 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-22-00	Turrentine Lloyd E & Donna	2227 Eucalyptus Ave	2227 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-23-00	Apple Stephen F & Floy R	1640 Cambria Pl	1640 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-24-00	Willis Family Trust	1644 Cambria Pl	1644 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-25-00	Hamilton Family Trust	1654 Cambria Pl	1654 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-26-00	Baker Terrance & Janet	1664 Cambria Pl	1664 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-27-00	Schaefer Donald & Sandra	1674 Cambria Pl	1674 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-28-00	Clark Timothy S & Cheryl A	1684 Cambria Pl	1684 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-29-00	Braden Family Trust	1683 Cambria Pl	1683 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-30-00	Warren Roby L	1673 Cambria Pl	1673 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-31-00	Mcguire Family Trust	1663 Cambria Pl	1663 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-32-00	Gerboga Mehmet T	1653 Cambria Pl	1653 Cambria Pl	Escondido CA 92029	1	\$90.18
238-500-33-00	Ryan Diana D Trust	1643 Cambria Pl	6432 Highlands In The Woods	Lakeland FL 33813	1	\$90.18
238-500-34-00	Haney Lisa J	2229 Eucalyptus Ave	2229 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-35-00	Reith Steven & Jie Chen	2231 Eucalyptus Ave	P O Box 332	Hanapepe HI 96716	1	\$90.18
238-500-36-00	Rossman Trust 03-07-00	2233 Eucalyptus Ave	2233 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-37-00	Butler Robert G &	2235 Eucalyptus Ave	2235 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-38-00	Capuozzo Eugene & Lucy	2237 Eucalyptus Ave	18655 W Bernardo Dr #443	San Diego CA 92127	1	\$90.18
238-500-39-00	Farcas Nicolae & Alina	2239 Eucalyptus Ave	2239 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-40-00	Shepard Allan C & Marilyn	2241 Eucalyptus Ave	2241 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-41-00	Johnston Family Trust	2243 Eucalyptus Ave	2243 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-42-00	Flowers Melvyn C	1625 Stoneridge Cir	1625 Stoneridge Cir	Escondido CA 92029	1	\$90.18
238-500-43-00	Dayani Family Trust	2244 Eucalyptus Ave	No. 14-112	Dana Point CA 92629	1	\$90.18
238-500-44-00	Cannariato Family Trust	2242 Eucalyptus Ave	P O Box 1085	Escondido CA 92033	1	\$90.18

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238-500-45-00	Mabie Van R	2240 Eucalyptus Ave	2240 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-46-00	Sanchez Daniel & Adriana	2238 Eucalyptus Ave	2238 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-47-00	Hodge Christopher N &	2234 Eucalyptus Ave	2234 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-48-00	Margallo Jairus T & Molly	2232 Eucalyptus Ave	2232 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-500-49-00	Solomon David S & Nancy	2230 Eucalyptus Ave	2230 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-01-00	Magee Family Trust	2201 Eucalyptus Ave	2201 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-02-00	Kohl Rockwell Trust	2203 Eucalyptus Ave	2203 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-03-00	Donehue Ethel M Trust	2205 Eucalyptus Ave	2205 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-04-00	Robbins David N & Joyce A	2207 Eucalyptus Ave	2207 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-05-00	Bissoon-dath Nicholas &	2209 Eucalyptus Ave	2209 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-06-00	Williams Family Trust	2211 Eucalyptus Ave	2211 Eucalyptus Ave	Escondido CA 92029	1	\$90.18
238-540-07-00	Greenstein Richard &	1512 Hillstone Ave	1512 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-08-00	Davis Melvin & Margaret	1534 Hillstone Ave	1534 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-09-00	Willis Ronald & Wendy	1556 Hillstone Ave	1556 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-10-00	Casey Vicki	2220 Blossom Hill Ln	2220 Blossom Hill Ln	Escondido CA 92029	1	\$90.18
238-540-11-00	Mendoza Family Trust	2216 Blossom Hill Ln	2216 Blossom Hill Ln	Escondido CA 92029	1	\$90.18
238-540-12-00	Chambers Family Trust	2212 Blossom Hill Ln	2212 Blossom Hill Ln	Escondido CA 92029	1	\$90.18
238-540-13-00	Archer James E & Loren R	2208 Blossom Hill Ln	2208 Blossom Hill Ln	Escondido CA 92029	1	\$90.18
238-540-14-00	Nack Laurie Separate	2204 Blossom Hill Ln	2204 Blossom Hill Ln	Escondido CA 92029	1	\$90.18
238-540-15-00	Koon Terry W & Leah E Trs	2200 Blossom Hill Ln	2200 Blossom Hill Ln	Escondido CA 92029	1	\$90.18
238-540-16-00	Lazcano Genero & Tina E	2202 Sonrisa Gln	2202 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-17-00	Boese Bobby R & Jamie M	2206 Sonrisa Gln	2206 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-18-00	Neilson Bruce A & Sheridyn	2210 Sonrisa Gln	2210 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-19-00	Damerow Milton F Jr &	2214 Sonrisa Gln	2214 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-20-00	Smart Karol	2218 Sonrisa Gln	P O Box 461975	Escondido CA 92046	1	\$90.18
238-540-21-00	Matson Family Trust	2222 Sonrisa Gln	2222 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-22-00	Robbins Family Trust	2226 Sonrisa Gln	2226 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-23-00	Ness Tim S & Patricia M	2230 Sonrisa Gln	2230 Sonrisa Gln	Escondido CA 92029	1	\$90.18
238-540-24-00	Swanger Family Survivors	1608 Hillstone Ave	1608 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-25-00	Dewoody Carl A & Sandra L	1620 Hillstone Ave	1620 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-26-00	Joyce Sandra A	1632 Hillstone Ave	1632 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-27-00	Hays James P & Sherry R	1654 Hillstone Ave	1654 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-28-00	Nielsen Family Trust	1676 Hillstone Ave	1676 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-29-00	Nasery Ziaullah & Angela	1698 Hillstone Ave	1698 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-30-00	Nunally Patrick O & Ann	2227 Villa Verde Rd	2227 Villa Verde Rd	Escondido CA 92029	1	\$90.18
238-540-31-00	Mahoney Renee	2239 Villa Verde Rd	2239 Villa Verde Rd	Escondido CA 92029	1	\$90.18
238-540-32-00	Parsa Masood S &	2261 Villa Verde Rd	2261 Villa Verde Rd	Escondido CA 92029	1	\$90.18
238-540-33-00	Branton David & Marcia	2283 Villa Verde Rd	2283 Villa Verde Rd	Escondido CA 92029	1	\$90.18
238-540-34-00	Hofstetter Revocable Living	2286 Villa Verde Rd	2286 Villa Verde Rd	Escondido CA 92029	1	\$90.18
238-540-35-00	Kaspar Family 1998 Trust	2264 Villa Verde Rd	2264 Villa Verde Rd	Escondido CA 92029	1	\$90.18
238-540-36-00	Brabant Family Trust	1671 Hillstone Ave	1671 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-37-00	Guiles Sally Separate	1639 Hillstone Ave	1639 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-38-00	Sorahan Dennis B Living	1627 Hillstone Ave	1627 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-41-00	Iwamura Brenda M	1571 Hillstone Ave	1571 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-42-00	Pedrotti Dennis & Kathleen	1559 Hillstone Ave	1559 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-43-00	Teshima Stuart H & Shizue	1537 Hillstone Ave	1537 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-44-00	Roberts Pace J & Patricia A	1515 Hillstone Ave	1515 Hillstone Ave	Escondido CA 92029	1	\$90.18
238-540-45-00	Okey Karen	1504 Hamilton Ln	1504 Hamilton Ln	Escondido CA 92029	1	\$90.18

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238-540-46-00	Traaen Family Trust	1528 Hamilton Ln	1528 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-540-47-00	Levy Tawnya M Trust	1546 Hamilton Ln	1546 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-540-48-00	Jaffa Family Trust 01-22-82	1560 Hamilton Ln	1560 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-540-51-00	Mulvihill Nancy Irrevocable	1626 Hamilton Ln	1626 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-540-52-00	Tobin Thomas & Stephanie	1644 Hamilton Ln	1644 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-540-53-00	Murphy Michael T &	1608 Hamilton Ln	1608 Hamilton Ln	Escondido CA 92029	1	\$90.18
238-540-55-00	Grubbs Charles L & Dolly A	1582 Hamilton Ln	P O Box 8883	Rancho Santa Fe CA	1	\$90.18
238-540-57-00	Duffy Patrick G Trust	1605 Hillstone Ave	3146 Quiet Hills Dr	Escondido CA 92029	1	\$90.18
238-540-58-00	Pace Family Trust 11-06-98	1593 Hillstone Ave	1593 Hillstone Ave	Escondido CA 92029	1	\$90.18
Totals:		Parcels:	297			\$26,783.46

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
226-820-01-00	Chavez Daniel J & Evelia	1862 Lookout Point PI	1862 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-02-00	Broyles Revocable Living	1858 Lookout Point PI	1858 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-03-00	Massie Norman M &	1854 Lookout Point PI	1854 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-04-00	Nguyen Kevin J	1850 Lookout Point PI	1850 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-05-00	Sawi Teresita T	1851 Lookout Point PI	1851 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-06-00	D W B H Trust	1855 Lookout Point PI	1855 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-07-00	Juan Oscar A & Lenita P	1859 Lookout Point PI	1859 Lookout Point PI	Escondido CA 92026	1	\$294.82
226-820-08-00	Navarro Manuel J & Eloisa	1049 Sunset Heights Rd	1049 Sunset Heights Rd	Escondido CA 92026	1	\$294.82
226-820-09-00	Fisk Family Trust	1057 Sunset Heights Rd	1057 Sunset Heights Rd	Escondido CA 92026	1	\$294.82
226-820-10-00	Saidy Haroon S	1063 Sunset Heights Rd	1230 Windsong Ln	Escondido CA 92026	1	\$294.82
226-820-11-00	Vaughn Robert & Laura	1864 Eagle Summit PI	1864 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-12-00	Milanovich Jennifer L	1860 Eagle Summit PI	1860 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-13-00	Woods Family Trust	1852 Eagle Summit PI	1852 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-14-00	Spellman Scot M &	1850 Eagle Summit PI	1850 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-15-00	Canturia Ronaldo &	1851 Eagle Summit PI	1851 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-16-00	Garcia Mirna	1853 Eagle Summit PI	1853 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-17-00	Hall Family Trust 02-07-03	1855 Eagle Summit PI	1855 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-18-00	Burnett Grant H & Brenda	1857 Eagle Summit PI	1857 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-19-00	Watterson Theodore &	1859 Eagle Summit PI	1859 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-20-00	Servis Ronald & Victoria Z	1861 Eagle Summit PI	1861 Eagle Summit PI	Escondido CA 92026	1	\$294.82
226-820-21-00	Kouma Mitsuko Family	1071 Sunset Heights Rd	1071 Sunset Heights Rd	Escondido CA 92026	1	\$294.82
226-820-22-00	Dufresne Family Trust	1862 Skyhill PI	1862 Skyhill PI	Escondido CA 92026	1	\$294.82
226-820-23-00	Frey Gregory D Jr &	1856 Skyhill PI	1856 Skyhill PI	Escondido CA 92026	1	\$294.82
226-820-24-00	Mcfeters Gary	1852 Skyhill PI	12004 Oakview Way	San Diego CA 92128	1	\$294.82
226-820-25-00	Graff David P & Kendall	1850 Skyhill PI	1850 Skyhill PI	Escondido CA 92026	1	\$294.82
226-820-26-00	King Donald & Kathleen	1851 Skyhill PI	1851 Skyhill PI	Escondido CA 92026	1	\$294.82
226-820-27-00	Oneil Chris W & Sharon L	1853 Skyhill PI	1853 Skyhill PI	Escondido CA 92026	1	\$294.82
226-820-28-00	Gamboia Frank G &	1857 Skyhill PI	1857 Skyhill PI	Escondido CA 92026	1	\$294.82
226-820-29-00	Levin Family Revocable	1861 Skyhill PI	1861 Skyhill PI	Escondido CA 92026	1	\$294.82
<b>Totals:</b>		<b>Parcels:</b>	<b>29</b>			<b>\$8,549.78</b>

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
235-083-01-00	Nguyen Thang & Tran Ha	1669 Lisbon Pl	822 Pico Pl	Escondido CA 92026	1	\$427.50
235-083-02-00	Andrews Paul	1659 Lisbon Pl	1659 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-03-00	Everage George J	1653 Lisbon Pl	1653 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-04-00	Elabbadi Hazem	1649 Lisbon Pl	1649 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-05-00	Holt Jennifer C	1647 Lisbon Pl	1647 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-06-00	Magpusao Allan S &	1645 Lisbon Pl	1645 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-07-00	Horton Gloria Tr	1641 Lisbon Pl	1641 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-08-00	Ness David	1639 Lisbon Pl	1609 Ventana Dr	Escondido CA 92029	1	\$427.50
235-083-09-00	Verdugo Family Trust	1636 Lisbon Pl	1636 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-10-00	Nare Donielle L	1638 Lisbon Pl	1638 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-11-00	Santalo Joaquin	1642 Lisbon Pl	1642 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-12-00	Wong Wildon Chen- Wen &	1646 Lisbon Pl	13669 Etude Rd	San Diego CA 92128	1	\$427.50
235-083-13-00	Peter & Wilma Hall	1650 Lisbon Pl	950 Boardwalk #201	San Marcos CA	1	\$427.50
235-083-14-00	Taylor Suzanne F Trust	1654 Lisbon Pl	1654 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-15-00	Arihilam Chibuzor V	1658 Lisbon Pl	1658 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-16-00	Esguerra Family Trust	1662 Lisbon Pl	1662 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-17-00	Hermann Brenda S	1664 Lisbon Pl	1664 Lisbon Pl	Escondido CA 92029	1	\$427.50
235-083-18-00	Stromberg 2004 Trust	1920 Chambers St	1920 Chambers St	Escondido CA 92029	1	\$427.50
235-083-19-00	Ngo Family Trust 11-07-13	1916 Chambers St	5761 Avenida Sanchez	San Diego CA 92124	1	\$427.50
235-083-20-00	Reynoso Gerald J & Maria I	1643 11th Ave West	1643 W 11th Ave	Escondido CA 92029	1	\$427.50
Totals:		Parcels:	20			\$8,550.00

CITY OF ESCONDIDO  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
226-831-01-00	Delacruz Samuel &	1444 Los Cedros Ln	1444 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-831-02-00	Medel Jonathan A &	1440 Los Cedros Ln	1440 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-831-03-00	Barlow Benjamin & Amber	1738 Las Palmas Ln	1738 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-831-04-00	Bottger Roy K & Monique S	1734 Las Palmas Ln	1734 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-831-05-00	Cota Alex & Kathleen	1730 Las Palmas Ln	1730 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-831-06-00	Busch Denise J	1726 Las Palmas Ln	1084 Devonshire Dr	Encinitas CA 92024	1	\$168.94
226-831-07-00	Kissinger Matthew & Cathy	1722 Las Palmas Ln	1722 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-831-08-00	Freitas Sharon K	1725 El Aire Pl	1725 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-09-00	Abad Family Trust 08-26-04	1729 El Aire Pl	16514 Cimarron Crest Dr	San Diego CA 92127	1	\$168.94
226-831-10-00	Pierce Gary & Constance	1733 El Aire Pl	1733 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-11-00	Zentai Paul M Family Trust	1737 El Aire Pl	P O Box 28053	San Diego CA 92198	1	\$168.94
226-831-12-00	Wiesner Dieter H Jr &	1741 El Aire Pl	1741 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-13-00	Nance Mark B & Kristine L	1745 El Aire Pl	1745 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-14-00	Sanabria Family Trust 3	1749 El Aire Pl	1749 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-15-00	Johnson Patricia L	1755 El Aire Pl	1755 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-16-00	Wohl Blake R & Christine	1750 El Aire Pl	1750 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-17-00	Mullany James A & Aurora	1746 El Aire Pl	1746 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-18-00	Raher Richard R & Robbi L	1742 El Aire Pl	1742 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-19-00	Dhiman Jaipal	1738 El Aire Pl	8502 Garden Grove Ave	Northridge CA 91325	1	\$168.94
226-831-20-00	Wing David A & Victoria E	1734 El Aire Pl	1734 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-21-00	Bengtson Roger A Tr &	1730 El Aire Pl	36144 Avenida De Las	Cathedral City CA	1	\$168.94
226-831-22-00	Bruce Deborah	1726 El Aire Pl	1726 El Aire Pl	Escondido CA 92026	1	\$168.94
226-831-23-00	Wink Dennis D & Patrizia E	1723 La Manzana Ln	1723 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-24-00	Reyes Kai & Teresa A	1727 La Manzana Ln	1727 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-25-00	C A H 2015-1 Borrower Llc	1731 La Manzana Ln	8665 E Hartford Dr #200	Scottsdale AZ 85255	1	\$168.94
226-831-26-00	Johnson Paul G	1735 La Manzana Ln	1735 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-27-00	Zuniga Miguel R & Ramona	1739 La Manzana Ln	2316 San Ysidro St	Camarillo CA 93010	1	\$168.94
226-831-28-00	Seneres Family Trust	1743 La Manzana Ln	1743 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-29-00	May Susan Trust 07-11-01	1747 La Manzana Ln	1747 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-30-00	Starost Scott P & Jennifer J	1753 La Manzana Ln	1753 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-31-00	Huerta Carlos G & Mary R	1748 La Manzana Ln	1748 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-32-00	Kim Paul	1742 La Manzana Ln	1742 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-33-00	Wilson Marilyn J Living	1738 La Manzana Ln	1738 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-34-00	Dwyer Lavon & Paulina	1736 La Manzana Ln	1736 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-35-00	Simson Ruth A Family	1728 La Manzana Ln	13227 Aubrey St	Poway CA 92064	1	\$168.94
226-831-36-00	Carroll Anne R Separate	1724 La Manzana Ln	17247 La Manzana Ln	Escondido CA 92026	1	\$168.94
226-831-37-00	Mendoza Joseph J & Naomi	1401 El Cielo Ln	1401 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-38-00	Endozo Antonio S & Nora	1405 El Cielo Ln	1802 Almagro Ln	Escondido CA 92026	1	\$168.94
226-831-39-00	Pulido Justo	1409 El Cielo Ln	1409 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-40-00	Padilla Carlos & Angeles	1413 El Cielo Ln	1413 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-41-00	Rerolle Andre K &	1417 El Cielo Ln	1417 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-42-00	Marquez Mamerto M &	1421 El Cielo Ln	1429 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-43-00	Andersen Family Trust	1425 El Cielo Ln	1425 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-44-00	Marquez Mamerto M &	1429 El Cielo Ln	1429 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-45-00	Morris Kenneth G & Anna L	1433 El Cielo Ln	1433 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-831-46-00	Camp Thomas D Jr & Linda	1437 El Cielo Ln	1437 El Cielo Ln	Escondido CA 92026	1	\$168.94
226-832-01-00	Villanueva Oscar R	1711 Las Palmas Ln	1711 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-832-02-00	Fallon Shanon J	1715 Las Palmas Ln	1715 Las Palmas Ln	Escondido CA 92026	1	\$168.94

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
226-832-03-00	Jones Brian Keith & Emilee	1719 Las Palmas Ln	1719 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-832-04-00	Mcgranahan Richard G &	1723 Las Palmas Ln	1723 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-832-05-00	Terrazas Martin C & Rosa	1727 Las Palmas Ln	1727 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-832-06-00	Moreno Miguel & Karin M	1731 Las Palmas Ln	1731 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-832-07-00	Aparicio Fredy & Blanca	1735 Las Palmas Ln	1735 Las Palmas Ln	Escondido CA 92026	1	\$168.94
226-832-08-00	Nordstrom Eric W & Doris	1736 El Rosal Pl	1736 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-09-00	Penunuri Isela	1732 El Rosal Pl	1732 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-10-00	Miller Alfred C & Chrystal E	1728 El Rosal Pl	1728 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-11-00	Schmidt Wayne H Family	1724 El Rosal Pl	1724 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-12-00	Young Janette A	1718 El Rosal Pl	1718 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-13-00	Ogrady Family Trust	1714 El Rosal Pl	4884 Park Dr	Carlsbad CA 92008	1	\$168.94
226-832-14-00	Peneda Mario N & Benitez	1710 El Rosal Pl	1710 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-15-00	Riego Reynaldo T	1706 El Rosal Pl	1706 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-16-00	Tran Dalavan & Asphone C	1702 El Rosal Pl	1702 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-17-00	Smith Gary A & Yvonne	1707 El Rosal Pl	1707 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-18-00	Chernitz Charles W &	1717 El Rosal Pl	1717 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-19-00	Shell Timothy M & Kim I	1721 El Rosal Pl	1721 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-20-00	Soltani Ramin	1725 El Rosal Pl	1229 Sunset Heights Rd	Escondido CA 92026	1	\$168.94
226-832-21-00	Lopez Sherry E	1731 El Rosal Pl	1731 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-22-00	Ranola Ray I & Luz D	1737 El Rosal Pl	1737 El Rosal Pl	Escondido CA 92026	1	\$168.94
226-832-23-00	Wasem Brenda	1471 Los Cedros Ln	1471 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-24-00	Phi Hi Trong & Pham Bach	1475 Los Cedros Ln	1475 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-25-00	Fluke Daniel I Tr	1481 Los Cedros Ln	1481 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-26-00	Fisher Living Trust	1485 Los Cedros Ln	1485 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-27-00	Lindquist Wayne F &	1488 Los Cedros Ln	1488 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-28-00	Contreras Ruben F &	1480 Los Cedros Ln	1993 Sorrentino Dr	Escondido CA 92025	1	\$168.94
226-832-29-00	Rock Wayne W & Gayle A	1476 Los Cedros Ln	1476 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-30-00	Kunz George	1472 Los Cedros Ln	1472 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-31-00	Oliva Andrew E & Melissa	1468 Los Cedros Ln	1468 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-32-00	Agnew Richard L Jr &	1464 Los Cedros Ln	1464 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-33-00	Gaspar Jose G & Maria S	1460 Los Cedros Ln	1460 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-34-00	Martinez Alejandrino H &	1456 Los Cedros Ln	1456 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-35-00	Garcia Jaime	1452 Los Cedros Ln	1452 Los Cedros Ln	Escondido CA 92026	1	\$168.94
226-832-36-00	Beck Russell W	1448 Los Cedros Ln	1448 Los Cedros Ln	Escondido CA 92026	1	\$168.94
<b>Totals:</b>		Parcels:	82			\$13,853.08

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 Landscape Maintenance District No. 1 - Zone 5  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
225-700-01-00	Banks Josh E & Brook N	1537 Glasgow Ln	1537 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-02-00	Humphrey Family Trust	1541 Glasgow Ln	60 Sycamore Ter #202	Goleta CA 93117	1	\$489.76
225-700-03-00	Rickard-madrid Family	1545 Glasgow Ln	1545 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-04-00	Brown Aliu Griffith &	1549 Glasgow Ln	1549 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-05-00	Stalians Family Trust	1553 Glasgow Ln	1553 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-06-00	Hagan Trust 12-16-98	1558 Dublin Ln	1558 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-07-00	Mace Family Trust	1554 Dublin Ln	1554 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-08-00	Orourke John J & Janis	1550 Dublin Ln	1550 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-09-00	Velasquez Jaime C &	1546 Dublin Ln	1546 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-10-00	Kowalke Family Trust	1542 Dublin Ln	1542 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-11-00	Brackman William & Joyce	1538 Dublin Ln	1538 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-12-00	Aiona Jeffrey &	1543 Dublin Ln	1543 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-13-00	Tashjian Jerry H Trust	1547 Dublin Ln	1547 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-14-00	Lewis Scott D & Tishmari L	1551 Dublin Ln	1551 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-15-00	Johnson Family Trust	1555 Dublin Ln	1555 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-16-00	Wicka David G & Sookie L	1559 Dublin Ln	1559 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-17-00	Taylor-zander Trust	1563 Dublin Ln	1563 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-18-00	Steeve Family 2012 Trust	1567 Dublin Ln	1567 Dublin Ln	Escondido CA 92027	1	\$489.76
225-700-19-00	Schlotterbeck Family Trust	1619 Glasgow Ln	1619 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-22-00	Devlin Daniel P & Kathleen	1614 Glasgow Ln	1614 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-23-00	Gray David & Sharon	1608 Glasgow Ln	1608 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-24-00	Fettig Frank A & Rosanne C	1554 Glasgow Ln	1554 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-25-00	Zink Michael	1552 Glasgow Ln	1552 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-26-00	Herold Susen	1548 Glasgow Ln	1548 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-27-00	Brewer Lynn S Living Trust	1546 Glasgow Ln	P O Box 1716	Escondido CA 92033	1	\$489.76
225-700-28-00	Casey David A & Sokhouy U	1544 Glasgow Ln	1544 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-29-00	Meister Robert L	1542 Glasgow Ln	1542 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-30-00	Reutter Herbert & Louise	1538 Glasgow Ln	1538 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-31-00	Walavalkar Dilip O &	1626 Glasgow Ln	1626 Glasgow Ln	Escondido CA 92027	1	\$489.76
225-700-33-00	Benson Larry K & Kiyomi	1620 Glasgow Ln	1950 Hacienda Dr		1	\$489.76
Totals:		Parcels:	30			\$14,692.80



CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 6  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
227-680-02-00	Senti Bryan L & Lori A	122 Brava Pl	122 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-03-00	Torrie Living Trust	134 Brava Pl	134 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-04-00	Nguyen Nga Kieu Thi Trust	146 Brava Pl	146 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-05-00	Le Quy Van & Vo Phung	158 Brava Pl	158 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-06-00	Denboer Paul & Cynthia D	160 Brava Pl	160 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-07-00	Dean Kevin W & Jacqueline	172 Brava Pl	172 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-08-00	Bonilla Carlos S & Odily M	165 Brava Pl	165 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-09-00	Newman Cody L	153 Brava Pl	153 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-10-00	Wong Billy B & Olga A	141 Brava Pl	141 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-11-00	Johnson Jeffrey A & Cathy	129 Brava Pl	129 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-12-00	Schwarz Todd R & Jane K	117 Brava Pl	117 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-13-00	Chacon Carlos & Arvizu	105 Brava Pl	105 Brava Pl	Escondido CA 92026	1	\$433.00
227-680-35-00	Markwell Family 2015 Trust	110 Brava Pl	110 Brava Pl	Escondido CA 92026	1	\$433.00
Totals:		Parcels:	13			\$5,629.00

CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 7  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
225-710-01-00	Defranco Busalacchi Family	1533 Glasgow Ln	1533 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-02-00	Dominguez Arcelia	1529 Glasgow Ln	1529 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-03-00	Menard Family Trust	1525 Glasgow Ln	1525 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-04-00	Waller Lorianne M	1521 Glasgow Ln	1521 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-05-00	Sargenti Family Trust	1517 Glasgow Ln	1517 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-06-00	Bundy Don R & Betty R	1513 Glasgow Ln	1513 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-07-00	Winter Kenneth & Donielle	1509 Glasgow Ln	1509 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-08-00	Lamug Rudy M & Shelley T	1505 Glasgow Ln	1505 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-09-00	Lester Larry K & Mary A	1502 Glasgow Ln	1502 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-10-00	Walters Stephen & Veenstra	1506 Glasgow Ln	1506 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-11-00	Fisher Steven A &	1510 Glasgow Ln	1510 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-12-00	Bonds Family Trust	1514 Glasgow Ln	1514 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-13-00	Tran Huey Living Trust	1518 Glasgow Ln	1518 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-14-00	Baldwin John M & Donna J	1526 Glasgow Ln	1526 Glasgow Ln	Escondido CA 92027	1	\$695.24
225-710-15-00	Strickert Jamie C & Susan	2415 Stevens Pl	2415 Stevens Pl	Escondido CA 92027	1	\$695.24
225-710-16-00	Rhodes Derek M &	2427 Stevens Pl	2427 Stevens Pl	Escondido CA 92027	1	\$695.24
225-710-17-00	Zamora German L & Amy A	2431 Stevens Pl	2431 Stevens Pl	Escondido CA 92027	1	\$695.24
225-710-18-00	Alperson Jay R & Sunny Y	2447 Stevens Pl	943 Bolling Ave	Norfolk VA 23508	1	\$695.24
225-710-19-00	Mahr Hans R & Yura	2434 Stevens Pl	15009 Cross Stone Dr	San Diego CA 92127	1	\$695.24
225-710-20-00	Kelterer Frederick Trust	2426 Stevens Pl	2426 Stevens Pl	Escondido CA 92027	1	\$695.24
225-710-21-00	Hatley Lorene I	2418 Stevens Pl	2418 Stevens Pl	Escondido CA 92027	1	\$695.24
225-710-22-00	Kuninobu Leonard S & H	2416 Stevens Pl	2416 Stevens Pl	Escondido CA 92027	1	\$695.24
<b>Totals:</b>		<b>Parcels:</b>	<b>22</b>			<b>\$15,295.28</b>

CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 8  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
231-790-54-00	Marion Ramon R & Ella M	561 Iona Ct	2462 Timbercrest Cir W	Clearwater FL 33763	1	\$90.20
231-790-55-00	Robinson Kyle T & Tiffanie	565 Iona Ct	565 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-56-00	Khounborine Khamla &	569 Iona Ct	569 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-57-00	Lapid Kurt V	573 Iona Ct	573 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-58-00	Jordan Dolan & Rayna	577 Iona Ct	577 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-59-00	Belzman Darrin B & Lori S	581 Iona Ct	581 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-60-00	Tyler Maizie	585 Iona Ct	585 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-61-00	Ashdown Christina J	589 Iona Ct	589 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-62-00	Childers Danny R & Monica	593 Iona Ct	593 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-63-00	Martinez Sergio H	597 Iona Ct	597 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-64-00	Gueco Jose & Johanna	601 Iona Ct	16902 Silver Crest Dr	San Diego CA 92127	1	\$90.20
231-790-65-00	Reyes Leopoldo & Cuarenta	605 Iona Ct	605 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-66-00	Lapeyrouse Christopher &	609 Iona Ct	609 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-67-00	Roman David R	613 Iona Ct	613 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-68-00	Wong U Leon Trust	617 Iona Ct	531 W El Norte Ave	Monrovia CA 91016	1	\$90.20
231-790-69-00	Nieto Ignacio & Myrna	621 Iona Ct	621 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-70-00	Flores Michael & Elvira	625 Iona Ct	625 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-71-00	R E West Inc	2795 Geise Ct	470 N Midway Dr	Escondido CA 92027	1	\$90.20
231-790-72-00	Gonzalez Ramon & Hilda G	2789 Geise Ct	2624 Emerald Oaks Gln	Escondido CA 92027	1	\$90.20
231-790-73-00	Resendiz Moises & Teresa	2783 Geise Ct	2783 Geise Ct	Escondido CA 92027	1	\$90.20
231-790-74-00	Guest James L & Cheryl A	2777 Geise Ct	2777 Geise Ct	Escondido CA 92027	1	\$90.20
231-790-75-00	Enriquez Edgar & Alvarez	628 Iona Ct	628 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-76-00	Saliba Walid A & Akiki	624 Iona Ct	624 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-77-00	Elizondo Avel	Iona Ct	620 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-78-00	Wright Elisa	578 Iona Ct	578 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-79-00	Hernandez Candido &	574 Iona Ct	574 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-80-00	Krein Arthur J Revocable	570 Iona Ct	570 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-81-00	Barton Sandra L	566 Iona Ct	566 Iona Ct	Escondido CA 92027	1	\$90.20
231-790-82-00	Melendrez Ricardo I &	562 Iona Ct	562 Iona Ct	Escondido CA 92027	1	\$90.20
Totals:		Parcels:	29			\$2,615.80

CITY OF ESCONDIDO  
Landscape Maintenance District No. 1 -Zone 9  
Assessment Levy for Fiscal Year 2017/18

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-991-02-00	Ewing Family 2012 Trust	2253 Parktree Ln	2149 Amanda Ln	Escondido CA 92029	1	\$524.54
224-991-03-00	Perea Eduardo & Zenaida	2243 Parktree Ln	2113 Laura Dr	Escondido CA 92027	1	\$524.54
224-991-04-00	Lewis Jacqueline	2231 Parktree Ln	2231 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-05-00	Sanshey Family Trust	2223 Parktree Ln	26160 Wyndemere Ct	Escondido CA 92026	1	\$524.54
224-991-06-00	Wilke Ngan Ngoc Revocable	2211 Parktree Ln	2211 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-07-00	Summers Family Trust	2203 Parktree Ln	2203 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-08-00	Kayvanshokouhi Lisa M	2195 Parktree Ln	2195 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-09-00	Dai Phi Hung & Nguyen	2187 Parktree Ln	2187 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-10-00	Moen Family Trust	2165 Parktree Ln	2165 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-11-00	Clark Family Trust 05-03-12	2164 Parktree Ln	2164 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-12-00	Mccowen Kevin & Santos	2170 Parktree Ln	2170 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-13-00	Dawson Ian & Whitney	2176 Parktree Ln	2176 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-14-00	Calvillo Richard & Liberty	2184 Parktree Ln	2184 Parktree Ln	Escondido CA 92026	1	\$524.54
224-991-15-00	Hui Family Trust 02-20-10	315 Valleytree Pl	315 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-16-00	Pagach Charles W & Joanne	323 Valleytree Pl	323 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-17-00	Bennett Jonathon P	329 Valleytree Pl	329 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-18-00	Diep Huy T & Le Han	334 Valleytree Pl	334 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-19-00	Frazier Alex	328 Valleytree Pl	328 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-20-00	Mapanao Jay & Danielle C	322 Valleytree Pl	322 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-21-00	Beauchamp Stephen G &	314 Valleytree Pl	314 Valleytree Pl	Escondido CA 92026	1	\$524.54
224-991-22-00	Rockey William C &	317 Springtree Pl	317 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-23-00	Burson John E & Tamara K	325 Springtree Pl	325 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-24-00	Reyes Roberto C & Gomez	329 Springtree Pl	P O Box 270164	San Diego CA 92198	1	\$524.54
224-991-25-00	Rustad Craig A & Garian D	335 Springtree Pl	P O Box 1074	Del Mar CA 92014	1	\$524.54
224-991-26-00	Jose Edward L Trust	345 Springtree Pl	345 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-27-00	Allen Terry & Anne	346 Springtree Pl	346 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-28-00	Roner Family Trust	342 Springtree Pl	342 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-29-00	Frias Lucio P &	338 Springtree Pl	338 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-30-00	Villalpando Phillip R &	334 Springtree Pl	334 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-31-00	Nguyen Maitram T	330 Springtree Pl	330 Springtree Pl	Escondido CA 92026	1	\$524.54
224-991-32-00	Mills Wayne M & Celia C	324 Springtree Pl	9875 Rocky Ridge Rd	Escondido CA 92026	1	\$524.54
224-991-33-00	Barca Girard M & Etelka P	316 Springtree Pl	2596 Dundee Gln	Escondido CA 92026	1	\$524.54
224-991-35-00	Ghosh Ardhendu & Shelly	2257 Brookwood Ct	1180 Via Vera Cruz	San Marcos CA	1	\$524.54
224-991-37-00	Gill Brandon & Kroon-gill	2256 Brookwood Ct	2256 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-38-00	Crisci Family Trust	2248 Brookwood Ct	3032 Rue Montreux	Escondido CA 92026	1	\$524.54
224-991-39-00	Koch Frederick W	2242 Brookwood Ct	2242 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-40-00	Wetzel Raymond J & Julie A	2236 Brookwood Ct	2236 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-41-00	Lenhof Lori A	2211 Brookwood Ct	2211 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-42-00	Ortega Francisco M &	2219 Brookwood Ct	2219 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-43-00	Flores James & Neire M	2223 Brookwood Ct	2223 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-44-00	Haydock Donald	2229 Brookwood Ct	2229 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-991-45-00	Gecewicz Michael B &	2207 Pleasantwood Ln	2207 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-46-00	Chavez Armando &	2203 Pleasantwood Ln	2203 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-47-00	Hoadley Family Trust	2199 Pleasantwood Ln	2531 Peet Ln	Escondido CA 92025	1	\$524.54
224-991-48-00	Scofield Laura A	2195 Pleasantwood Ln	2195 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-49-00	Rolls Karl R Jr & Anne W	2191 Pleasantwood Ln	2191 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-50-00	Gonzalez Marcelo & Martha	2187 Pleasantwood Ln	2187 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-51-00	Garcia Edreuel B & Angelee	2183 Pleasantwood Ln	2183 Pleasantwood Ln	Escondido CA 92026	1	\$524.54

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-991-52-00	Carter Charles Edward &	2179 Pleasantwood Ln	2179 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-53-00	Rose James & Laura Family	2175 Pleasantwood Ln	2175 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-54-00	Cinco Agustin L & Ligaya R	2171 Pleasantwood Ln	8661 Octans St	San Diego CA 92126	1	\$524.54
224-991-55-00	Burgos Jorge	2167 Pleasantwood Ln	2167 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-56-00	Aguirre Pablo O &	2163 Pleasantwood Ln	2163 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-57-00	Clarkson Trust 12-02-94	2159 Pleasantwood Ln	2159 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-58-00	Lin Bill F	2153 Pleasantwood Ln	P O Box 820871	Houston TX 77282	1	\$524.54
224-991-59-00	Wilson Larry D & Kyle	2145 Pleasantwood Ln	2145 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-60-00	Garay Efen G & Garcia	2141 Pleasantwood Ln	2141 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-61-00	Weidenfeller Neil A	2137 Pleasantwood Ln	2137 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-62-00	Sikora Chris	2138 Pleasantwood Ln	2138 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-63-00	Roles Charles & Renata	2146 Pleasantwood Ln	2146 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-64-00	Zeng Guang Hui & Rong	2156 Pleasantwood Ln	2156 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-65-00	Montoya Family Trust	2162 Pleasantwood Ln	558 Echo Ln	San Marcos CA	1	\$524.54
224-991-66-00	Khanthacha Souriya Paul &	2168 Pleasantwood Ln	2168 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-67-00	Hardacker Bryan & Kelli	2179 Splendorwood Pl	2179 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-68-00	Morales Merari	2177 Splendorwood Pl	2177 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-69-00	Sullivan Shane & Barreras	2167 Splendorwood Pl	2167 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-70-00	Martinez Trust 10-13-06	2161 Splendorwood Pl	2161 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-71-00	Nguyen Bruce	2151 Splendorwood Pl	2151 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-72-00	Caguioa Larry N & Estrella	2145 Splendorwood Pl	2145 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-73-00	Gazda Gregory M & Ruth E	2137 Splendorwood Pl	13666 Orchard Gate Rd	Poway CA 92064	1	\$524.54
224-991-75-00	Khan Family Trust 09-05-15	2136 Splendorwood Pl	8326 Yolo Ct	San Diego CA 92129	1	\$524.54
224-991-76-00	Bandoy Charles & Jeroyln	2144 Splendorwood Pl	2144 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-77-00	Aquino Edmond D &	2152 Splendorwood Pl	2152 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-78-00	Peterson David E & Rosa M	2158 Splendorwood Pl	2158 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-79-00	Dumbauld Brian & Stacey	2164 Splendorwood Pl	2164 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-80-00	Jannuzzi Glen & Donna C O	2170 Splendorwood Pl	2170 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-81-00	Lowe James & Dianne	2176 Splendorwood Pl	2176 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-82-00	Larkin Christopher M &	2180 Splendorwood Pl	2180 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-83-00	Nielsen Charles F &	2184 Splendorwood Pl	2184 Splendorwood Pl	Escondido CA 92026	1	\$524.54
224-991-84-00	Ngo Thanh & To Han Ngoc	2188 Pleasantwood Ln	2188 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-85-00	Klee Lawrence S	2196 Pleasantwood Ln	2196 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-86-00	Tierce Michael & Andrea	2204 Pleasantwood Ln	2204 Pleasantwood Ln	Escondido CA 92026	1	\$524.54
224-991-88-00	Tang Tong K & Quach Uyen	2260 Brookwood Ct	2260 Brookwood Ct	Escondido CA 92026	1	\$524.54
224-992-01-00	Figlioli Petrina A	520 Shadywood Dr	520 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-02-00	Hall Diane C	528 Shadywood Dr	528 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-03-00	Guevara Gary G	536 Shadywood Dr	536 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-04-00	Sauls Andree L & Verena Y	542 Shadywood Dr	542 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-05-00	Mitzelfelt Matthew S &	548 Shadywood Dr	548 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-06-00	Rodriguez Esequiel &	556 Shadywood Dr	556 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-07-00	Danesh Family Trust	564 Shadywood Dr	564 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-08-00	Prasad Keshava B &	570 Shadywood Dr	570 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-09-00	Nelson Aaron T & Julie A	576 Shadywood Dr	576 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-10-00	Leclerc Stephen A &	582 Shadywood Dr	582 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-11-00	Eftekhari Farshad &	588 Shadywood Dr	588 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-12-00	Ngolab Family Trust	596 Shadywood Dr	596 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-13-00	Fariba Family Trust	604 Shadywood Dr	604 Shadywood Dr	Escondido CA 92026	1	\$524.54

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-992-15-00	Lopez Silvia & Miguel	614 Shadywood Dr	614 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-16-00	Beck Nanette L	620 Shadywood Dr	620 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-17-00	Friedrichs Family Trust	626 Shadywood Dr	3346 Holly Oak Ln	Escondido CA 92027	1	\$524.54
224-992-18-00	Farnow Daniel & Margaret	632 Shadywood Dr	632 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-19-00	IacuanIELlo Family Trust	638 Shadywood Dr	638 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-20-00	Mitchell James L & Cecilia	646 Shadywood Dr	646 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-21-00	Hickox Jeffrey C & Marlys F	654 Shadywood Dr	654 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-22-00	Soltren Robert D & Krista L	660 Shadywood Dr	660 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-23-00	Medina Genelito V &	666 Shadywood Dr	666 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-24-00	Reyes Danilo S & Teresita	674 Shadywood Dr	674 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-25-00	Donato Family Trust	678 Shadywood Dr	678 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-27-00	Moyer Family Revocable	677 Shadywood Dr	10457 Hunters Ridge Pl	San Diego CA 92127	1	\$524.54
224-992-28-00	Bandoy Linda D	673 Shadywood Dr	673 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-29-00	Maffei Dominick J &	665 Shadywood Dr	665 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-30-00	Batac Demetrio M &	661 Shadywood Dr	13725 Sage Meadow Ln	Valley Center CA	1	\$524.54
224-992-31-00	Langford Geoffrey S	653 Shadywood Dr	653 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-32-00	Dukat Raymond H &	648 Crestwood Pl	648 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-33-00	Mitchell Patricia K	650 Crestwood Pl	1046 Nolan Ct	Pleasanton CA	1	\$524.54
224-992-34-00	Bartolay Taurino A &	654 Crestwood Pl	654 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-35-00	Maiorano Silvio S &	658 Crestwood Pl	658 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-36-00	Feinstein Alexander &	660 Crestwood Pl	660 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-37-00	Driscoll Monika	668 Crestwood Pl	668 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-38-00	Mcguire Peter & Susan	672 Crestwood Pl	672 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-39-00	Whitten Oscar D &	676 Crestwood Pl	17040 Arnold Dr #43	March Air Force	1	\$524.54
224-992-40-00	Cuccurullo Family Trust	680 Crestwood Pl	680 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-41-00	Gray Mary	684 Crestwood Pl	684 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-42-00	Navarra John K & Darcee N	687 Crestwood Pl	687 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-43-00	Roberts David S & Jennifer	683 Crestwood Pl	683 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-44-00	Jones Nathan & Kathryn A	679 Crestwood Pl	679 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-45-00	Lievanos Robert C & Cortez	653 Crestwood Pl	653 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-46-00	Baumbach Lilya	649 Crestwood Pl	2370 Pine Valley Gln	Escondido CA 92026	1	\$524.54
224-992-47-00	Jaki Michael A & Maritza E	645 Crestwood Pl	645 Crestwood Pl	Escondido CA 92026	1	\$524.54
224-992-48-00	Hoadley Family Trust	2216 Terracewood Ln	2531 Peet Ln	Escondido CA 92025	1	\$524.54
224-992-49-00	Bychak Richard J &	2210 Terracewood Ln	2210 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-50-00	Lockvis James B & Vickey	2208 Terracewood Ln	2208 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-51-00	Cortez Richard M & Stacy A	2197 Terracewood Ln	2197 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-52-00	Windham Olivia Trust	2201 Terracewood Ln	2201 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-53-00	Gamble Family Trust	2205 Terracewood Ln	2205 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-54-00	Higgs John H & Hallie M	2209 Terracewood Ln	2209 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-55-00	Turner Ronald G	2211 Terracewood Ln	2211 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-56-00	Griffith Patricia G Family	2215 Terracewood Ln	2215 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-57-00	Matsuo Craig M & Tracy C	2219 Terracewood Ln	2219 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-58-00	Dodge Charles W & Jane H	2225 Terracewood Ln	2225 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-59-00	Berenjian Kavan	2231 Terracewood Ln	2231 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-60-00	Garritson Bracken	2239 Terracewood Ln	2239 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-61-00	Simon Todd H & Beth A	2241 Terracewood Ln	2241 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-62-00	Samalea Family Trust	2249 Terracewood Ln	2249 Terracewood Ln	Escondido CA 92026	1	\$524.54
224-992-63-00	Sonn Family Trust 09-28-05	607 Shadywood Dr	607 Shadywood Dr	Escondido CA 92026	1	\$524.54

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-992-64-00	Gonzalez Tristan &	597 Shadywood Dr	597 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-65-00	Holliday Kim S	589 Shadywood Dr	589 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-66-00	Arcinue Christian M	585 Shadywood Dr	585 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-67-00	Cozens John W & Kathryn A	581 Shadywood Dr	581 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-68-00	Morrow Ted J & Monica	577 Shadywood Dr	538 Sugarpine Dr	Merlin OR 97532	1	\$524.54
224-992-69-00	Ivelich Jason	571 Shadywood Dr	571 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-70-00	Utterberg-gurlin Gwen E	565 Shadywood Dr	565 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-71-00	Collier Harold R Family	561 Shadywood Dr	561 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-72-00	Piga Cezar & Nanette	555 Shadywood Dr	555 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-73-00	Woodard Family Trust	545 Shadywood Dr	545 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-74-00	Fischer Sheen E & Editha D	539 Shadywood Dr	539 Shadywood Dr	Escondido CA 92026	1	\$524.54
224-992-76-00	Logan Scott	610 Shadywood Dr	610 Shadywood Dr	Escondido CA 92026	1	\$524.54
Totals:		Parcels:	156			\$81,828.24

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-051-38-00	Afshar Tony & Leah	1860- El Norte Pkwy West	930 Rainbow Crest Rd	Fallbrook CA 92028	25.000	\$441.00
224-163-01-00	Chandler Guy W Family	1735 Larkhaven Gln	1735 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-02-00	Schmidt Scott D & Carmen	1731 Larkhaven Gln	1731 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-03-00	Rahnamaie Akram	1723 Larkhaven Gln	13309 Caminito Ciera #116	San Diego CA 92129	1.000	\$17.64
224-163-04-00	Adams Robert L	1717 Larkhaven Gln	1717 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-05-00	Argabright Steven L &	1713 Larkhaven Gln	1713 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-06-00	Fidelus Bartlomiej P	1709 Larkhaven Gln	1709 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-07-00	Stariell Tarra J	1705 Larkhaven Gln	1705 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-08-00	Johnson Donald A & Donna	1702 Larkhaven Gln	1702 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-09-00	Chernish George & Mabel	1706 Larkhaven Gln	1706 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-10-00	Hall Eric A	1710 Larkhaven Gln	1710 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-11-00	Hoffner Judith E Tr	1714 Larkhaven Gln	1714 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-12-00	Andrews Franklin C Iii	1718 Larkhaven Gln	1718 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-13-00	Maughan Donald A &	1722 Larkhaven Gln	1722 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-14-00	Campbell Herrell Living	1726 Larkhaven Gln	1726 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-15-00	Blaaha Family Trust	1741 Still Water Gln	114 10th St	Ramona CA 92065	1.000	\$17.64
224-163-16-00	Mosemak Revocable Living	1737 Still Water Gln	1737 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-18-00	Sigalov Anatoly & Lamara	1732 Still Water Gln	1732 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-19-00	Mcdowell Mary F	1736 Still Water Gln	1736 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-20-00	Verneti Mary J	1740 Still Water Gln	1740 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-21-00	Gomes Manuel J Iii	1744 Still Water Gln	1744 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-22-00	Wiles David & Rae	1748 Stillwater Gln	4895 Avion Way	San Diego CA 92115	1.000	\$17.64
224-163-23-00	Parento Charles J &	1752 Still Water Gln	1752 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-24-00	Szuberla Casimir S &	1756 Still Water Gln	1756 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-25-00	Salter Helen	1761 Still Water Gln	1761 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-26-00	Orlando Family Trust	1757 Still Water Gln	1757 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-27-00	Barton Family Trust	1753 Still Water Gln	1753 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-163-28-00	Guerrero Eleazar	1749 Still Water Gln	31931 Palos Verdes Dr	Escondido CA 92026	1.000	\$17.64
224-163-29-00	Camacho Sigfredo	1734 Larkhaven Gln	1734 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-30-00	Soard Thomas L & Scottie	1738 Larkhaven Gln	4843 W Avenue K6	Lancaster CA 93536	1.000	\$17.64
224-163-31-00	Cunningham Tamara J 2013	1742 Larkhaven Gln	1742 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-32-00	Prodan Steven	1746 Larkhaven Gln	1746 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-33-00	Martinez Rosa L	1750 Larkhaven Gln	2280 E Valley Pkwy #52	Escondido CA 92027	1.000	\$17.64
224-163-34-00	Roman Luis A & Lori N	1754 Larkhaven Gln	1754 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-35-00	Scott Colleen T C	1755 Larkhaven Gln	1755 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-36-00	Thallas Anthony S	1751 Larkhaven Gln	1751 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-37-00	Ngo David Charles & Leung	1747 Larkhaven Gln	1747 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-38-00	Schneider George H &	1743 Larkhaven Gln	1743 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-39-00	Storey Harold L & Doris M	1739 Larkhaven Gln	1739 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-163-41-00	Fernandez Gonzalo A &	1721 Still Water Gln	1721 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-164-01-00	Cowles Cecelia I S 1992	1759 Larkhaven Gln	515 Las Veras Pl	Escondido CA 92026	1.000	\$17.64
224-164-02-00	Lutz Albert W Trust	1761 Larkhaven Gln	1761 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-03-00	Cheung-quon Jerraideane M	1765 Larkhaven Gln	1765 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-04-00	Glen Kathleen A Revocable	1769 Larkhaven Gln	1769 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-05-00	Brill Stephen G & Linda J	1773 Larkhaven Gln	1773 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-06-00	Colford Steven A & Trudy L	1777 Larkhaven Gln	1358 Hinrichs Way	Escondido CA 92027	1.000	\$17.64
224-164-07-00	Scharton Denise E	1781 Larkhaven Gln	1781 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-08-00	Espinoza Longino C &	1785 Larkhaven Gln	1785 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64



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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-164-09-00	Lebowitz Steven & Janina P	1789 Larkhaven Gln	1789 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-10-00	Jabbari Mohammad Y &	1793 Larkhaven Gln	4877 N Arboretum Dr		1.000	\$17.64
224-164-11-00	Dorobati Soheila N	1797 Larkhaven Gln	1797 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-12-00	Raibert Robert	1801 Larkhaven Gln	13457 Shoal Summit Dr	San Diego CA 92128	1.000	\$17.64
224-164-13-00	Swiderski Piotr M &	1798 Larkhaven Gln	162 Hollyglen Ln	San Dimas CA	1.000	\$17.64
224-164-14-00	Lund Benjamin R &	1768 Still Water Gln	27790 Granite Ridge Rd	Escondido CA 92026	1.000	\$17.64
224-164-15-00	Tung Wai Tung	1764 Still Water Gln	4620 Terraza Mar Marvelosa	San Diego CA 92130	1.000	\$17.64
224-164-16-00	Parker Fely-jo & D Brian	1762 Stillwater Gln	7826 Pipit Pl	San Diego CA 92129	1.000	\$17.64
224-164-17-00	Rodgers Raymond E Jr &	1765 Still Water Gln	1765 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-164-18-00	Tucker Charles T &	1769 Still Water Gln	1769 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-164-19-00	Magana Tony L & Ramona	1771 Still Water Gln	1771 Still Water Gln	Escondido CA 92026	1.000	\$17.64
224-164-20-00	Smith Betty A Revocable	1766 Larkhaven Gln	1766 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-21-00	Shaw Timothy G & Veronica	1762 Larkhaven Gln	1762 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-164-22-00	Mech Deborah R Trust	1758 Larkhaven Gln	1758 Larkhaven Gln	Escondido CA 92026	1.000	\$17.64
224-210-52-00	Aly Hussein & Jamal	1951 La Brea St	1951 La Brea St	Escondido CA 92026	0.088	\$1.54
224-210-53-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	7.025	\$123.92
224-211-05-00	Stuck In The Rough L L C	1560 Country Club Dr West	P O Box 11480	Beverly Hills CA	2.230	\$39.34
224-211-11-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.035	\$0.62
224-211-12-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.995	\$17.54
224-211-15-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	3.688	\$65.06
224-211-16-00	Brown Trust 09-13-95	1436 Country Club Ln West	1436 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-211-17-00	Nystrom Terry L & Florine	1428 Country Club Ln West	1428 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-211-18-00	Andrade Properties Llc	1422 Country Club Ln West	P O Box 790	Farmington Ar 72730	1.000	\$17.64
224-211-19-00	Rifkind Leo & Shirley Trust	1416 Country Club Ln West	1416 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-211-20-00	Freyne Francis & Patricia	1408 Country Club Ln West	1625 Ransom Rd	Riverside CA 92506	1.000	\$17.64
224-211-21-00	McKee Family Trust	1404 Country Club Ln West	1404 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-220-43-00	Country Club Lane	1001 Country Club Ln	1001 Country Club Ln	Escondido CA 92026	6.563	\$115.76
224-220-53-00	Ruiz Eduardo M	2027 Cherokee Ln	2027 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-220-54-00	Wicks Warren R	2020 Cherokee Ln	2020 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-230-05-00	Church Sean E	2124 Mudge Ln	2124 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-10-00	Church John J & Philomena	2122 Mudge Ln	2122 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-11-00	Johnson Jason & Michelle	1758 Mudge Ln	1758 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-26-00	Engelbrecht Family 2001	1732 Mudge Ln	1732 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-27-00	Engelbrecht Jason &	1742 Mudge Ln	1742 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-33-00	Lorenzo Yousef & Stela N	1050 Country Club Ln	1050 Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-230-36-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.583	\$10.28
224-230-37-00	Brown Jan Trust 12-28-02	1704 Mudge Ln	1704 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-38-00	Bost Walter E Jr & Linda M	1722 Mudge Ln	1722 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-230-43-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.893	\$15.74
224-231-01-00	Scheer Dorothy L Trust	1050 Hawaii Pl	1050 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-02-00	Ahles Manny C & Andrea L	1040 Hawaii Pl	1040 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-03-00	Odaffer Douglas G & Susan	1030 Hawaii Pl	1030 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-04-00	Lienhard Paul & Susan	1020 Hawaii Pl	1020 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-05-00	Self S Keith & Patti L Trust	1010 Hawaii Pl	1010 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-06-00	Strauss Jerald A Trust	950 Hawaii Pl	950 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-07-00	Dujakovich Momo Trust	Hawaii Pl	920 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-08-00	Dujakovich Milos Trust	Hawaii Pl	935 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-09-00	Dujakovich Momo Trust	920 Hawaii Pl	920 Hawaii Pl	Escondido CA 92026	1.000	\$17.64

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224-231-10-00	Deubig Family Trust	915 Hawaii Pl	915 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-11-00	Vanthyne Family Trust	925 Hawaii Pl	925 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-12-00	Dujakovich Milos Trust	935 Hawaii Pl	935 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-13-00	Deaton Family Revocable	945 Hawaii Pl	945 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-14-00	Leonardo Rodolfo T & Mary	1005 Hawaii Pl	1005 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-15-00	Mcvey Family Trust	1015 Hawaii Pl	1015 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-16-00	Brouwer Garret J & Kristen	1025 Hawaii Pl	1643 Rincon Ave	Escondido CA 92026	1.000	\$17.64
224-231-17-00	Bunn Family 2008 Trust	1035 Hawaii Pl	1035 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-18-00	Dujakovich Momo Trust	Hawaii Pl	920 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-231-19-00	Dujakovich Nick & Smilja	2150 Nutmeg St	2150 Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-231-20-00	Falconieri Matthew G &	1055 Hawaii Pl	1055 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-251-01-00	Hill Living Credit Shelter	2102 Amorosa Gln	P O Box 952	Bonita CA 91908	1.000	\$17.64
224-251-02-00	Ancho Romulo T &	2106 Amorosa Gln	2106 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-03-00	James Family 2004 Trust	2112 Domingo Gln	2112 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-04-00	Wheeldon George N Jr &	2108 Domingo Gln	2108 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-05-00	Thomson Paul	2104 Domingo Gln	2104 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-06-00	Jassar Amandeep S &	2103 Domingo Gln	2103 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-07-00	Aguilar Leopoldo &	2107 Domingo Gln	13530 Spruce Ln	Poway CA 92064	1.000	\$17.64
224-251-08-00	Verhulst Carol L	2111 Domingo Gln	2111 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-09-00	Hendricks John & Aline G	2115 Domingo Gln	2115 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-12-00	Taylor William R & Lorette	2125 Domingo Gln	2125 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-13-00	Fitzgerald John	2129 Domingo Gln	2129 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-14-00	Wilhelm Joseph Iii &	2133 Domingo Gln	2133 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-15-00	Tran Thanh	888 Cadencia Gln	888 Cadencia Gln	Escondido CA 92026	1.000	\$17.64
224-251-16-00	Kraus John & Jessica	882 Cadencia Gln	882 Cadencia Gln	Escondido CA 92026	1.000	\$17.64
224-251-17-00	Douglas Stephen R	2135 Amorosa Gln	2135 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-18-00	Stephens Daniel E &	2139 Amorosa Gln	2139 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-19-00	Camarena Veronica A	2143 Amorosa Gln	905 Briarcliff Dr	Santa Maria CA	1.000	\$17.64
224-251-20-00	Mancini Danielle	2147 Amorosa Gln	2147 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-21-00	Callahan Randy A & Cheryl	899 Alta Loma Gln	899 Alta Loma Gln	Escondido CA 92026	1.000	\$17.64
224-251-22-00	Turner Jake N Iii	2155 Amorosa Gln	2155 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-23-00	Martines Paul & Gamez	2159 Amorosa Gln	2159 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-24-00	Parker Nathaniel & Shareen	2163 Amorosa Gln	2163 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-25-00	Salgueiro Brandon W &	2167 Amorosa Gln	2167 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-26-00	Shay Gale J	2171 Amorosa Gln	2171 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-27-00	Debusere Keith R & Amy	2175 Amorosa Gln	1131 Landavo Dr	Escondido CA 92027	1.000	\$17.64
224-251-28-00	Baires Family Trust	2179 Amorosa Gln	640 Canopy Dr	San Marcos CA	1.000	\$17.64
224-251-29-00	Romero Luis A & Mercedes	2183 Amorosa Gln	2183 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-30-00	Carver Graham	2187 Amorosa Gln	30802 Coast Hwy #m7	Laguna Beach CA	1.000	\$17.64
224-251-31-00	Paschal William T &	2191 Amorosa Gln	2191 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-32-00	Hawkinson Marcus &	2195 Amorosa Gln	2195 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-33-00	Frustaglio Antonio &	2197 Amorosa Gln	2197 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-34-00	Carrillo Raul J	2199 Amorosa Gln	2199 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-35-00	Williamson Jay & Veronica	2190 Amorosa Gln	2190 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-36-00	Progress Residential 2014-1	2178 Amorosa Gln	P O Box 4090	Scottsdale AZ 85261	1.000	\$17.64
224-251-37-00	Willow Roxanne M	2174 Amorosa Gln	2174 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-38-00	Richards Barbara I Trust	2170 Amorosa Gln	2170 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-39-00	Mccomiskey Philip J &	2164 Amorosa Gln	32025 Corte Algete	Temecula CA 92592	1.000	\$17.64

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224-251-40-00	Ramirez Rubi	2160 Amorosa Gln	2160 Amorosa Gln	Escondido CA 92026	1.000	\$17.64
224-251-43-00	Landau Anton & Victoria	2119 Domingo Gln	2119 Domingo Gln	Escondido CA 92026	1.000	\$17.64
224-251-44-00	Knowles Richard & Julie	2121 Domingo Gln	11934 Stoney Peak Dr #1322	San Diego CA 92128	1.000	\$17.64
224-280-64-00	Ciuffo Lawrence G &	2215 Nutmeg St North	474 Se Highway 101	Depoe Bay OR	1.000	\$17.64
224-280-65-00	M & P Developments Inc	Gary Ln	100 E San Marcos Blvd #400	San Marcos CA	1.000	\$17.64
224-280-66-00	Montemuro Mickey	Gary Ln	P O Box 1385	Vista CA 92085	1.000	\$17.64
224-430-04-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.188	\$3.32
224-430-05-00	Grindell Robert & Doree M	1758 Lorraine Pl	1758 Lorraine Pl	Escondido CA 92026	1.000	\$17.64
224-430-06-00	Bowman Maria T	1756 Lorraine Pl	1756 Lorraine Pl	Escondido CA 92026	1.000	\$17.64
224-430-07-00	Raedeker Frances D	1754 Lorraine Pl	1754 Lorraine Pl	Escondido CA 92026	1.000	\$17.64
224-430-08-00	Aballi Jonathan A &	1752 Lorraine Pl	2557 Cimmaron Ter	Escondido CA 92029	1.000	\$17.64
224-430-09-00	Mougier John & Lisa	1750 Lorraine Pl	1750 Lorraine Pl	Escondido CA 92026	1.000	\$17.64
224-430-10-00	Wonacott Drew	1744 Country Club Ln West	1744 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-430-11-00	Creager Family Trust	1734# Country Club Dr	11580 Wannacut Pl	San Diego CA 92131	1.000	\$17.64
224-431-01-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.125	\$2.20
224-431-02-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	0.113	\$1.98
224-431-03-00	Stuck In The Rough L L C	1800 Country Club Ln	P O Box 11480	Beverly Hills CA	1.188	\$20.96
224-470-01-00	Werline Mark & Justine	1925 Pamela Ln	1925 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-02-00	Prewitt Michael	1904 Louis Dr	1904 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-03-00	Bonfiglio Antonio S &	1908 Louis Dr	1908 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-04-00	Vandevogte 1986 Trust	1912 Louis Dr	2585 Reed Rd	Escondido CA 92027	1.000	\$17.64
224-470-05-00	Thurman Debbie A Trust	1916 Louis Dr	1916 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-06-00	Lamb Joseph Jr & Susan A	1920 Louis Dr	1920 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-07-00	Ronnebeck Judith K	1924 Louis Dr	1924 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-08-00	Kreutzberg Julie	1928 Louis Dr	1928 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-09-00	Whitney Carol A Trust	1932 Louis Dr	1762 David Dr	Escondido CA 92026	1.000	\$17.64
224-470-10-00	Schwabenland Henry A &	1936 Louis Dr	1936 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-11-00	Barrios Lori	1938 Louis Dr	1938 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-12-00	Landau Christine	1935 Edith Dr	3635 Cabernet Vineyards Cir	San Jose CA 95117	1.000	\$17.64
224-470-13-00	Cook Lizette	1931 Edith Dr	1931 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-14-00	Hester Christopher W &	1927 Edith Dr	1927 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-15-00	Henderson B & Chambers	1923 Edith Dr	1923 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-16-00	Greig Catherine S	1919 Edith Dr	1919 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-17-00	Issa Leenos	1915 Edith Dr	1915 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-18-00	Mccaskill Lawrence J	1911 Edith Dr	1911 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-19-00	Borns Michael C	1907 Edith Dr	1907 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-20-00	Heller Donald R 1981 Trust	1903 Edith Dr	1322 Park Hill Ln	Escondido CA 92025	1.000	\$17.64
224-470-21-00	Korbecki Robert G &	1901 Edith Dr	1901 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-22-00	Heiliger Family 1997 Trust	1902 Felice Dr	1200 Tuscany Ct	Encinitas CA 92024	1.000	\$17.64
224-470-23-00	Utterback Rodney D & Mary	1904 Felice Dr	1904 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-24-00	Ames Family Trust	1925 Louis Dr	1925 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-25-00	Carrillo Margarito	1921 Louis Dr	1143 Gale St	Escondido CA 92027	1.000	\$17.64
224-470-26-00	Pascual Antonio A M	1917 Louis Dr	1917 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-27-00	Faber Deanna M Family	1913 Louis Dr	1913 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-28-00	Engleman Donna L Tr	1909 Louis Dr	1320 Hillview Ct	Carlsbad CA 92008	1.000	\$17.64
224-470-29-00	Tubis Family Trust	1905 Louis Dr	1905 Louis Dr	Escondido CA 92026	1.000	\$17.64
224-470-30-00	Ohnersorgen Andrew M	1917 Pamela Ln	1917 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-31-00	Vittek Vanessa	1913 Pamela Ln	1913 Pamela Ln	Escondido CA 92026	1.000	\$17.64

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224-470-32-00	Noel Mossцина J Trust	1909 Pamela Ln	1909 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-33-00	Chavda Tarunkumar &	1905 Pamela Ln	1905 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-34-00	Meza Gonzalo	1901 Pamela Ln	1901 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-35-00	Gill Robert D & Evangelina	1904 Edith Dr	1904 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-36-00	Khodor Samir K & Zana M	1906 Edith Dr	1906 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-37-00	Click Keith E	1908 Edith Dr	1908 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-38-00	Mates Bradford A & Emily	1912 Edith Dr	30646 Saddleback Rd	Valley Center CA	1.000	\$17.64
224-470-41-00	Beardshear Don H & Gwen	1926 Pamela Ln	1926 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-42-00	Sanderson G L & Jule	1922 Pamela Ln	1922 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-43-00	Keith Ginger K	1918 Pamela Ln	1918 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-44-00	Ramon Catholic Bishop Of	1914 Pamela Ln	2110 Broadway	Sacramento CA	1.000	\$17.64
224-470-45-00	Delaney John C & Susan L	1910 Pamela Ln	1910 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-46-00	Donlad & Ellajeon Family	1906 Pamela Ln	1876 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-47-00	Rufenahct Brent 2001 Trust	1902 Pamela Ln	36 Via Larga Vista	Bonsall CA 92003	1.000	\$17.64
224-470-48-00	Bruns S J 2013 Trust	1884 Pamela Ln	1884 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-49-00	Duly Peggy E	1880 Pamela Ln	1200 Church St	Benicia CA 94510	1.000	\$17.64
224-470-50-00	Gelish Justin	1876 Pamela Ln	1876 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-51-00	Clark Joseph M & Dorothy	1872 Pamela Ln	1872 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-470-52-00	Heck Alan R & Sara	1908 Felice Dr	1908 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-53-00	Evans Lewis M & Nancy C	1912 Felice Dr	1912 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-54-00	Shapiro Jared L	1916 Felice Dr	1916 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-55-00	Giles Cherrie B	1920 Felice Dr	1920 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-56-00	Vergeer Alida G Tr	1924 Felice Dr	525 W El Norte Pkwy #53	Escondido CA 92026	1.000	\$17.64
224-470-57-00	Mcdonald Living Trust	1928 Felice Dr	4883 Motif St	Oceanside CA 92057	1.000	\$17.64
224-470-58-00	Ho Johnny & Nguyen Chau	1932 Felice Dr	1223 Avenida Amistad	San Marcos CA	1.000	\$17.64
224-470-59-00	Neuharth Family Trust	1936 Felice Dr	P O Box 460777	Escondido CA 92046	1.000	\$17.64
224-470-60-00	Orta Teresa	1942 Felice Dr	1942 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-61-00	Rivas Family Trust	1982 Golden Circle Dr	1982 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-62-00	Augestad Family Trust	1986 Golden Circle Dr	1986 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-63-00	Ward John O Revocable	1990 Golden Circle Dr	1990 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-64-00	Deaver Family 2000 Trust	1994 Golden Circle Dr	1505 Avocado Way	Escondido CA 92026	1.000	\$17.64
224-470-65-00	Berggren Dana & Mary	2027 Golden Circle Dr	3913 Sierra Linda Dr	Escondido CA 92025	1.000	\$17.64
224-470-66-00	Berry Ivan D & Barbara A	2023 Golden Circle Dr	785 Alamo Ln	Escondido CA 92025	1.000	\$17.64
224-470-67-00	Miller John Trust 02-21-08	1999 Golden Circle Dr	1999 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-68-00	Stephens Delene Tr (dcsd)	1995 Golden Circle Dr	1995 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-69-00	Lloyd Arleen M Living Trust	1991 Golden Circle Dr	1991 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-70-00	Williams Justin B	1985 Golden Circle Dr	1985 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-71-00	Ragaisis John A & Janice M	1981 Golden Circle Dr	1981 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-72-00	Adams Bruce & Mary L	1977 Golden Circle Dr	1977 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-73-00	Kruger Family Trust	1975 Golden Circle Dr	11814 Arborlake Way	San Diego CA 92131	1.000	\$17.64
224-470-74-00	Larivey Grace Yun	1973 Golden Circle Dr	1973 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-75-00	Rogers Joni D Family Trust	1970 Golden Circle Dr	3209 Cherokee Dr	Marion IL 62959	1.000	\$17.64
224-470-76-00	Gardetto Jamie & Megan	1974 Golden Circle Dr	1974 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-470-77-00	Ly Family Trust 12-29-15	1937 Felice Dr	412 Hanford Gln	Escondido CA 92027	1.000	\$17.64
224-470-78-00	Swartzwelder Living Trust	1933 Felice Dr	1530 W Pine Tree Ct	Show Low AZ 85901	1.000	\$17.64
224-470-79-00	Dorsey Family Trust	1929 Felice Dr	1929 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-80-00	Palmer Family Trust	1925 Felice Dr	682 E Olive St	San Marcos CA	1.000	\$17.64
224-470-81-00	Marion Jeanne	1921 Felice Dr	1921 Felice Dr	Escondido CA 92026	1.000	\$17.64

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224-470-82-00	Bozzay Miklos & Yael	1917 Felice Dr	10334 Burned Oak Ln	Escondido CA 92026	1.000	\$17.64
224-470-83-00	Jensky Mary I Living Trust	1913 Felice Dr	3094 Rikkard Dr	Thousand Oaks CA	1.000	\$17.64
224-470-84-00	Miller Crystal A Trust	1909 Felice Dr	1909 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-470-85-00	Valleroy William J & Melody	1907 Felice Dr	15418 Sky High Rd	Escondido CA 92025	1.000	\$17.64
224-470-86-00	Pitstick Marcella L Trust	1920 Edith Dr	1920 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-470-87-00	Donahue Carmen	1916 Edith Dr	1916 Edith Dr	Escondido CA 92026	1.000	\$17.64
224-480-24-00	Kronshage Lou	1839 Pamela Ln	1839 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-480-29-00	Ward Pamela S	1931 Lorri Way	1931 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-480-30-00	Perez Celestino & Estela	1937 Lorri Way	1937 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-480-31-00	Avila Carlos M	1932 Clover Way	1932 Clover Way	Escondido CA 92026	1.000	\$17.64
224-480-32-00	Yerka Edwin C & Wyatt	1920 Clover Way	506 W Thomas Ave	Marshall MN 56258	1.000	\$17.64
224-480-33-00	Holmes Walter D & Linda J	1914 Clover Way	1914 Clover Way	Escondido CA 92026	1.000	\$17.64
224-480-34-00	Clark-jijon John R &	1908 Clover Way	1908 Clover Way	Escondido CA 92026	1.000	\$17.64
224-480-35-00	Merboth Heather D	1902 Clover Way	1902 Clover Way	Escondido CA 92026	1.000	\$17.64
224-480-36-00	Ganino Michael Sr &	1831 Pamela Ln	1831 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-480-37-00	Tu David & Chen Theresa	1835 Pamela Ln	1835 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-480-43-00	James Kelly L	1919 Lorri Way	1919 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-480-45-00	Smith Mollie R Trust	1925 Lorri Way	1925 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-480-47-00	Grasso Family Trust	1907 Lorri Way	1907 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-480-48-00	Grasso Family Trust	Lorri Way	1907 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-481-01-00	Herrera Moises & Leanna	1913 Golden Circle Dr	1913 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-02-00	Orick Family Trust	1919 Golden Circle Dr	1919 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-03-00	Fernandez Kathe K	1925 Golden Circle Dr	1925 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-04-00	Teo Susan K	1929 Golden Circle Dr	1929 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-05-00	Biondo Michael C & Jessica	1933 Golden Circle Dr	1933 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-06-00	Norcia Kimberly A	1937 Golden Circle Dr	1937 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-07-00	Labko Jonathan M &	1941 Golden Circle Dr	1941 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-08-00	Mize Joshua J & Montiel	1945 Golden Circle Dr	1945 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-09-00	Long Reginald C & Anna K	1949 Golden Circle Dr	1949 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-10-00	Dee Susan L	1953 Golden Circle Dr	1953 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-11-00	Kirchnavy 2004 Trust	1955 Golden Circle Dr	1955 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-12-00	Rodriguez Jose & Maria M	1957 Golden Circle Dr	1957 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-13-00	Chaves Norma	1961 Golden Circle Dr	1961 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-14-00	Circuit Daniel W K & Darci	1965 Golden Circle Dr	1965 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-15-00	Harvey Lorrie	1969 Golden Circle Dr	1969 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-16-00	Engelbrecht Family 2001	1893 Golden Circle Dr	1732 Mudge Ln	Escondido CA 92026	1.000	\$17.64
224-481-17-00	Calarco Dominic A & Ruth	1899 Golden Circle Dr	1899 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-18-00	Medina Christy L Trust	1901 Golden Circle Dr	1901 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-19-00	Mossuto Jaclyn R	1907 Golden Circle Dr	1907 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-20-00	Magana Jose G & Carmen	1887 Golden Circle Dr	1887 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-21-00	Morford Scott & Cindy	1881 Golden Circle Dr	1881 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-22-00	Frechette Lynda J	1875 Golden Circle Dr	9846 Sagebud Ln	Houston TX 77089	1.000	\$17.64
224-481-23-00	Kilroy Elizabeth M Trust	1869 Golden Circle Dr	1869 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-481-25-00	Beaumont Barbara E Tr	1863 Golden Circle Dr	11 W Aloha St #806	Seattle WA 98119	1.000	\$17.64
224-482-01-00	Farrar John R & Rachel K	1903 Felice Dr	1903 Felice Dr	Escondido CA 92026	1.000	\$17.64
224-482-02-00	Jauregui S & E Family	1901 Felice Dr	1401 El Norte Pkwy #216	San Marcos CA	1.000	\$17.64
224-482-03-00	Hughes Sherry L	1857 Pamela Ln	P O Box 460131	Escondido CA 92046	1.000	\$17.64
224-482-04-00	Boettcher Herbert H Tr	1853 Pamela Ln	1853 Pamela Ln	Escondido CA 92026	1.000	\$17.64

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224-482-05-00	Kenworthy Ji T	1904 Lorri Way	P O Box 221005	San Diego CA 92192	1.000	\$17.64
224-482-06-00	Katsenis Katherine Living	1908 Lorri Way	9453 Crystal View Dr	Tujunga CA 91042	1.000	\$17.64
224-482-07-00	Johnston Debra	1920 Lorri Way	1920 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-482-08-00	Ursic Sandra M	1926 Lorri Way	1926 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-482-09-00	Capps Judith M	1932 Lorri Way	1932 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-482-10-00	Roberts Joshua B &	1938 Lorri Way	1938 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-482-11-00	Whittington Michel W &	1944 Lorri Way	1944 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-482-12-00	Johnston Robert S &	1950 Lorri Way	1950 Lorri Way	Escondido CA 92026	1.000	\$17.64
224-482-13-00	Garcia Larry & Claydon	1957 Clover Way	1957 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-14-00	Saas Nagwa Revocable	1953 Clover Way	500 Lunalilo Home Rd #12f	Honolulu HI 96825	1.000	\$17.64
224-482-15-00	Abou-sayf Family Trust	1949 Clover Way	1949 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-16-00	Thompson Mark C	1943 Clover Way	1943 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-17-00	Petty Carole J	1937 Clover Way	1937 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-18-00	Vandevogte Trust 10/23/86	1931 Clover Way	2585 Reed Rd	Escondido CA 92027	1.000	\$17.64
224-482-19-00	Guillen Family Trust	1925 Clover Way	1925 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-20-00	Fitzgerald John D & Elaine	1919 Clover Way	27717 High Vista Dr	Escondido CA 92026	1.000	\$17.64
224-482-21-00	Downey M B Trust	1913 Clover Way	1913 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-22-00	Conroy Patrick D	1907 Clover Way	1907 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-23-00	Healy Robert J	1901 Clover Way	1901 Clover Way	Escondido CA 92026	1.000	\$17.64
224-482-24-00	Lentz Charles	1926 Golden Circle Dr	1926 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-25-00	Luu Steven Vinh & Au Linh	1920 Golden Circle Dr	1920 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-26-00	Varesio Family Trust No 3	1914 Golden Circle Dr	1914 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-27-00	Thinh Jonathan N &	1908 Golden Circle Dr	1908 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-28-00	Ortiz Thomas E & Brandi R	1902 Golden Circle Dr	1811 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-482-29-00	Lorek Kirstin R	1932 Golden Circle Dr	1932 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-30-00	Doull Timothy B & Jennifer	1938 Golden Circle Dr	39494 Val Vista Ct	Murrieta CA 92563	1.000	\$17.64
224-482-31-00	Perlman Bruce & Sharon	1942 Golden Circle Dr	8409 Vintage Dr Ne	Albuquerque NM	1.000	\$17.64
224-482-32-00	Patzer Nancy B	1948 Golden Circle Dr	3639 Orders Road	Grove City OH 43123	1.000	\$17.64
224-482-33-00	Mcconnell Luke	1954 Golden Circle Dr	1954 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-34-00	Beach Earl Iii & Sherry	1958 Golden Circle Dr	1958 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-35-00	Price Shirley T Trust	1962 Golden Circle Dr	1962 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-482-36-00	Angulo Josefina Trust	1966 Golden Circle Dr	9724 Doreen Dr	Cypress CA 90630	1.000	\$17.64
224-483-01-00	Rubio Baldomero B &	1848 Pamela Ln	1401 El Norte Pkwy #178	San Marcos CA	1.000	\$17.64
224-483-02-00	Red Arrow Investments L L	1844 Pamela Ln	1993 Pizarro Ln	Escondido CA 92026	1.000	\$17.64
224-483-03-00	Merrill Lynch Mortgage	1838 Pamela Ln	1661 Worthington Rd	West Palm Beach	1.000	\$17.64
224-483-04-00	Vitello James A	1832 Pamela Ln	1832 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-483-05-00	Whitener Steven D	1826 Pamela Ln	1826 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-483-06-00	Horn John R	1820 Pamela Ln	1820 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-483-07-00	Stein Ruth M Trust	1814 Pamela Ln	P O Box 1705	San Juan Capistrano	1.000	\$17.64
224-483-08-00	Laymon David M	1808 Pamela Ln	1808 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-483-09-00	Kinney Brandon K &	1802 Pamela Ln	2436 N Summit Circle Gln	Escondido CA 92026	1.000	\$17.64
224-483-10-00	Tippett Robert S &	1852 Pamela Ln	1852 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-483-11-00	Yee Chew Fung & Gwen L	1856 Pamela Ln	922 Junipero Way	Salinas CA 93901	1.000	\$17.64
224-483-12-00	Keohane Ramona R	1860 Pamela Ln	344 E Grand Ave	Escondido CA 92025	1.000	\$17.64
224-483-13-00	Aslinia Soheil S	1864 Pamela Ln	1864 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-483-14-00	Fieldman Brian R	1868 Pamela Ln	1865 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-484-01-00	Crosby June O Tr	1731 Emogene Pl	1731 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-02-00	Johnson Michael J & Angele	1741 Emogene Pl	1741 Emogene Pl	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-484-03-00	Torreblanca Theodore &	1751 Emogene Pl	1751 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-04-00	Montes Jose & Juana P	1761 Emogene Pl	1761 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-05-00	Pedrazzi Edward & Brenda	1771 Emogene Pl	1771 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-06-00	Costantino Barbara	1770 Emogene Pl	27464 Vista Del Toro Pl	Salinas CA 93908	1.000	\$17.64
224-484-07-00	Gierke Family Trust	1760 Emogene Pl	1760 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-08-00	Cucinotta Frank & Blanca	1750 Emogene Pl	1750 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-09-00	Bowe Lucille P Tr	1740 Emogene Pl	1740 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-10-00	Wingo Nancy L Living Trust	1730 Emogene Pl	1730 Emogene Pl	Escondido CA 92026	1.000	\$17.64
224-484-11-00	Wood James & Diane	1731 Judith Pl	1731 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-12-00	Starlin John W	1741 Judith Pl	1741 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-13-00	Armitage Living Trust	1751 Judith Pl	11445 Alps Way	Escondido CA 92026	1.000	\$17.64
224-484-14-00	Oftedal Cory Est Of	1761 Judith Pl	32203 Goldeneye Dr	Winchester CA	1.000	\$17.64
224-484-15-00	Morgan Tony & Martin	1771 Judith Pl	1771 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-16-00	Lotzgeselle Richard W &	1770 Judith Pl	1770 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-17-00	Whalen Marsha Revocable	1760 Judith Pl	1760 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-18-00	Herr Kathleen V Trust	1750 Judith Pl	1750 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-19-00	Vorachack May	1740 Judith Pl	1740 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-20-00	Jamilkowski Stephen &	1730 Judith Pl	1730 Judith Pl	Escondido CA 92026	1.000	\$17.64
224-484-21-00	Henthorn Robert P Jr &	1731 Sally Pl	P O Box 24665	West Palm Beach	1.000	\$17.64
224-484-22-00	Place Elizabeth M Trust	1741 Sally Pl	1741 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-23-00	Woodbury Lupe	1751 Sally Pl	1751 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-24-00	Charp Darin & Jennifer	1761 Sally Pl	1042 N El Camino Real #b206	Encinitas CA 92024	1.000	\$17.64
224-484-25-00	Hernandez Linda L	1771 Sally Pl	1771 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-26-00	Thinh Peter N & Lisa C	1770 Sally Pl	1770 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-27-00	Coffman Stephen &	1760 Sally Pl	1760 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-28-00	Caustin Family Trust	1750 Sally Pl	1722 Daybreak Pl	Escondido CA 92027	1.000	\$17.64
224-484-29-00	Sanchez-franco Jaime &	1740 Sally Pl	1740 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-30-00	Cordero W Faye	1730 Sally Pl	1730 Sally Pl	Escondido CA 92026	1.000	\$17.64
224-484-31-00	Strakon Albert D & Helene	1842 Country Club Ln West	1842 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-484-32-00	Panis Jesse L & Christy D	1834 Country Club Ln West	1834 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-484-33-00	Foster Erdeane M Living	1826 Country Club Ln West	1826 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-484-34-00	Bowman Vincent A	1818 Country Club Ln West	1818 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-484-36-00	Fife Phillip D	1810 Country Club Ln West	1810 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-485-01-00	Diaz Daniel L	1858 Country Club Ln West	1858 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-485-02-00	Riggs Family 2001 Trust	1850 Country Club Ln West	147 W 7th Ave	Escondido CA 92025	1.000	\$17.64
224-485-03-00	Drake Property Trust	1901 Ruby Rd	4569 Mission Gorge Pl #a	San Diego CA 92120	1.000	\$17.64
224-485-04-00	Weichers Larry & Judy	1911 Ruby Rd	1911 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-485-05-00	Hernandez Aquilino &	1921 Ruby Rd	1921 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-485-06-00	Boniver Timothy R	1931 Ruby Rd	1931 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-485-07-00	Canning Richard & Sandra	1941 Ruby Rd	1941 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-485-08-00	Noland Bret	1951 Ruby Rd	1951 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-485-09-00	Drowns David A & Shiree L	1961 Ruby Rd	1961 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-485-10-00	Burke Martin P & Maria J	1971 Ruby Rd	1971 Ruby Rd	Escondido CA 92026	1.000	\$17.64
224-490-05-00	Stuck In The Rough L L C	Gary Ln	P O Box 11480	Beverly Hills CA	6.355	\$112.10
224-490-06-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	1.000	\$17.64
224-491-01-00	Stuck In The Rough L L C	Country Club Dr	P O Box 11480	Beverly Hills CA	3.558	\$62.76
224-510-02-00	Vargas Azucena G D	1862# Fairway Park	1862 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-03-00	Wood Ivan E & Patricia R	1862# Fairway Park	1862 Fairway Park #a	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-510-04-00	Drake Carolyn Trust	1866# Fairway Park	1866 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-05-00	Lagrange Luis E &	1866# Fairway Park	1866 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-06-00	Hodgson-giddings Michelle	1870# Fairway Park	1870 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-07-00	Woolery Charles S & Mie	1870# Fairway Park	1870 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-08-00	Leuthe Alvin W & Kinuyo	1874# Fairway Park	1874 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-09-00	Wann Ryan D	1874# Fairway Park	7843 Hummingbird Ln	San Diego CA 92123	1.000	\$17.64
224-510-10-00	Boyd Hannah B	1876# Fairway Park	1876 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-11-00	Schwarz Andrew J &	1876# Fairway Park	2618 Whitworth Ct S	Renton WA 98055	1.000	\$17.64
224-510-12-00	Jackson Robert A Revocable	1880# Fairway Park	1880 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-13-00	Foulke Revocable Living	1880# Fairway Park	1880 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-14-00	Young Linda B	1884# Fairway Park	1884 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-15-00	Bailey Joshua	1884# Fairway Park	1884 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-16-00	Zinna Clarissa M	1886# Fairway Park	1886 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-17-00	Nutt Family Trust 11-17-05	1886# Fairway Park	850 Sterling Dr	Choctaw OK 73020	1.000	\$17.64
224-510-18-00	Jenkins Judith A	1890# Fairway Park	1890 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-19-00	Kiihne Duane A & Diana K	1890# Fairway Park	503 Teal Trl	Greenville SC 29605	1.000	\$17.64
224-510-20-00	Hoit Maria R	1894# Fairway Park	1894 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-21-00	Tietjen Hugh M & Diane	1894# Fairway Park	P O Box 578	Rancho Santa Fe CA	1.000	\$17.64
224-510-22-00	Miller Teresa L Living	1898# Fairway Park	1898 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-23-00	Souders Adam B & Heather	1898# Fairway Park	951 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-510-24-00	Burke Susan E	1896# Fairway Park	23851 Formello	Laguna Hills CA	1.000	\$17.64
224-510-25-00	Glenn Carolyn M Revocable	1896# Fairway Park	1896 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-26-00	Curry Rosemary Revocable	1892# Fairway Park	1892 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-27-00	Rau Joshua & Shauna	1892# Fairway Park	31812 Oak Glen Rd	Valley Center CA	1.000	\$17.64
224-510-28-00	Sannella Family Trust	1888# Fairway Park	1888 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-29-00	Witt Kory B	1888# Fairway Park	1888 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-30-00	Brinkerhoff Howard	1878# Fairway Park	1878 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-31-00	Bennett Christopher R	1878# Fairway Park	1878 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-510-32-00	Davis Helen K Est Of	1872# Fairway Park	1872 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-33-00	Shane Holdings L L C	1872# Fairway Park	807 E Mission Rd	San Marcos CA	1.000	\$17.64
224-510-34-00	Toscano Maria Y	1868# Fairway Park	1868 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-35-00	Gronlund Family Trust	1868# Fairway Park	2058 Pleasant Heights Dr	Vista CA 92084	1.000	\$17.64
224-510-36-00	Owen Robin W	1864# Fairway Park	1864 Fairway Park #b	Escondido CA 92026	1.000	\$17.64
224-510-37-00	Hood Rosi I	1864# Fairway Park	1864 Fairway Park #a	Escondido CA 92026	1.000	\$17.64
224-520-01-00	Dao Nicole Phuong	2027 David Dr	2027 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-02-00	Munoz Daniel & Lee A	2019 David Dr	2019 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-03-00	Woodcook William G li &	2011 David Dr	3337 Tripoli Way	Oceanside CA 92056	1.000	\$17.64
224-520-04-00	Harvey Family Trust	2003 David Dr	2003 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-05-00	Mullenniex Michael D	1983 David Dr	1983 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-06-00	Schaefer Victoria L	1975 David Dr	1975 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-07-00	Rogers Mark N	1967 David Dr	1967 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-08-00	Swadley Revocable Trust	1959 David Dr	1959 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-09-00	Carter Mary L	1951 David Dr	1951 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-10-00	Nanie Llc	1943 David Dr	10251 Winecreek Ct	San Diego CA 92127	1.000	\$17.64
224-520-11-00	Johnsgard Larry S	1935 David Dr	1935 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-12-00	Warn Family Trust 12-09-91	1934 David Dr	1934 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-13-00	Olson Brian A & Joy S	1942 David Dr	1942 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-14-00	Daane Family Trust	1950 David Dr	1950 David Dr	Escondido CA 92026	1.000	\$17.64



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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-520-15-00	Brownlee James E & Audra	1958 David Dr	1958 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-16-00	Nesbitt Jeffrey D & Kelly M	1966 David Dr	1966 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-17-00	Cote Timothy J	1974 David Dr	1974 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-18-00	Vegte Vande 1986 Trust	1982 David Dr	2585 Reed Rd	Escondido CA 92027	1.000	\$17.64
224-520-19-00	Jones Michael S	2002 David Dr	2002 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-20-00	King Denise K	2010 David Dr	2010 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-21-00	Duquette Family Trust	2018 David Dr	18421 Hollowtree Ln	Riverside CA 92504	1.000	\$17.64
224-520-22-00	Madok Theresa L	2026 David Dr	12468 Grainwood Way	San Diego CA 92131	1.000	\$17.64
224-520-24-00	Bareno Graywyn M	1927 David Dr	1927 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-25-00	Holm Charles B & Joan K	1919 David Dr	1919 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-26-00	Gaster Mary C Trust	1909 David Dr	1909 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-27-00	Hodges Family Trust	1905 David Dr	1905 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-28-00	Nelson Kurt E Living Trust	1901 David Dr	1463 N Rancho Santa Maria	Chino Valley AZ	1.000	\$17.64
224-520-29-00	Reynolds John D Jr	1863 David Dr	1863 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-30-00	Walker Lesley A	1853 David Dr	1853 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-31-00	Croghan Jean T Trust	1843 David Dr	2021 Nw Mountain View Rd	Silverdale WA 98383	1.000	\$17.64
224-520-32-00	Brezic 1993 Revocable	1833 David Dr	1833 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-33-00	Miller Family Trust	1823 David Dr	1823 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-34-00	Karno Dane & Natalie	1813 David Dr	1813 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-35-00	Maehler Christian L &	1803 David Dr	1803 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-36-00	Corich Family Trust	1804 David Dr	1337 Oak View Way	Escondido CA 92029	1.000	\$17.64
224-520-37-00	Nicklin Family Trust	1814 David Dr	1814 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-38-00	Reeves Tommy A & Alicia	1824 David Dr	1824 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-39-00	Bhb Revocable Survivors	1834 David Dr	1834 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-40-00	Hansen N F Trust 04-25-08	1844 David Dr	1844 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-41-00	Fuentes Ruperto O	1902 David Dr	1902 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-42-00	Shea Family Trust	1910 David Dr	8935 Hillrose St	Sunland CA 91040	1.000	\$17.64
224-520-43-00	M L Y N N M Trust	1918 David Dr	1918 David Dr	Escondido CA 92026	1.000	\$17.64
224-520-44-00	Terrell Steven J	1926 David Dr	1926 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-01-00	Smeyres Michael W &	1626 David Dr	1626 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-02-00	Alwinson Victoria M	1618 David Dr	1618 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-03-00	Daniel John J & Kristine L	1610 David Dr	1610 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-04-00	Lam Bin Wai & Shek Eva	1602 David Dr	1602 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-05-00	Coger Mark L & Paulina G	1572 David Dr	1572 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-06-00	Vest Gary D Revocable	1562 David Dr	1562 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-08-00	Banta Arnold O &	1540 David Dr	1540 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-09-00	Baker Jay B & Lee S 1986	1530 David Dr	1530 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-10-00	Halderman Samuel M &	1520 David Dr	P O Box 714	Escondido CA 92033	1.000	\$17.64
224-550-11-00	Fawley Robert W & Carol A	1521 David Dr	1521 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-12-00	Delaurentis Nancy L	1531 David Dr	1531 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-13-00	Kosoff Family Trust	1541 David Dr	1541 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-14-00	Aly Hussein & Jamal	1551 David Dr	1551 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-15-00	Vanderpol Marinus & Lois	1561 David Dr	1561 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-16-00	Lopez Family Trust	1571 David Dr	1571 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-17-00	Sheeders Richard C & Irene	1601 David Dr	1601 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-18-00	Day Edwin C & Betty J	1609 David Dr	1609 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-19-00	Flood Richard	1617 David Dr	1617 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-20-00	Lindblade Family 1990	1625 David Dr	3448 S Cochran Ave	Los Angeles CA	1.000	\$17.64

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224-550-21-00	Parker Family Trust	1633 David Dr	1633 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-22-00	Johnson Alan K	1643 David Dr	1643 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-23-00	Paine Thomas R	1962 Gary Ln	1159 E 5th Ave	Escondido CA 92025	1.000	\$17.64
224-550-24-00	Crews Kenneth B & Erlene	1952 Gary Ln	1952 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-550-25-00	Nguyen Doan & Dao Quynh	1953 Gary Ln	1953 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-550-26-00	Pauley Clyde E & Lena M	1963 Gary Ln	1963 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-550-27-00	Mainwaring Laurel T	1721 David Dr	733 W Mariposa Ave	El Segundo CA	1.000	\$17.64
224-550-28-00	Vest Gary D Revocable	1731 David Dr	1731 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-29-00	Villa Kathleen	1741 David Dr	1741 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-30-00	Berke Joseph J Jr Living	1751 David Dr	1751 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-31-00	Holmes Lawrence E Trust	1761 David Dr	605 Sweeney St	Dayton OR 97114	1.000	\$17.64
224-550-32-00	Markel Family Revocable	1771 David Dr	1771 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-33-00	Waid Stephen C & Laurie A	1772 David Dr	1772 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-34-00	Whitney Carol A Trust	1762 David Dr	1762 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-35-00	Rastle Marsha H	1752 David Dr	1752 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-36-00	Lanning Linda K	1742 David Dr	1742 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-37-00	Warila Gilbert & Joann	1732 David Dr	1732 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-38-00	Walsh Drena	1720 David Dr	1720 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-40-00	Johnston Gary F	1642 David Dr	1642 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-41-00	Foucar Family Trust	1634 David Dr	1634 David Dr	Escondido CA 92026	1.000	\$17.64
224-550-42-00	Martin James L Jr Trust	1730 Country Club Ln West	1730 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-43-00	Slaughter Carol D	1720 Country Club Ln West	1720 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-44-00	Carter Danis E & Karen S	1710 Country Club Ln West	1710 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-45-00	Irwin Bruce H & Louise H	1702 Country Club Ln West	1702 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-46-00	Guziar Philip J & Beverly J	1662 Country Club Ln West	1662 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-47-00	Ahler 1991 Family Trust	1642 Country Club Ln West	1926 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-550-54-00	Dufek David M	1562 Country Club Ln West	1562 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-55-00	Adcock Family Trust	1558 Country Club Ln West	1558 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-56-00	Maglalang Frederick &	1554 Country Club Ln West	1554 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-57-00	Becker Michael J &	1550 Country Club Ln West	1550 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-58-00	Ricketts Ronald G	1622 Country Club Ln West	1622 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-59-00	Westwood Family Trust	1602 Country Club Ln West	2258 6th Ave	San Diego CA 92101	1.000	\$17.64
224-550-60-00	Vaughn Thomas J & Gloria	1578 Country Club Ln West	1578 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-63-00	Hall Family 1997 Trust	1566 Country Club Ln West	1566 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-550-64-00	Kamali Taha Family Trust	1570 Country Club Ln West	2234 Bahia Dr	La Jolla CA 92037	1.000	\$17.64
224-550-66-00	Kasparov Ernest &	1574 Country Club Ln West	1574 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-570-01-00	Icuss Joshua	2083 Nutmeg St North	2083 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-570-02-00	Cesar William & Kuk	2079 Nutmeg St North	1861 Lendee Dr	Escondido CA 92025	1.000	\$17.64
224-570-03-00	Querencia Trust 01-03-08	2075 Nutmeg St North	2075 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-570-04-00	Hogan Nicholas L &	2071 Nutmeg St North	2071 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-570-05-00	Heiland Family Trust	2067 Nutmeg St North	10382 Vista Montanoso	Escondido CA 92026	1.000	\$17.64
224-570-06-00	Olson Roger & Lisa	2063 Nutmeg St North	2063 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-570-07-00	Stock Shirley A Family	2059 Nutmeg St North	1942 Pheasant Pl	Escondido CA 92026	1.000	\$17.64
224-570-08-00	Urvek Peri N	2055 Nutmeg St North	P O Box 8991	Rancho Santa Fe CA	1.000	\$17.64
224-570-09-00	Ryals Family Trust	2056 La Habra St	2056 La Habra St	Escondido CA 92026	1.000	\$17.64
224-570-10-00	Wood Rebecca S Trust	2060 La Habra St	2060 La Habra St	Escondido CA 92026	1.000	\$17.64
224-570-11-00	Murtagh Family Trust	2064 La Habra St	309 Camino Bailen	Escondido CA 92029	1.000	\$17.64
224-570-12-00	S F I C Inc	2070 La Habra St	P O Box 1386	Escondido CA 92033	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-570-13-00	Duarte Family Trust	2074 La Habra St	2074 La Habra St	Escondido CA 92026	1.000	\$17.64
224-570-14-00	Whitehead Family Trust	2080 La Habra St	2080 La Habra St	Escondido CA 92026	1.000	\$17.64
224-570-15-00	Patterson Charles	1110 La Mirada Ave	1110 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-16-00	Thomas David	1120 La Mirada Ave	1120 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-17-00	Sommer Charles & Frances	1130 La Mirada Ave	1130 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-18-00	Case Peter S Separate	1140 La Mirada Ave	1140 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-19-00	Roff Randal M & Crystal M	1150 La Mirada Ave	1525 Avenida La Posta	Encinitas CA 92024	1.000	\$17.64
224-570-20-00	Crowe Family Trust	1210 La Mirada Ave	1210 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-21-00	Blair Robert E & Patsy R	1220 La Mirada Ave	1220 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-22-00	Hale 2002 Family Trust	1230 La Mirada Ave	1230 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-23-00	Dunbar Jimmy A & Rhonda	1240 La Mirada Ave	1240 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-24-00	Azevedo Family Trust	1250 La Mirada Ave	1250 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-25-00	Quintanar Joe P & Poel	1261 La Mirada Ave	1261 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-26-00	Batza Family Trust	1251 La Mirada Ave	1251 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-27-00	Mayfield Family Trust	1241 La Mirada Ave	1241 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-28-00	Zippel Family Trust	1231 La Mirada Ave	1231 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-29-00	Mcfayden Denise B	1221 La Mirada Ave	1221 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-30-00	Bujosevic Dragoljub &	1211 La Mirada Ave	1211 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-31-00	Stropp Family Bypass Trust	1201 La Mirada Ave	1201 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-32-00	Tebbs Eric B & Louise D	1151 La Mirada Ave	1151 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-33-00	Jenner William H & Roberta	1141 La Mirada Ave	1141 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-34-00	Karzen Jan Trust 12-03-13	1131 La Mirada Ave	1131 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-35-00	Meredith Gordon W &	1121 La Mirada Ave	1121 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-570-36-00	Burris Revocable Trust	1120 Portola Ave	1301 Twain Ct	San Marcos CA	1.000	\$17.64
224-570-37-00	Everitt Jay J & Dawn L	1130 Portola Ave	1130 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-38-00	Putnam Family Trust	1140 Portola Ave	1140 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-39-00	Peitzcker Patricia A Trust	1150 Portola Ave	1150 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-40-00	Page Terrence & Tamra	1210 Portola Ave	1210 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-41-00	Whiting Theodore A & Irene	1220 Portola Ave	224 Pomona Ave	El Cerrito CA 94530	1.000	\$17.64
224-570-42-00	Gibson Kay D Revocable	1230 Portola Ave	1230 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-43-00	Hunter Patricia A Trust	1240 Portola Ave	1240 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-44-00	Moore Kenneth I	1250 Portola Ave	1250 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-45-00	Sargent Alan H & Teresa M	1310 Portola Ave	P O Box 1386	Escondido CA 92033	1.000	\$17.64
224-570-46-00	Adams Bobby W & Thedra	1251 Portola Ave	1251 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-47-00	Alvarado Whitney	1241 Portola Ave	1241 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-48-00	Le Tam Thi	1151 Portola Ave	1151 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-570-49-00	Lopez Blanca T Living	1141 Portola Ave	11547 S Renee Ave	Yuma AZ 85367	1.000	\$17.64
224-570-50-00	Racciato Joseph S & Terry	1131 Portola Ave	2629 Obelisco Pl	Carlsbad CA 92009	1.000	\$17.64
224-570-51-00	Simmons Victor W Jr &	1121 Portola Ave	542 La Sombra Dr	El Cajon CA 92020	1.000	\$17.64
224-580-01-00	Millons Family Revocable	1310 La Mirada Ave	1310 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-580-02-00	Rugg 2013 Trust 02-22-13	1320 La Mirada Ave	17629 Adena Ln	San Diego CA 92128	1.000	\$17.64
224-580-03-00	Winn Family Trust 10-19-94	1330 La Mirada Ave	1330 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-580-04-00	Robertson Virginia G Family	1340 La Mirada Ave	1340 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-580-05-00	Hervert Charles E & Julie A	1350 La Mirada Way	1350 La Mirada Way	Escondido CA 92026	1.000	\$17.64
224-580-06-00	Linderman Duane L &	1360 La Mirada Way	1360 La Mirada Way	Escondido CA 92026	1.000	\$17.64
224-580-07-00	Eyres Patricia A Tr	1370 La Mirada Way	1370 La Mirada Way	Escondido CA 92026	1.000	\$17.64
224-580-08-00	Monson Brian K & Luisa D	1360 Portola Ave	1360 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-09-00	Foster Diane L Trust	1370 Portola Ave	1370 Portola Ave	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-580-10-00	Hasfurther Kimberly E	1380 Portola Ave	1380 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-11-00	Derksen Scott A & Michelle	1390 Portola Ave	1390 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-12-00	Basanes William A & Gloria	1975 La Brea St	1422 Woodhaven Dr	Oceanside CA 92056	1.000	\$17.64
224-580-13-00	Robb Allan F Trust	1381 Portola Ave	P O Box 230102	Encinitas CA 92023	1.000	\$17.64
224-580-14-00	Mcclain James E Jr	1371 Portola Ave	1371 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-15-00	Kay 2015 Trust 05-12-15	1361 Portola Ave	1822 Rockhoff Rd	Escondido CA 92026	1.000	\$17.64
224-580-16-00	Phelps Living Trust	1351 Portola Ave	1351 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-17-00	Copher Family Trust	1341 Portola Ave	1341 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-18-00	Peacock Family 2002 Trust	1331 Portola Ave	8615 Mesa Oak Dr	Riverside CA 92508	1.000	\$17.64
224-580-19-00	Holladay Mary G Family	1321 Portola Ave	1321 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-22-00	Freund Family Trust	1320 Portola Ave	1320 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-23-00	Cone Bertha A Living Trust	1330 Portola Ave	1330 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-24-00	Middleton Maureen P Trust	1341 La Mirada Way	1341 La Mirada Way	Escondido CA 92026	1.000	\$17.64
224-580-25-00	Layte Family Trust	1331 La Mirada Way	1331 La Mirada Way	Escondido CA 92026	1.000	\$17.64
224-580-26-00	Hankins Christopher A	1321 La Mirada Way	810 Hydric Ct #101	Odenton MD 21113	1.000	\$17.64
224-580-27-00	Orin Adam E & Zaira B	1311 La Mirada Ave	1311 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-580-28-00	Peterson Corinne K	1301 La Mirada Ave	1301 La Mirada Ave	Escondido CA 92026	1.000	\$17.64
224-580-29-00	Lawrence Kelley & Andrew	1311 Portola Ave	1311 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-580-30-00	Moreno Carlos G & Gloria E	1301 Portola Ave	1301 Portola Ave	Escondido CA 92026	1.000	\$17.64
224-590-01-00	Cambis Bypass Trust	2060 Nutmeg St North	2110 Sleepy Hollow Rd	Escondido CA 92026	1.000	\$17.64
224-590-02-00	Brenkus Charles A & Cheryl	2050 Nutmeg St North	31120 Corte Arroyo Vista	Temecula CA 92592	1.000	\$17.64
224-590-03-00	Garcia Darryl J & Barbara L	1082 Memory Ln	1082 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-04-00	Schwend Carolyn Tr	1074 Memory Ln	2037 La Brea St	Escondido CA 92026	1.000	\$17.64
224-590-05-00	Taliaferro Edith A Est Of	1066 Memory Ln	1066 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-06-00	Rousseau Family Trust	1058 Memory Ln	1058 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-07-00	Grove Family Trust	1050 Memory Ln	1050 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-08-00	Leichtfuss Peter D &	1042 Memory Ln	1042 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-09-00	Kuster William E Trust	1034 Memory Ln	1034 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-10-00	Coleman Cristina	1026 Memory Ln	1026 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-11-00	Vogt Glen W & Joan M	1018 Memory Ln	1018 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-12-00	Coleman Zenas Y Iii &	1041 Memory Ln	P O Box 428	Escondido CA 92033	1.000	\$17.64
224-590-13-00	Giedeman Victoria	1061 Memory Ln	1061 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-14-00	Roussel Yvonne M Trust	1075 Memory Ln	1075 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-15-00	Donway	1095 Memory Ln	P O Box 2629	La Jolla CA 92038	1.000	\$17.64
224-590-21-00	Aday Ronald R & Christine	1011 Memory Ln	1011 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-590-22-00	Mckinney Roger A	1021 Memory Ln	1021 Memory Ln	Escondido CA 92026	1.000	\$17.64
224-680-01-00	Byrnes Elizabeth	2005 Gary Ln	2005 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-02-00	Clendenin Rhonda F Trust	2009 Gary Ln	2009 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-03-00	Ramos Modesto	2017 Camino Dr	2017 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-04-00	Keizer David T & Lorraine	2021 Camino Dr	2021 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-05-00	Wong Ashley S	2025 Camino Dr	2025 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-06-00	Ehlert Melvyn Trust	2029 Camino Dr	2029 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-07-00	Ess Realty Ii	2033 Camino Dr	P O Box 1386	Escondido CA 92033	1.000	\$17.64
224-680-08-00	Walker Joan K Trust	2037 Camino Dr	2037 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-09-00	Fox Michael G	2034 Camino Dr	2034 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-10-00	Delaney Trust 08-22-07	2030 Camino Dr	2030 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-11-00	Crouch James R	2026 Camino Dr	2026 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-12-00	Spear Andrew E & Cynthia	2022 Camino Dr	2022 Camino Dr	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-680-13-00	Oquist Samuel A & Patricia	2016 Camino Dr	2016 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-680-14-00	Duran John J Separate	2027 Fuerte Ln	3148 Ogalala Ave	San Diego CA 92117	1.000	\$17.64
224-680-15-00	Birge David H	2031 Fuerte Ln	2031 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-680-16-00	Lake Michael A & Candice	2035 Fuerte Ln	2035 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-680-17-00	Beasley A Davis & Cherylyn	2032 Fuerte Ln	P O Box 506705	San Diego CA 92150	1.000	\$17.64
224-680-18-00	Yari Bijan Trust 04-19-02	2024 Fuerte Ln	2024 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-680-19-00	Smith Sylvester John &	1640 Gary Ln	1640 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-20-00	Roscia Isabelle Tr	1630 Gary Ln	1630 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-21-00	Guerrero Daniel A &	1620 Gary Ln	1620 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-22-00	Vento George P & Mary L	1550 Gary Ln	1550 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-23-00	Thomas Jeffrey S & Amy	1540 Gary Ln	1540 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-24-00	Lucero Jason M	1541 Gary Ln	1541 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-25-00	Hannigan Marie	1551 Gary Ln	1448 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-680-26-00	Desrochers David &	1621 Gary Ln	1621 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-27-00	Shelton Duane L & Melita F	1631 Gary Ln	1631 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-28-00	Munoz Daniel & Lee A	1641 Gary Ln	1641 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-29-00	Newlin Ronald A & Mary H	2020 Gary Ln	2020 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-30-00	Frey J B & C L Family	2016 Gary Ln	2016 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-31-00	Harvey Shannon	2012 Gary Ln	2012 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-32-00	Denouden Family Trust	2008 Gary Ln	2008 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-33-00	Trumbo Trust 08-17-95	2004 Gary Ln	2004 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-680-37-00	Mullen Meredith A	2060 Vera Ln	1010 Hawaii Pl	Escondido CA 92026	1.000	\$17.64
224-680-38-00	Koefel Arlene H P Tr	2056 Vera Ln	710 Thornby Rd	Wilmington DE	1.000	\$17.64
224-680-39-00	Taylor Dewayne & Ria	2052 Vera Ln	2052 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-40-00	Sannicolas Jeremy & Kristi	2048 Vera Ln	2048 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-41-00	Barrios Michele M Family	2044 Vera Ln	2044 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-42-00	Chavez Linda A Trust	2040 Vera Ln	2040 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-43-00	Lusky Betty L Tr	2036 Vera Ln	2036 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-44-00	Hewitt Joanne L Trust	2032 Vera Ln	2032 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-49-00	Pollard D Jeff	2045 Vera Ln	2045 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-50-00	Ludwig John R & Gail A	2049 Vera Ln	2049 Vera Ln	Escondido CA 92026	1.000	\$17.64
224-680-51-00	Austin Henry G Tr & Austin	2053 Vera Ln	26439 Crescendo Dr	Escondido CA 92026	1.000	\$17.64
224-680-52-00	Marshall Muriel L Tr (dcsd)	Vera Ln	17586 Cumana Ter	San Diego CA 92128		
224-681-01-00	Rehkopf Shirley L	1531 Gary Ln	5015 Santa Cruz Ave #207	San Diego CA 92107	1.000	\$17.64
224-681-02-00	Parker Trust 02-09-87	1475 Calle Redonda Ln	1475 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-03-00	Notter Trust 03-19-01	1471 Calle Redonda Ln	1471 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-04-00	Moore James J & Daleen M	1469 Calle Redonda Ln	1469 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-05-00	Villalpando Phyllis N	1463 Calle Redonda Ln	1463 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-06-00	Sanchez Bonnie M	1457 Calle Redonda Ln	1457 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-07-00	Coye David H Jr & Tanya Y	1453 Calle Redonda Ln	1453 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-08-00	Seymour Family Trust	1449 Calle Redonda Ln	P O Box 1565	Escondido CA 92033	1.000	\$17.64
224-681-09-00	Stemler-sano-gray Trust	1443 Calle Redonda Ln	1315 Ridge Rd		1.000	\$17.64
224-681-10-00	Wild Marilyn E Trust	1437 Calle Redonda Ln	1437 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-11-00	Moyer Jonathan P &	1431 Calle Redonda Ln	1431 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-12-00	Colton Alan F & Patricia F	1425 Calle Redonda Ln	1425 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-13-00	Ausonio Matthew & Marcie	1421 Calle Redonda Ln	1421 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-14-00	Marsh Shelley	1417 Calle Redonda Ln	1417 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-15-00	Gibson Maria Trust	1413 Calle Redonda Ln	920 Santa Queta	Solana Beach CA	1.000	\$17.64

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224-681-16-00	Filipovitch Theodora	1409 Calle Redonda Ln	3252 Celinda Dr	Carlsbad CA 92008	1.000	\$17.64
224-681-17-00	Southwell William P Tr	1405 Calle Redonda Ln	1405 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-18-00	Allen Daniel T	1401 Calle Redonda Ln	1401 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-19-00	Miglin Frank G & Marolyn A	1412 Calle Redonda Ln	1412 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-20-00	Petter Christina	1418 Calle Redonda Ln	P O Box 2486	Valley Center CA	1.000	\$17.64
224-681-21-00	Bandy 2011 Trust 08-15-11	1424 Calle Redonda Ln	1424 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-22-00	Baker Todd & Kathryn	1430 Calle Redonda Ln	1430 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-23-00	Lorenzo Yousef & Stela N	1436 Calle Redonda Ln	1050 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-681-24-00	Hunt Family Trust 01-02-02	1442 Calle Redonda Ln	P O Box 111	Escondido CA 92033	1.000	\$17.64
224-681-25-00	Shilling Deana D	1448 Calle Redonda Ln	1448 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-26-00	Alva Bernardo & Lidia M	1464 Calle Redonda Ln	1464 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-27-00	Johnston Todd W & Cynthia	1470 Calle Redonda Ln	1470 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-28-00	Herkert Rick & Mary Family	1476 Calle Redonda Ln	1476 Calle Redonda Ln	Escondido CA 92026	1.000	\$17.64
224-681-29-00	Godfrey Family Trust	1447 Gary Ln	1447 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-30-00	Berlinguette Jonathan T &	1441 Gary Ln	1441 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-31-00	Laurence Matthew M	1433 Gary Ln	1433 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-32-00	Butkis James F	1427 Gary Ln	1427 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-33-00	Nguyen-yea Theresa	1421 Gary Ln	1421 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-34-00	Tirado Francisco & Linda M	1360 Gary Ln	1360 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-35-00	Blench Christopher C	1366 Gary Ln	1366 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-36-00	Premetz David & Jalie A	1410 Gary Ln	1410 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-37-00	Kogan Hanna Irrevocable	1416 Gary Ln	1416 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-38-00	Cesar William & Kuk	1422 Gary Ln	1861 Lendee Dr	Escondido CA 92025	1.000	\$17.64
224-681-39-00	Briceno Joann M	1428 Gary Ln	1428 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-40-00	Nelson James T & Diane T	1434 Gary Ln	1434 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-41-00	Renes Nancy	1440 Gary Ln	1440 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-42-00	Parks Kimberly S	1446 Gary Ln	1446 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-43-00	Ken W Maculan Family Ltd	1452 Gary Ln	858 Huckleberry Ln	Escondido CA 92025	1.000	\$17.64
224-681-44-00	Hall Family Trust 08-27-07	1458 Gary Ln	1458 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-45-00	Lawrence Julie J	1464 Gary Ln	1464 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-681-46-00	Do Family Trust 09-01-15	1530 Gary Ln	1530 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-690-01-00	Mccooy Owen R & Patricia	1917 Cortez Ave	1727 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-690-02-00	Steinke Family Trust	1913 Cortez Ave	9757 Caminito Joven	San Diego CA 92131	1.000	\$17.64
224-690-03-00	Korenic Debra	1909 Cortez Ave	1909 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-04-00	Veigel Donna J	1905 Cortez Ave	1905 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-05-00	Kneisl Cynthia	1901 Cortez Ave	55 Pine St	Saint Paul MN	1.000	\$17.64
224-690-06-00	Kennedy Peter	1889 Cortez Ave	1889 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-07-00	Fieldman Brian	1885 Cortez Ave	1865 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-08-00	Ferrell Betty A Tr	1881 Cortez Ave	2033 Gem Lake	Escondido CA 92026	1.000	\$17.64
224-690-09-00	Clauson Jane M 2009 Trust	1877 Cortez Ave	1877 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-10-00	Dejong Daniel K & Kate M	1873 Cortez Ave	1873 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-11-00	Tattitch Elmer A Revocable	1869 Cortez Ave	1869 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-12-00	Fieldman Brian R	1865 Cortez Ave	1865 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-13-00	Wolcott Raymond O Jr	1861 Cortez Ave	1861 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-16-00	Maebert Daralyn K	1849 Cortez Ave	1849 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-17-00	Ross Patrick V & Dorothy V	1845 Cortez Ave	1845 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-18-00	Strauss Delilah M	1841 Cortez Ave	1841 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-19-00	Takagi Dwight C & Nichol	1837 Cortez Ave	1837 Cortez Ave	Escondido CA 92026	1.000	\$17.64

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224-690-20-00	Fry John H & Mary T	1833 Cortez Ave	1833 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-21-00	Speck Family Trust	1829 Cortez Ave	1829 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-22-00	Harding William P & Dawn	1825 Cortez Ave	5419 Vista Trl	San Antonio TX	1.000	\$17.64
224-690-23-00	Bashore Blake W & Laura	1821 Cortez Ave	1821 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-24-00	Garcia Ruby	1817 Cortez Ave	1817 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-25-00	Drohan Paul B & Shannon	1813 Cortez Ave	1813 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-26-00	Donovan Richard C & Mary	1809 Cortez Ave	1809 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-27-00	Hoyt James V & Mary J	1805 Cortez Ave	1805 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-28-00	Mccarthy Czahara Trust	1801 Cortez Ave	1801 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-29-00	Weston-lane Kimberlee C	1806 Cortez Ave	1806 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-30-00	Mceachran Timothy &	1810 Cortez Ave	1810 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-31-00	Suchy John & Sherri	1814 Cortez Ave	1814 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-32-00	Basehore Marc S & Allison	1818 Cortez Ave	1818 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-33-00	Melton Family Trust	1822 Cortez Ave	44680 Lorraine Dr	Temecula CA 92592	1.000	\$17.64
224-690-34-00	Gribovski Mito C Revocable	1826 Cortez Ave	1826 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-35-00	Ilic Jovanka Revocable	1832 Cortez Ave	1832 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-36-00	Duffey Paige <aka Harford	1836 Cortez Ave	1836 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-37-00	Hauser Martin C Trust	1840 Cortez Ave	1840 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-38-00	Sims Ryan M	1860 Cortez Ave	1860 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-39-00	Dejong Daniel K & Kate M	1868 Cortez Ave	1873 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-40-00	Reed Maurice W & Dorothy	1872 Cortez Ave	1872 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-41-00	Sable Keith A & Susan L	1876 Cortez Ave	1876 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-42-00	Fourtap Family Trust	1880 Cortez Ave	12236 Sunset Park Way	Los Angeles CA	1.000	\$17.64
224-690-43-00	Stokely Melvin R & Mary C	1884 Cortez Ave	P O Box 460173	Escondido CA 92046	1.000	\$17.64
224-690-44-00	Haluza Jerome J & Mieko	1888 Cortez Ave	1888 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-45-00	Mills William & Willa	1447 San Carlos Pl	1447 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-46-00	Greig Russell D & Volkman	1433 San Carlos Pl	1433 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-47-00	Krone Marjorie E Tr	1425 San Carlos Pl	1425 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-48-00	Hardesty W H Iii Revocable	1417 San Carlos Pl	1417 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-49-00	Bhutto Sikander	1409 San Carlos Pl	1409 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-50-00	Gilbert Sharon L	1401 San Carlos Pl	1401 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-51-00	Stone Kevin P & Ivette	1404 San Carlos Pl	1404 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-52-00	Marineo Lucio & Bertha	1410 San Carlos Pl	5635 Bevis Ave	Van Nuys CA 91411	1.000	\$17.64
224-690-53-00	Breckenridge Property Fund	1416 San Carlos Pl	2015 Manhattan Beach Blvd	Redondo Beach CA	1.000	\$17.64
224-690-54-00	Matias Ludmila	1422 San Carlos Pl	1422 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-55-00	Adams Joan L Trust	1428 San Carlos Pl	652 Windswept Pl	Simi Valley CA	1.000	\$17.64
224-690-56-00	Conrad Barbara C	1434 San Carlos Pl	1434 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-57-00	Bain Brian L & Nancy A	1440 San Carlos Pl	1440 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-58-00	Krulevich Luba	1446 San Carlos Pl	1446 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-59-00	Shourds Andrew J	1452 San Carlos Pl	1452 San Carlos Pl	Escondido CA 92026	1.000	\$17.64
224-690-60-00	French Robert & Shannon	1910 Cortez Ave	1910 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-61-00	Glassett Leanne	1914 Cortez Ave	1914 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-62-00	Overton Mark A	1918 Cortez Ave	1918 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-63-00	Marshall Family Trust	1922 Cortez Ave	1922 Cortez Ave	Escondido CA 92026	1.000	\$17.64
224-690-64-00	Mchose Living Trust	1940 La Brea St	1940 La Brea St	Escondido CA 92026	1.000	\$17.64
224-690-65-00	Stilson Revocable Living	1950 La Brea St	1950 La Brea St	Escondido CA 92026	1.000	\$17.64
224-690-67-00	Daugherty Kevin D &	1857 Cortez Ave	26870 St Andrews Ln	Valley Center CA	1.000	\$17.64
224-690-68-00	Collins Terence & Carol A	1853 Cortez Ave	1853 Cortez Ave	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-700-01-00	Anderson Family Trust	1382 Miraflores Gln	1382 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-02-00	Rizk Meriam M	1376 Miraflores Gln	1376 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-03-00	R & R Family Trust	1370 Miraflores Gln	1370 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-04-00	Glennning Nancy A Trust	1364 Miraflores Gln	1364 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-05-00	Detwiler John & Lisa	1358 Miraflores Gln	3980 Garfield St	Carlsbad CA 92008	1.000	\$17.64
224-700-06-00	Brekke Family 1993 Trust	1352 Miraflores Gln	1346 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-07-00	Brekke Family Trust	1346 Miraflores Gln	1346 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-08-00	Brooks Donald & Frances	1340 Miraflores Gln	1340 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-09-00	Jones-brogan 2011	1334 Miraflores Gln	P O Box 1277	La Canada Flintridge	1.000	\$17.64
224-700-10-00	Goss Deborah A	1328 Miraflores Gln	1328 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-11-00	Lieser Rita V Trust	1322 Miraflores Gln	1322 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-12-00	Henze Marilyn L Living	1316 Miraflores Gln	1316 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-13-00	Russell 2000 Family Trust	1308 Miraflores Gln	1308 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-14-00	Russell Nancy S Revocable	1302 Miraflores Gln	1308 Miraflores Gln	Escondido CA 92026	1.000	\$17.64
224-700-15-00	Porter Bernadette Trust	1244 La Paloma Gln	1244 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-16-00	Harding B Trust 10-19-88	1238 La Paloma Gln	2170 Via Mar Valle	Del Mar CA 92014	1.000	\$17.64
224-700-17-00	Crow California Lp	1232 La Paloma Gln	P O Box 460008	Escondido CA 92046	1.000	\$17.64
224-700-18-00	Schrodt Gerald E Tr	1226 La Paloma Gln	1226 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-19-00	Hartman Revocable Living	1220 La Paloma Gln	1220 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-20-00	Yerkes Family Trust	1214 La Paloma Gln	1214 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-21-00	Draper Robert L & Arlyne	1208 La Paloma Gln	17 Lost Meadow Trl	Austin TX 78738	1.000	\$17.64
224-700-22-00	Dawson Jerome W &	1202 La Paloma Gln	1202 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-23-00	Pastor Mary F Trust	1207 La Paloma Gln	1207 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-24-00	Deboer Family Trust	1213 La Paloma Gln	1213 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-25-00	Dos Gatos L L C	1221 La Paloma Gln	10215 Brian Ct	Whittier CA 90601	1.000	\$17.64
224-700-26-00	Reiter Maren M	1229 La Paloma Gln	1229 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-27-00	Sims Sandra P Family	1237 La Paloma Gln	413 Loma Vista St	El Segundo CA	1.000	\$17.64
224-700-28-00	Sims Sandra P Family	1245 La Paloma Gln	413 Loma Vista St	El Segundo CA	1.000	\$17.64
224-700-29-00	Mccaffrey 1989 Trust	1253 La Paloma Gln	1253 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-30-00	Lorenzo Yousef & Stela N	1261 La Paloma Gln	1050 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-700-31-00	Johnson Family Trust	1267 La Paloma Gln	1267 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-32-00	Mccoey Lola F Family 1990	1273 La Paloma Gln	P O Box 703	Valley Center CA	1.000	\$17.64
224-700-33-00	Weber Jeffery J	1280 La Paloma Gln	1280 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-34-00	Hollins Sidney E & Marion	1274 La Paloma Gln	1274 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-35-00	Sherriff Therese 1993 Trust	1268 La Paloma Gln	1268 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-36-00	Compton 1990 Trust	1262 La Paloma Gln	1262 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-37-00	Snelson Marianne	1256 La Paloma Gln	1256 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-38-00	Quisquis Robert A	1250 La Paloma Gln	1250 La Paloma Gln	Escondido CA 92026	1.000	\$17.64
224-700-39-00	Eichler William C & Joanne	2042 Bolsa Chica Gln	1933 Coltrane Pl	Escondido CA 92027	1.000	\$17.64
224-700-40-00	Ingram Diana R	2034 Bolsa Chica Gln	2034 Bolsa Chica Gln	Escondido CA 92026	1.000	\$17.64
224-700-41-00	Brogan & Jones Living	2026 Bolsa Chica Gln	P O Box 1277	La Canada Flintridge	1.000	\$17.64
224-700-42-00	Vansolkema Barbara A	2018 Bolsa Chica Gln	2018 Bolsa Chica Gln	Escondido CA 92026	1.000	\$17.64
224-700-43-00	Wahrman Wayne P Tr &	2010 Bolsa Chica Gln	23407 Palm Dr	Calabasas CA 91302	1.000	\$17.64
224-700-44-00	Weamer David G Family	2002 Bolsa Chica Gln	2002 Bolsa Chica Gln	Escondido CA 92026	1.000	\$17.64
224-700-45-00	Brogan & Jones Living	2005 Bolsa Chica Gln	P O Box 1277	La Canada Flintridge	1.000	\$17.64
224-700-46-00	Huett Catherine A Trust	2013 Bolsa Chica Gln	2013 Bolsa Chica Gln	Escondido CA 92026	1.000	\$17.64
224-700-47-00	Brogan & Jones Living	2021 Bolsa Chica Gln	P O Box 1277	La Canada Flintridge	1.000	\$17.64
224-700-48-00	Andrews Michael & Laura	2029 Bolsa Chica Gln	1815 Firestone Dr	Escondido CA 92026	1.000	\$17.64



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224-700-49-00	Jones-brogan 2011	2037 Bolsa Chica Gln	P O Box 1277	La Canada Flintridge	1.000	\$17.64
224-700-50-00	Falck Family Trust	2045 Bolsa Chica Gln	2045 Bolsa Chica Gln	Escondido CA 92026	1.000	\$17.64
224-700-51-00	Jones-brogan 2011	2034 Santa Ysabel Gln	P O Box 1277	La Canada Flintridge	1.000	\$17.64
224-700-52-00	York Suzanne	2026 Santa Ysabel Gln	2026 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-53-00	Sampson Richard C &	2018 Santa Ysabel Gln	2018 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-54-00	Stein Michael P &	2010 Santa Ysabel Gln	2010 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-55-00	Mccarty 1994 Family Trust	2021 Santa Ysabel Gln	2021 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-56-00	Miller Marilyn	2029 Santa Ysabel Gln	2029 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-57-00	Edgecombe Percy W	2037 Santa Ysabel Gln	4111 Buck Board Ln	Dunkirk MD 20754	1.000	\$17.64
224-700-58-00	Prado Alfredo O	2045 Santa Ysabel Gln	2045 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-59-00	Landis William H & Shirley	2050 Santa Ysabel Gln	2050 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-60-00	Wright Adam &	2042 Santa Ysabel Gln	2042 Santa Ysabel Gln	Escondido CA 92026	1.000	\$17.64
224-700-61-00	Gardner Dorothy J 1998	1157 Miramonte Gln	1157 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-62-00	Vasquez Ralph O Tr	1149 Miramonte Gln	P O Box 793	Escondido CA 92033	1.000	\$17.64
224-700-63-00	Stewart Nancy Living Trust	1141 Miramonte Gln	1141 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-64-00	Speckhahn Marcus M &	1133 Miramonte Gln	1133 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-65-00	Defino Trust 02-03-98	1125 Miramonte Gln	1125 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-66-00	Guzman Jose V & Josefina	1117 Miramonte Gln	30850 De Portola Rd	Temecula CA 92592	1.000	\$17.64
224-700-67-00	Johnston Gary F	1109 Miramonte Gln	1725 S Escondido Blvd #a	Escondido CA 92025	1.000	\$17.64
224-700-68-00	Lepere Jeffrey & Constance	1101 Miramonte Gln	1101 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-69-00	Brock Leroy K	1118 Miramonte Gln	1118 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-70-00	Carmichael Family	1126 Miramonte Gln	1126 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-71-00	Faraj Omar	1134 Miramonte Gln	1134 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-72-00	Strong James T & Lenore J	1142 Miramonte Gln	1142 Miramonte Gln	Escondido CA 92026	1.000	\$17.64
224-700-73-00	Vasquez Ralph O Revocable	1135 Hermosillo Gln	P O Box 793	Escondido CA 92033	1.000	\$17.64
224-700-74-00	Tuttle-cyr Family Trust	1127 Hermosillo Gln	1127 Hermosillo Gln	Escondido CA 92026	1.000	\$17.64
224-700-75-00	Kubli Nina J Living Trust	1119 Hermosillo Gln	1615 Mesa Verde Dr	Vista CA 92084	1.000	\$17.64
224-700-76-00	Burger Living Trust	1111 Hermosillo Gln	24 Merriewold Ln S	Monroe NY 10950	1.000	\$17.64
224-700-77-00	Polak Adam J & Mary B	1110 Hermosillo Gln	155 Neptune Pl	Escondido CA 92026	1.000	\$17.64
224-700-78-00	Williams Family Trust	1118 Hermosillo Gln	1118 Hermosillo Gln	Escondido CA 92026	1.000	\$17.64
224-700-79-00	Phelps Family Trust	1126 Hermosillo Gln	1126 Hermosillo Gln	Escondido CA 92026	1.000	\$17.64
224-700-80-00	Chatelain Steven M &	1134 Hermosillo Gln	1134 Hermosillo Gln	Escondido CA 92026	1.000	\$17.64
224-700-81-00	Provins Elizabeth S Trust	1123 San Jacinto Gln	1123 San Jacinto Gln	Escondido CA 92026	1.000	\$17.64
224-700-82-00	Finster Estelle J 1998 Living	1115 San Jacinto Gln	1115 San Jacinto Gln	Escondido CA 92026	1.000	\$17.64
224-700-83-00	Baker Adolfinia	1110 San Jacinto Gln	1110 San Jacinto Gln	Escondido CA 92026	1.000	\$17.64
224-700-84-00	Scully Jamie L	1118 San Jacinto Gln	1118 San Jacinto Gln	Escondido CA 92026	1.000	\$17.64
224-700-85-00	Boersing William C	1126 San Jacinto Gln	1126 San Jacinto Gln	Escondido CA 92026	1.000	\$17.64
224-700-86-00	Dudley James D Jr & Carol	1134 San Jacinto Gln	1134 San Jacinto Gln	Escondido CA 92026	1.000	\$17.64
224-730-01-75	Young Lisa A	2031 Golden Circle Dr	2031 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-01-76	Hussar William H	2029 Golden Circle Dr	3631 W Eagles View Pl	Tucson AZ 85745	1.000	\$17.64
224-730-01-77	Alto Christopher J	2035 Golden Circle Dr	2035 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-01-78	Foster Jeffrey	2033 Golden Circle Dr	2033 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-01	Follese Cheri R Trust	2039 Golden Circle Dr	11845 Bass Lake Rd	Minneapolis MN	1.000	\$17.64
224-730-02-02	Morgan Joseph & Catrina	2037 Golden Circle Dr	2037 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-03	Collins Jesse S & Desere M	2043 Golden Circle Dr	2043 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-04	Peterson Melissa M	2041 Golden Circle Dr	2041 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-05	Wilbanks Family Trust	2047 Golden Circle Dr	30851 Saddleback Rd	Valley Center CA	1.000	\$17.64
224-730-02-06	Fisher Gregory H & Amy	2045 Golden Circle Dr	520 Orpheus Ave	Encinitas CA 92024	1.000	\$17.64

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224-730-02-07	Entler Family Trust	2049 Earl Gln	2049 Earl Gln	Escondido CA 92026	1.000	\$17.64
224-730-02-08	Valentine Family Trust	2051 Earl Gln	12666 Brickellia St	San Diego CA 92129	1.000	\$17.64
224-730-02-09	Chalmers Mark A	2055 Earl Gln	4481 Mt Everest Blvd	San Diego CA 92117	1.000	\$17.64
224-730-02-10	West John R Jr & Joan A	2053 Earl Gln	5510 Paseo Del Lago W #1g		1.000	\$17.64
224-730-02-11	Oneil Nancy Irrevocable	2057 Earl Gln	2057 Earl Gln	Escondido CA 92026	1.000	\$17.64
224-730-02-12	Reitz Elaine A Revocable	2059 Earl Gln	2059 Earl Gln	Escondido CA 92026	1.000	\$17.64
224-730-02-13	Pratte Nicholas 2008 Trust	2061 Earl Gln	1069 Borden Rd	San Marcos CA	1.000	\$17.64
224-730-02-14	Powell Linda D	2063 Earl Gln	2063 Earl Gln	Escondido CA 92026	1.000	\$17.64
224-730-02-15	Borchers Jeffrey & Sonya R	2049 Golden Circle Dr	2049 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-16	Leventhal Nancy R	2051 Golden Circle Dr	10 Delphinium St		1.000	\$17.64
224-730-02-17	Barden Brett J & Leslie F	2053 Golden Circle Dr	2053 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-18	Harrington Timothy J &	2055 Golden Circle Dr	2055 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-19	Halstead Martha H Trust	2059 Golden Circle Dr	2059 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-20	Halstead Leslie E	2057 Golden Circle Dr	2057 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-21	Walker Scott L	2061 Golden Circle Dr	2061 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-02-22	Hebard Charles R &	2063 Golden Circle Dr	2870 S Halcyon Rd	Arroyo Grande CA	1.000	\$17.64
224-730-14-25	Amarikwa Quincy	2024 Daren Gln	2024 Daren Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-26	Hersey Revocable Living	2022 Daren Gln	308 Blue Violet Way	Durham NC 27713	1.000	\$17.64
224-730-14-27	Brandstater Neridah R	2020 Daren Gln	2020 Daren Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-28	Feringer Mary L Tr	2018 Daren Gln	301 La Colina Dr	Redlands CA 92374	1.000	\$17.64
224-730-14-29	Striebel Eugene A &	2016 Daren Gln	2016 Daren Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-30	Striebel Eugene A &	2014 Daren Gln	2016 Daren Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-31	Young Timothy R	2012 Pamela Ln	2012 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-730-14-32	Siddiqui Abdul & Farhea M	2010 Pamela Ln	2010 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-730-14-33	Pagan Joseph	2011 Pamela Ln	2011 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-730-14-34	Hart Loretta M Tr	2013 Pamela Ln	2013 Pamela Ln	Escondido CA 92026	1.000	\$17.64
224-730-14-35	Avila Sharon D	2015 Daren Gln	979 Woodland Pkwy #101	San Marcos CA	1.000	\$17.64
224-730-14-36	Ferbrache Patricia	2017 Daren Gln	2302 Saratoga St	Oceanside CA 92054	1.000	\$17.64
224-730-14-37	Marteny Brenda L	2048 Golden Circle Dr	2123 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-38	Verhoeven Jean-marie &	2046 Golden Circle Dr	3169 Vista Mar	Carlsbad CA 92009	1.000	\$17.64
224-730-14-39	Strauser Family Bypass	2044 Golden Circle Dr	2044 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-40	Semkow William	2042 Golden Circle Dr	2042 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-41	Fagatt Audrey J Trust	2028 Billy Gln	2028 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-42	Cochrane John F & Gayle A	2026 Billy Gln	50275 Doral St	La Quinta CA 92253	1.000	\$17.64
224-730-14-43	Kleider Family Revocable	2024 Billy Gln	2024 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-44	Gahagan Maureen	2022 Billy Gln	2022 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-45	Vanzeyl Family Trust	2020 Billy Gln	6020 Colfax Ave	North Hollywood CA	1.000	\$17.64
224-730-14-46	Orlando Martha	2018 Billy Gln	2018 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-47	Hayden Jeffrey D	2016 Billy Gln	2016 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-48	Kellam Raymond & Monica	2014 Billy Gln	2014 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-49	Barksdale Randy & Jennifer	2012 Billy Gln	2012 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-50	Fenske Trust 10-25-11	2010 Billy Gln	2455 Lansdowne Ct	Littleton CO 80126	1.000	\$17.64
224-730-14-51	Hunt Richard W & Diane T	2011 Billy Gln	2011 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-52	Hogan-orlova Revocable	2013 Billy Gln	225 E 3rd Ave	Escondido CA 92025	1.000	\$17.64
224-730-14-53	Gauvin David Jr	2015 Billy Gln	2015 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-54	Dexter Family Revocable	2017 Billy Gln	2017 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-55	Depue Kelli L	2019 Billy Gln	2019 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-56	Barker David M	2021 Billy Gln	2021 Billy Gln	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-730-14-57	Breugelmans Yvonne V	2023 Billy Gln	2023 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-58	Hanson Leslie A	2025 Billy Gln	2025 Billy Gln	Escondido CA 92026	1.000	\$17.64
224-730-14-59	Larson Jeffrey A	2040 Golden Circle Dr	2040 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-60	Taylor Robert Living Trust	2038 Golden Circle Dr	2038 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-61	Elsner Tammy M	2036 Golden Circle Dr	2036 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-62	Revilla Kimberly L	2034 Golden Circle Dr	2034 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-63	Hoffa Linda	2032 Golden Circle Dr	405 Sheridan Ave	Escondido CA 92026	1.000	\$17.64
224-730-14-64	Seargeant Vicia J Trust	2030 Golden Circle Dr	2030 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-65	Crittenden Jennifer	2028 Golden Circle Dr	2028 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-730-14-66	Hobbs Ryan M	2026 Golden Circle Dr	2026 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-67	Taylor Sidney M	2033 David Dr	2033 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-68	Wesche Cody C & Michelle	2035 David Dr	2035 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-69	Lee Bin Foon & Gloria Kong	2098 Golden Circle Dr	2098 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-70	Mullenniex Michael D	2096 Golden Circle Dr	1983 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-71	Craggs 1993 Family	2094 Golden Circle Dr	2094 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-72	Justus Sandy C	2092 Golden Circle Dr	2092 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-04-73	Davis Perry L & Stephanie	2090 Golden Circle Dr	100 3rd Ave S #3004	Minneapolis MN	1.000	\$17.64
224-731-04-74	Wright Family Survivors	2088 Golden Circle Dr	2088 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-01	Gailey Henrietta 2003 Trust	2024 Jason Gln	2051 Sleepy Hollow Rd	Escondido CA 92026	1.000	\$17.64
224-731-05-02	Stricker/ronzani Trust	2022 Jason Gln	2348 Nicklaus Dr	Oceanside CA 92056	1.000	\$17.64
224-731-05-03	Thompson Family 2015	2020 Jason Gln	2020 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-04	Ochola Tom W & Faith W	2018 Jason Gln	2018 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-05	Walker Philip A	2016 Jason Gln	2016 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-06	Lanting Chad S & Sarah E	2014 Jason Gln	2014 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-07	Olmeda Hector E Jr	2012 Jason Gln	2012 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-08	Farahanchi Reza	2010 Jason Gln	2010 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-09	Wedin Donald H Bypass	2011 Jason Gln	29012 Vista Valley Dr	Vista CA 92084	1.000	\$17.64
224-731-05-10	Lopez Gregory F	2013 Jason Gln	2013 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-11	Lodge Phillip & Ruth	2015 Jason Gln	2015 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-12	Phillips Linda L	2017 Jason Gln	2017 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-13	Condit Peter W & Martin	2019 Jason Gln	2019 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-14	Muth Family Trust 07-05-90	2021 Jason Gln	2021 Jason Gln	Escondido CA 92026	1.000	\$17.64
224-731-05-15	Price Shirley T Tr	2023 Jason Gln	1962 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-16	Wilson Robert A & Diane P	2025 Jason Gln	228 N Ivy Ave	Monrovia CA 91016	1.000	\$17.64
224-731-05-17	Bannon Trust 06-30-00	2074 Golden Circle Dr	6219 Picardie Rd	Rancho Palos Verdes	1.000	\$17.64
224-731-05-18	Allemang William K	2072 Golden Circle Dr	2072 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-19	Mcdowell Allen O & Lynn K	2070 Golden Circle Dr	2070 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-20	Stratford Mary T Revocable	2068 Golden Circle Dr	2068 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-21	Chiappino Chase	2066 Golden Circle Dr	2066 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-22	Polansky Donald F	2064 Golden Circle Dr	2064 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-23	Funk Kathryn L	2062 Golden Circle Dr	2062 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-05-24	Embry Family Trust	2060 Golden Circle Dr	2060 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-01	Mellon Gregory S	1733 Michael Gln	1733 Michael Gln	Escondido CA 92026	1.000	\$17.64
224-731-07-02	Baldwin Ronald L Trust	1731 Michael Gln	1731 Michael Gln	Escondido CA 92026	1.000	\$17.64
224-731-07-03	Gerber William O	1729 Michael Gln	1729 Michael Gln	Escondido CA 92026	1.000	\$17.64
224-731-07-04	Ferrell Betty A Tr	1727 Michael Gln	2033 Gem Ln	Escondido CA 92026	1.000	\$17.64
224-731-07-05	Tee Family Trust 06-10-94	1725 Michael Gln	911 Candlelite Dr	San Marcos CA	1.000	\$17.64
224-731-07-06	Sanchez Rogelio	1723 Michael Gln	1723 Michael Gln	Escondido CA 92026	1.000	\$17.64

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224-731-07-07	Batcheller Michael J &	1721 Michael Gln	1721 Michael Gln	Escondido CA 92026	1.000	\$17.64
224-731-07-08	Johnston Gary F	1719 Michael Gln	1725 S Escondido Blvd #a	Escondido CA 92025	1.000	\$17.64
224-731-07-09	Rheinhart Neva D	1717 Michael Gln	1717 Michael Gln	Escondido CA 92026	1.000	\$17.64
224-731-07-10	Ferrell Betty A Tr	1715 Michael Gln	2033 Gem Ln	Escondido CA 92026	1.000	\$17.64
224-731-07-11	Magsulit Josephine &	1711 Michael Gln	1711 Michael Gln	Escondido CA 92026	1.000	\$17.64
224-731-07-12	Veale Patricia L Family	1713 Michael Gln	155 Las Flores Dr #93	San Marcos CA	1.000	\$17.64
224-731-07-13	Prudentia L L C	2091 Golden Circle Dr	1046 Landavo Dr	Escondido CA 92027	1.000	\$17.64
224-731-07-14	Martensen Lloyd E Family	2089 Golden Circle Dr	2089 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-15	Lamb Kathleen D Revocable	2095 Golden Circle Dr	2095 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-16	Cunningham Michael E	2093 Golden Circle Dr	2093 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-17	Morrow Lonnie Revocable	2097 Golden Circle Dr	2097 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-18	Lawson Lawrence L &	2099 Golden Circle Dr	2099 Golden Circle Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-19	Craig Shirley M Trust	2105 David Dr	2105 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-20	Amsbary Revocable Living	2107 David Dr	8975 Lawrence Welk Dr #136	Escondido CA 92026	1.000	\$17.64
224-731-07-21	Quick Grace H Trust	2111 David Dr	2111 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-22	Kvikstad Rebecca L Trust	2113 David Dr	2113 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-23	Mcgee Kristi	2118 David Dr	14817 Winding Canyon Rd	Poway CA 92064	1.000	\$17.64
224-731-07-24	Herbert C Philip Revocable	2116 David Dr	2849 Windstone Gln	Escondido CA 92027	1.000	\$17.64
224-731-07-25	Marginson Lorraine R	2114 David Dr	2114 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-26	Danley Carol C Separate	2112 David Dr	2112 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-27	Hall Trust 09-04-08	2110 David Dr	2110 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-28	Meadowcroft Jean H	2108 David Dr	2108 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-29	Putjenter Tyler R	2106 David Dr	2106 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-30	Lackey James A Revocable	2104 David Dr	2104 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-31	Relph Family Trust	2032 David Dr	2032 David Dr	Escondido CA 92026	1.000	\$17.64
224-731-07-32	Schwarz Stanley A &	2030 David Dr	16767 Bernardo Center Dr	San Diego CA 92198	1.000	\$17.64
224-750-01-00	Hannon Michael P &	2041 Camino Dr	2041 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-02-00	Gerritsen Family Trust	2045 Camino Dr	29847 Lilac Rd	Valley Center CA	1.000	\$17.64
224-750-03-00	Tattitch Elmer A Revocable	2049 Camino Dr	2110 Sleepy Hollow Rd	Escondido CA 92026	1.000	\$17.64
224-750-04-00	Durmer Family Trust	2053 Camino Dr	2053 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-05-00	Sharp Trust 09-07-07	2057 Camino Dr	2057 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-06-00	Cappai Umberto G 2013	2061 Camino Dr	2061 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-07-00	Mechanic Family Trust	2065 Camino Dr	13059 Lamia Pt	San Diego CA 92130	1.000	\$17.64
224-750-08-00	Comstock Family Living	2069 Camino Dr	2069 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-09-00	Beatty Douglas R Revocable	2073 Camino Dr	7015 Rockrose Ter		1.000	\$17.64
224-750-10-00	Vandenoord Family Trust	2105 Camino Dr	5635 Rutgers Rd	La Jolla CA 92037	1.000	\$17.64
224-750-11-00	Godfrey Family Trust	2111 Camino Dr	1447 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-750-12-00	Labelle Family Trust	2117 Camino Dr	2117 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-13-00	Mannick Ruby F Trust	2123 Camino Dr	2123 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-14-00	Foulke Ralph Family Trust	2129 Camino Dr	2129 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-15-00	Troyer Guy & Mary	2135 Camino Dr	2135 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-16-00	Hogan Brian P & Jody C	2141 Camino Dr	2141 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-17-00	Henry Gwynne E Family	2147 Camino Dr	2147 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-18-00	Myers John S & Katherine	2130 Camino Dr	2130 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-19-00	Esparza Daniel A & Esther	2124 Camino Dr	4975 N 1st Ave #247	Tucson AZ 85718	1.000	\$17.64
224-750-20-00	Hamel Jason P & Paola M	2120 Camino Dr	2120 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-21-00	Yevstratenko Timofey	2116 Camino Dr	2116 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-22-00	George Timothy J & Razo	2110 Camino Dr	2110 Camino Dr	Escondido CA 92026	1.000	\$17.64

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224-750-23-00	Cassady Daniel B	2102 Camino Dr	2102 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-24-00	Staley Oletta Trust	2076 Fuerte Ln	2076 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-25-00	Davis Donald P Jr & C	2070 Fuerte Ln	2070 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-26-00	Gonzales Family 2004 Trust	2064 Fuerte Ln	2064 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-27-00	Stanley Family Living Trust	2058 Fuerte Ln	2058 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-28-00	Steege Brian R & Kelly L	2052 Fuerte Ln	2052 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-29-00	Coria Gustavo	2048 Fuerte Ln	205 E 11th Ave	Escondido CA 92025	1.000	\$17.64
224-750-30-00	Bailey Dennis H & Susan P	2040 Fuerte Ln	2040 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-31-00	Navarette Teresa	2039 Fuerte Ln	2039 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-32-00	Russell Jonathan W &	2043 Fuerte Ln	2043 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-33-00	Collurafici Frank W	2049 Fuerte Ln	2049 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-34-00	Slater-vermillion 2006	2053 Fuerte Ln	2053 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-35-00	Sorenson Family Trust	2057 Fuerte Ln	2057 Fuerte Ln	Escondido CA 92026	1.000	\$17.64
224-750-36-00	Terriquez Juan & Moroney	2068 Camino Dr	2068 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-37-00	Dakota North Real Estate	2064 Camino Dr	2821 Summit Dr	Escondido CA 92025	1.000	\$17.64
224-750-38-00	Rojas Jose L & Lilian P	2060 Camino Dr	2060 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-39-00	Wagner And	2054 Camino Dr	2054 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-40-00	Budiwarman Susanti G	2044 Camino Dr	2044 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-750-41-00	Bozzay Tibor & Migdalia F	2038 Camino Dr	2038 Camino Dr	Escondido CA 92026	1.000	\$17.64
224-810-01-00	B M F Trust 10-01-02	1429 Country Club Ln West	8030 La Mesa Blvd #69	La Mesa CA 91942	1.000	\$17.64
224-810-02-00	Mattison Charles F	1437 Country Club Ln West	804 Caminito Del Reposo		1.000	\$17.64
224-810-03-00	Heidarshahi Amir & Kathy	1445 Country Club Ln West	1445 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-810-04-00	Borna Ray M & Borna	1453 Country Club Ln West	31805 Temecula Pky #588	Temecula CA 92592	1.000	\$17.64
224-810-05-00	Reich Douglas L Living	1461 Country Club Ln West	555 S Rancho Santa Fe Rd	San Marcos CA	1.000	\$17.64
224-810-06-00	Crawford Gary W Trust	1958 Firestone Dr	1958 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-07-00	Fertig Trust 02-07-97	1950 Firestone Dr	129 N Marengo Ave	Pasadena CA 91101	1.000	\$17.64
224-810-08-00	Moyer Joyce M	1942 Firestone Dr	1942 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-09-00	Johansen Family Trust	1934 Firestone Dr	1934 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-10-00	Ahler Family 2007 Trust	1926 Firestone Dr	1926 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-11-00	Wiegmann Living Trust	1918 Firestone Dr	1918 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-12-00	Cambis Bypass Trust	1910 Firestone Dr	2110 Sleepy Hollow Rd	Escondido CA 92026	1.000	\$17.64
224-810-13-00	Dunlap Mary E Trust	1858 Firestone Dr	1858 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-14-00	Waite Family Trust 12-2-93	1850 Firestone Dr	1850 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-15-00	Giotta Thaddeus & Monica	1842 Firestone Dr	1842 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-16-00	Grant Carmon A & Ellen B	1834 Firestone Dr	1834 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-17-00	Mcfarland David W &	1826 Firestone Dr	1826 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-18-00	Erikson Family Trust	1831 Firestone Dr	1660 Queenston Dr	Escondido CA 92027	1.000	\$17.64
224-810-19-00	Brooker Steven	1839 Firestone Dr	1839 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-20-00	Stiedemann Mark E & Irene	1603 Pinehurst Ave	1603 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-810-21-00	Kinley Robert L & Mary L	1611 Pinehurst Ave	1611 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-810-22-00	Canatsey Joshua C &	1619 Pinehurst Ave	1619 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-810-23-00	Johanson Bruce & Beth	1636 Pinehurst Ave	1636 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-810-24-00	Koch Jeffrey L & Lisa L	1628 Pinehurst Ave	1628 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-810-25-00	Bou-ajram Hafez S & Nadia	1620 Pinehurst Ave	1620 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-810-26-00	Hudon Scott	1909 Firestone Dr	1909 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-27-00	Mitchell David S & Joni E	1917 Firestone Dr	1917 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-28-00	Curtis Angela M	1925 Firestone Dr	1925 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-29-00	Kemp David J	1933 Firestone Dr	1933 Firestone Dr	Escondido CA 92026	1.000	\$17.64

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224-810-30-00	Olson Patrick A	1941 Firestone Dr	1941 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-810-31-00	Cunningham Thomas C &	1525 Country Club Ln West	1525 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-810-32-00	Mills Kalon & Shill Mariah	1533 Country Club Ln West	2877 W Shady Hollow Ln	Lehi UT 84043	1.000	\$17.64
224-810-33-00	Bailey Mitchell & Tracee	1541 Country Club Ln West	1541 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-810-34-00	Fanter Stephen A & Kim E	1549 Country Club Ln West	1549 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-810-35-00	Finsterbusch Mike W &	1557 Country Club Ln West	1557 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-811-01-00	Fausner Craig H	1820 Cottonwood Pl	619 Long Pond Rd	Plymouth MA 02360	1.000	\$17.64
224-811-02-00	Appell Andrea L	1830 Cottonwood Pl	P O Box 649	Apo Ap 96520	1.000	\$17.64
224-811-03-00	Baker Sally A 2006 Trust	1840 Cottonwood Pl	1840 Cottonwood Pl	Escondido CA 92026	1.000	\$17.64
224-811-04-00	Dobell Russell A	1823 Firestone Dr	P O Box 2363	Temecula CA 92593	1.000	\$17.64
224-811-05-00	Andrews Michael & Laura	1815 Firestone Dr	1815 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-811-08-00	Browne Virginia C Tr	1818 Firestone Dr	1818 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-811-09-00	Siddiq Masood & Mohsini	1810 Firestone Dr	1810 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-811-28-00	Stuck In The Rough L L C	Foxtire Pl	P O Box 11480	Beverly Hills CA	0.228	\$4.02
224-840-01-00	Niederhaus Milton C &	2165 Nutmeg St North	2165 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-03-00	Auer Ryan & Yesenia	2149 Nutmeg St North	2149 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-04-00	Ferrell Betty A Tr	2141 Nutmeg St North	2033 Gem Lake	Escondido CA 92026	1.000	\$17.64
224-840-05-00	Peek Jason & Asuka	2133 Nutmeg St North	2133 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-06-00	Lemel George & Dori	2125 Nutmeg St North	2125 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-07-00	Hoolihan Joel & Sarai	2117 Nutmeg St North	2117 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-08-00	Groff John Iii & Birch Linda	2109 Nutmeg St North	2109 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-09-00	Hansen Darlene M	2101 Nutmeg St North	2101 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-840-10-00	Hoehn Claude D &	1110 Country Club Ln West	1110 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-840-11-00	Jones Leland B & Sheila	1118 Country Club Ln West	1118 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-840-12-00	Buffington Shirley E 2009	1126 Country Club Ln West	26224 N 72nd Dr		1.000	\$17.64
224-840-13-00	Ashforth Family Trust	1134 Country Club Ln West	1134 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-840-16-00	Wechsler Family Trust	2157 Nutmeg St	260 Trickle Brook Ct	Simi Valley CA	1.000	\$17.64
224-850-01-00	J W Mitchell Inc	1402 Westwood Pl	1330 Orange Ave #317	Coronado CA 92118	1.000	\$17.64
224-850-02-00	Overy Colby & Denise	1408 Westwood Pl	1408 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-03-00	Nikolovski Spasoje &	1412 Westwood Pl	1412 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-04-00	Boyce Janet	1416 Westwood Pl	1416 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-05-00	Vella Jayme (dp)	1420 Westwood Pl	1420 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-06-00	Black Irene M	1424 Westwood Pl	1424 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-07-00	Skay Jacqueline Revocable	1423 Westwood Pl	1423 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-08-00	Duan Peter Sheng	1419 Westwood Pl	1419 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-09-00	Vague Family Trust	1415 Westwood Pl	1415 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-10-00	Rose Debra Trust 12-21-06	1411 Westwood Pl	1411 Westwood Pl	Escondido CA 92026	1.000	\$17.64
224-850-11-00	Gaylor Charles O Iii	2053 La Brea St	30933 Ashley Ct	Valley Center CA	1.000	\$17.64
224-850-12-00	Zellmer Family Trust	2045 La Brea St	2045 La Brea St	Escondido CA 92026	1.000	\$17.64
224-850-13-00	Schwend Steven M &	2037 La Brea St	2037 La Brea St	Escondido CA 92026	1.000	\$17.64
224-850-14-00	Skinner Family Trust	2029 La Brea St	3415 Don Jose Dr		1.000	\$17.64
224-850-15-00	Quindo Ricardo & Evelyn	2044 La Brea St	2044 La Brea St	Escondido CA 92026	1.000	\$17.64
224-850-16-00	Bishop L Ernestine Trust	2052 La Brea St	2052 La Brea St	Escondido CA 92026	1.000	\$17.64
224-860-01-00	Denny Grace L Living Trust	1318 Gary Ln	1318 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-02-00	Fry Claude E & Katherine J	1324 Gary Ln	1324 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-03-00	Peace Joan L Trust	1312 Gary Ln	1312 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-04-00	Salce Paul M & Rana B	1306 Gary Ln	1306 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-05-00	Ulibarri Ernest Jr	1142 Gary Ln	1142 Gary Ln	Escondido CA 92026	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-860-06-00	Hawash Ibrahim	1136 Gary Ln	1136 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-07-00	Calumpit John R	1130 Gary Ln	1130 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-08-00	Sanchez Matthew A &	1124 Gary Ln	1124 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-09-00	Rea Valerie G Trust	2114 Lark Gln	2114 Lark Gln	Escondido CA 92026	1.000	\$17.64
224-860-10-00	Mousavi Hangameh S	2110 Lark Gln	2110 Lark Gln	Escondido CA 92026	1.000	\$17.64
224-860-11-00	Ahler Family 2007 Trust	2106 Lark Gln	1926 Firestone Dr	Escondido CA 92026	1.000	\$17.64
224-860-12-00	Antoniu Peter H	2102 Lark Gln	2166 Lemon Ave	Escondido CA 92029	1.000	\$17.64
224-860-13-00	Kelly Michael P & Gloria L	1101 Wren Gln	1101 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-14-00	Manell Kenneth R & Janet L	1107 Wren Gln	2289 Rock View Gln	Escondido CA 92026	1.000	\$17.64
224-860-15-00	Blakley Rickey	1113 Wren Gln	741 E El Morado Ct	Ontario CA 91764	1.000	\$17.64
224-860-16-00	Bayles Family Trust	1119 Wren Gln	16400 Saybrook Ln #20	Huntington Beach	1.000	\$17.64
224-860-17-00	Kuhlmeyer Roy	1125 Wren Gln	1125 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-18-00	Higgins-brusso Valerie	1131 Wren Gln	1131 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-19-00	Wells Garry W <dva>	1137 Wren Gln	1137 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-20-00	Anet Family Trust 02-23-06	1143 Wren Gln	P O Box 460185	Escondido CA 92046	1.000	\$17.64
224-860-21-00	Lawrence William & Karen	1203 Wren Gln	1203 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-22-00	Rindone Bradley A	1209 Wren Gln	1209 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-23-00	Hernandez Daniel P &	1215 Wren Gln	1215 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-24-00	Bader Darlene A	1221 Wren Gln	222 E 5th Ave	Escondido CA 92025	1.000	\$17.64
224-860-25-00	Kanno-holland Kazumi	1227 Wren Gln	1227 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-26-00	Wilkinson Donald J	1233 Wren Gln	1233 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-27-00	Mission Capital Properties	1239 Wren Gln	1239 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-28-00	Runchey Lola L	1245 Wren Gln	1245 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-29-00	Spon Gregory M & Scott	1242 Wren Gln	1242 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-30-00	Parker Family Trust	1236 Wren Gln	1236 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-31-00	Wilson Melinda L	1230 Wren Gln	1230 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-32-00	Lister Paul & Karen Trust	1224 Wren Gln	1224 Wren Gln	Escondido CA 92026	1.000	\$17.64
224-860-33-00	Carter Living Trust	2103 Lark Gln	2103 Lark Gln	Escondido CA 92026	1.000	\$17.64
224-860-34-00	Nally Family Trust 12-01-01	2107 Lark Gln	P O Box 2490	Escondido CA 92033	1.000	\$17.64
224-860-35-00	Potter Family 2013 Trust	2111 Lark Gln	207 Heritage Ln	Pleasanton CA	1.000	\$17.64
224-860-36-00	Hasslinger Tp 2015 Trust	2115 Lark Gln	2115 Lark Gln	Escondido CA 92026	1.000	\$17.64
224-860-37-00	Lowrey Robert & Susan	1301 Gary Ln	1301 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-38-00	Donato Emil G & Gina P	1303 Gary Ln	1303 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-39-00	Willis Matthew J	1309 Gary Ln	1309 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-40-00	Dejong Teunis & Hinke	1315 Gary Ln	1315 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-41-00	Gailey Henrietta 2003 Trust	1325 Gary Ln	2051 Sleepy Hollow Rd	Escondido CA 92026	1.000	\$17.64
224-860-42-00	Ramos Eduardo M &	1331 Gary Ln	1331 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-43-00	Mendivil Marcos A &	1337 Gary Ln	1337 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-860-44-00	Parraga Jorge	1343 Gary Ln	1343 Gary Ln	Escondido CA 92026	1.000	\$17.64
224-870-01-00	Wade Paul	1661 Vaquero Gln	1661 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-02-00	Johnston Gary F	1651 Vaquero Gln	1642 David Dr	Escondido CA 92026	1.000	\$17.64
224-870-03-00	Shuler Joel M & Kimberley	1641 Vaquero Gln	1641 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-06-00	Crobarger Richard E & Kala	1561 Vaquero Gln	1561 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-07-00	Uhl Michael J	1551 Vaquero Gln	1551 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-08-00	Lee Yi-ching & Yang	1541 Vaquero Gln	9237 Calle De Vista Oeste	San Diego CA 92129	1.000	\$17.64
224-870-09-00	Sims Gerald R & Cynthia S	1531 Vaquero Gln	2132 Vista Valle Verde Dr	Fallbrook CA 92028	1.000	\$17.64
224-870-10-00	Marturano Dominic & Deea	1475 Vaquero Gln	1475 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-11-00	Woldin Rosemarie B Family	1471 Vaquero Gln	1471 Vaquero Gln	Escondido CA 92026	1.000	\$17.64

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224-870-14-00	Leivas Terri L	1455 Vaquero Gln	1455 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-15-00	Dollard Jaren	1451 Vaquero Gln	1451 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-16-00	Wang Paula R	1445 Vaquero Gln	1445 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-17-00	Dauber Alfred	1441 Vaquero Gln	1441 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-18-00	Boozer Family 2004 Trust	1435 Vaquero Gln	1435 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-19-00	Clark Alan G & Janine	1431 Vaquero Gln	1431 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-20-00	Radspinner Anne M	1425 Vaquero Gln	1425 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-21-00	Steichen Christine E Trust	1421 Vaquero Gln	1421 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-22-00	Hansen Mary L Trust	1411 Vaquero Gln	1411 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-23-00	Oskoorouchi Family Trust	1401 Vaquero Gln	3223 Rancho Companero	Carlsbad CA 92009	1.000	\$17.64
224-870-26-00	Doorn Family Trust	1435 Anoche Gln	1435 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-27-00	Westlake William L &	1445 Anoche Gln	1445 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-30-00	Boggeln Family Trust	1461 Anoche Gln	1461 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-31-00	Winn John A & Ellen S	1465 Anoche Gln	1465 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-32-00	Gibbs John E & Betty L	1471 Anoche Gln	1471 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-33-00	Jamison Carl	1475 Anoche Gln	1475 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-36-00	Johnson Robert D & Donna	1551 Anoche Gln	1551 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-37-00	Blanshan Bridget K &	1561 Anoche Gln	28220 Faircrest Way	Escondido CA 92026	1.000	\$17.64
224-870-40-00	Bridges Evelyn A	1641 Anoche Gln	1641 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-43-00	Peterson Monica	2090 Avenida De Aquacate	2090 Avenida De Aquacate	Escondido CA 92026	1.000	\$17.64
224-870-44-00	Grollo John F & Jacquelyn J	2080 Avenida De Aquacate	2080 Avenida De Aquacate	Escondido CA 92026	1.000	\$17.64
224-870-45-00	Beukelman Craig E	2070 Avenida De Aquacate	2070 Avenida De Aquacate	Escondido CA 92026	1.000	\$17.64
224-870-46-00	Herrera Christina M	2060 Avenida De Aquacate	2060 Avenida De Aquacate	Escondido CA 92026	1.000	\$17.64
224-870-47-00	Lake Roger & Marcia	2050 Avenida De Aquacate	2050 Avenida De Aquacate	Escondido CA 92026	1.000	\$17.64
224-870-48-00	Mayer Frances E	1475 Mercado Gln	1475 Mercado Gln	Escondido CA 92026	1.000	\$17.64
224-870-49-00	Lord Phyllis J Tr	1471 Mercado Gln	2412 Foothill Blvd #16	Calistoga CA 94515	1.000	\$17.64
224-870-52-00	Taylor Stacy K & Judith A	1455 Mercado Gln	1455 Mercado Gln	Escondido CA 92026	1.000	\$17.64
224-870-53-00	Hill Judy Revocable Living	1451 Mercado Gln	1451 Mercado Gln	Escondido CA 92026	1.000	\$17.64
224-870-54-00	Bland Christopher D &	1445 Mercado Gln	1445 Mercado Gln	Escondido CA 92026	1.000	\$17.64
224-870-57-00	Holtz Amy D	1631 Vaquero Gln	1631 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-58-00	Scott Paul M & Yvonne M	1621 Vaquero Gln	1621 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-59-00	Nguyen Nghiem Thi	1465 Vaquero Gln	1465 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-60-00	Schneider John O Tr	1461 Vaquero Gln	1461 Vaquero Gln	Escondido CA 92026	1.000	\$17.64
224-870-65-00	Lundy Wanda Trust	1621 Anoche Gln	1621 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-66-00	Littrell Brandon E & Stacy J	1631 Anoche Gln	1631 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-67-00	Scott Jill R Revocable Trust	1465 Mercado Gln	1465 Mercado Gln	Escondido CA 92026	1.000	\$17.64
224-870-68-00	Weldon James & Lois	1451 Anoche Gln	730 W 13th Ave #f-217	Escondido CA 92025	1.000	\$17.64
224-870-69-00	Bilotti Ronald O Revocable	1455 Anoche Gln	1455 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-70-00	Mclean Shauna Revocable	1651 Anoche Gln	1651 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-71-00	Burns Thomas J	1661 Anoche Gln	484 Washington St #b	Monterey CA 93940	1.000	\$17.64
224-870-72-00	Towne Diana L	1415 Anoche Gln	1415 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-73-00	Marshall Family Trust	1425 Anoche Gln	1425 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-74-00	Hassler Family Trust	1461 Mercado Gln	1461 Mercado Gln	Escondido CA 92026	1.000	\$17.64
224-870-75-00	Hill Malvin & Rita Family	1531 Anoche Gln	1531 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-870-76-00	Clark Paula J	1541 Anoche Gln	1541 Anoche Gln	Escondido CA 92026	1.000	\$17.64
224-881-01-00	Ramirez Victor	2124 Nutmeg St North	2124 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-881-02-00	Rogers Craig M	2116 Nutmeg St North	2116 N Nutmeg St	Escondido CA 92026	1.000	\$17.64
224-881-03-00	Kazemier 2015 Family	1040 Country Club Ln West	1040 W Country Club Ln	Escondido CA 92026	1.000	\$17.64



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224-881-04-00	Velazquez Jose L & Maria R	1030 Country Club Ln West	1030 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-881-05-00	Davis Doris A Revocable	1020 Country Club Ln West	1659 S Citrus Ave	Escondido CA 92027	1.000	\$17.64
224-881-06-00	Lorence George J Jr &	1010 Country Club Ln West	1010 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-881-07-00	Prather Clark P Iii	2101 Caraway St	2101 Caraway St	Escondido CA 92026	1.000	\$17.64
224-881-08-00	Radjenovic Milica	2109 Caraway St	411 Marcos St	San Marcos CA	1.000	\$17.64
224-881-09-00	Norman Marilyn J Trust	2117 Caraway St	2117 Caraway St	Escondido CA 92026	1.000	\$17.64
224-881-10-00	Mohn Michael A & Theresa	2125 Caraway St	2125 Caraway St	Escondido CA 92026	1.000	\$17.64
224-881-11-00	Hobbick Jerry L Jr & Kellie	2120 Caraway St	2120 Caraway St	Escondido CA 92026	1.000	\$17.64
224-881-12-00	Hodder Revocable Living	2112 Caraway St	2112 Caraway St	Escondido CA 92026	1.000	\$17.64
224-881-13-00	Reyes German & Raquel	2104 Caraway St	2104 Caraway St	Escondido CA 92026	1.000	\$17.64
224-881-14-00	Moritz James H & Diane P	996 Mariposa Pl	685 Jonathon Pl	Escondido CA 92027	1.000	\$17.64
224-881-15-00	Minich Family Revocable	986 Mariposa Pl	986 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-16-00	Rodriguez Jose F & Vida T	992 Bittersweet St	992 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-17-00	Peters Robert L & Susan	982 Bittersweet St	982 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-18-00	Pallante Mario & Sandra L	972 Bittersweet St	972 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-19-00	Leon-eras Carlos A & Joy R	962 Bittersweet St	962 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-20-00	Thompson Terry L & Julie	952 Bittersweet St	952 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-21-00	Everhart L Keith &	942 Bittersweet St	942 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-22-00	Donalson David K	932 Bittersweet St	932 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-23-00	White Keith D &	931 Bittersweet St	931 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-24-00	Bedford Arthur L & Linda	941 Bittersweet St	941 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-25-00	Souders Adam & Heather	951 Bittersweet St	951 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-26-00	Herrera Paul V & Myra D	961 Bittersweet St	961 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-27-00	Williams Tyson J & Jones	971 Bittersweet St	971 Bittersweet St	Escondido CA 92026	1.000	\$17.64
224-881-28-00	Prendergast Thomas &	976 Mariposa Pl	976 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-29-00	Traina Charles J &	966 Mariposa Pl	966 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-30-00	Sanders Brian & Andrea	956 Mariposa Pl	956 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-31-00	Walger Eric & Victoria	946 Mariposa Pl	946 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-32-00	Wilkinson Trust 12-28-00	936 Mariposa Pl	936 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-33-00	Wybenga Henry J & Carol A	933 Mariposa Pl	933 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-34-00	Guerrero Robert & Adriana	943 Mariposa Pl	943 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-35-00	Hermosillo Aaron P	953 Mariposa Pl	953 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-36-00	Baker Jay B	963 Mariposa Pl	963 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-37-00	Dodds Louisa L	973 Mariposa Pl	973 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-38-00	Fox David J & Debra L	983 Mariposa Pl	983 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-881-39-00	Calderon Epifania	993 Mariposa Pl	993 Mariposa Pl	Escondido CA 92026	1.000	\$17.64
224-882-01-00	Wasco Michael F Jr	2081 Caraway St	2081 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-02-00	Lamere Brian & Sarah	2077 Caraway St	1520 Linthicum Dr	Escondido CA 92026	1.000	\$17.64
224-882-03-00	Rosson Family Trust	2073 Caraway St	2073 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-04-00	Brousseau Michael &	2069 Caraway St	2069 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-05-00	Lofgren Dennis G & Jean L	2065 Caraway St	2065 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-06-00	Holland Family Trust	2061 Caraway St	2061 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-07-00	Peugh Jeremy & Chelsea	2057 Caraway St	2057 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-08-00	Steagall Jack D	2053 Caraway St	2053 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-09-00	Serrano Jorge	2066 Caraway St	P O Box 208	Escondido CA 92033	1.000	\$17.64
224-882-10-00	Ruiz Eduardo M	2070 Caraway St	2027 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-882-11-00	Cunningham John E	2074 Caraway St	2074 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-12-00	Shoemaker Elizabeth A	2078 Caraway St	618 Washingtonia Dr	San Marcos CA	1.000	\$17.64

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-882-14-00	Pierce Family Trust	1073 Fountain Pl	1073 Fountain Pl	Escondido CA 92026	1.000	\$17.64
224-882-15-00	Pringle Family Trust	1061 Fountain Pl	17911 Sencillo Dr	San Diego CA 92128	1.000	\$17.64
224-882-16-00	Pringle Revocable Family	1049 Fountain Pl	1061 Fountain Pl	Escondido CA 92026	1.000	\$17.64
224-882-17-00	Cadruvi Sandra E	1037 Fountain Pl	1037 Fountain Pl	Escondido CA 92026	1.000	\$17.64
224-882-18-00	Myers Marc	1040 Fountain Pl	1040 Fountain Pl	Escondido CA 92026	1.000	\$17.64
224-882-19-00	Obrien Colin T & Smith	1052 Fountain Pl	1052 Fountain Pl	Escondido CA 92026	1.000	\$17.64
224-882-20-00	Swadley Family Trust	1064 Fountain Pl	3320 E Morning Mist Cir	Prescott AZ 86303	1.000	\$17.64
224-882-21-00	Ramos Jose L Jr & Rosalina	1076 Fountain Pl	1076 Fountain Pl	Escondido CA 92026	1.000	\$17.64
224-882-22-00	Gloria Dei Lutheran Church	1087 Country Club Ln West	1087 W Country Club Ln	Escondido CA 92026	3.394	\$59.86
224-882-23-00	Nguyen The Quynh C & Vu	2049 Caraway St	2049 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-24-00	Tanashian Gary & Meghedi	2045 Caraway St	2045 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-25-00	Weston Philip J & Laura J	2041 Caraway St	7831 Nw Lone Pine Ln	Terrebonne OR	1.000	\$17.64
224-882-26-00	Fogleman Spencer & Amy	2039 Caraway St	2039 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-27-00	George Ahleak	2035 Caraway St	2035 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-28-00	Williams Family Trust	2031 Caraway St	2031 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-29-00	Kilby Christopher G	2027 Caraway St	2027 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-30-00	Alcorn Aaron & Xochil	2026 Caraway St	6886 Psc567 Box 6886	Apo Ap 96384	1.000	\$17.64
224-882-31-00	Torres Ruben C & Maria Q	2032 Caraway St	2032 Caraway St	Escondido CA 92026	1.000	\$17.64
224-882-32-00	Caro Carlos & Linda	2038 Caraway St	2038 Caraway St	Escondido CA 92026	1.000	\$17.64
224-910-01-00	Vieng Kale & Joy	2072 Cherokee Ln	2072 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-910-02-00	Gomez Gladys E	2062 Cherokee Ln	2062 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-910-03-00	Achoumov Vaguif &	2052 Cherokee Ln	2052 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-910-04-00	Landolt Eric Est Of	2042 Cherokee Ln	2042 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-910-05-00	Shair Abdo K	2032 Cherokee Ln	Sarkis Street		1.000	\$17.64
224-910-06-00	Buras Joshua & Linda C	2022 Cherokee Ln	2022 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-910-07-00	Medina Ernest Sr &	2035 Cherokee Ln	35323 Lilac Ln	Winchester CA	1.000	\$17.64
224-910-08-00	Mcdonell Colin D	2049 Cherokee Ln	2049 Cherokee Ln	Escondido CA 92026	1.000	\$17.64
224-910-09-00	Lissona Mario & Blanca	2065 Cherokee Ln	1246 Rancho Luiseno Rd	Escondido CA 92026	1.000	\$17.64
224-930-01-00	Palma Antonio	1775 Arroyo Gln	1775 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-02-00	Phan Family Trust 01-11-07	1773 Arroyo Gln	13217 Portofino Dr	Del Mar CA 92014	1.000	\$17.64
224-930-03-00	Potter Family 2013 Trust	1771 Arroyo Gln	207 Heritage Ln	Pleasanton CA	1.000	\$17.64
224-930-04-00	Johnson Geri Lynn	1769 Arroyo Gln	1769 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-05-00	Guinto Mark F & Henrietta	1767 Arroyo Gln	1767 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-06-00	Domenico Miucci Trust	1759 Arroyo Gln	2726 Glenview Way	Escondido CA 92025	1.000	\$17.64
224-930-07-00	Wilson Trust 10-02-81	1757 Arroyo Gln	31820 Via Ararat Dr	Bonsall CA 92003	1.000	\$17.64
224-930-08-00	Lovell David J & Larisa	1755 Arroyo Gln	1755 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-09-00	Cosper Cynthia L 2003	1753 Arroyo Gln	1753 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-10-00	Radesky Family Trust	1751 Arroyo Gln	1751 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-11-00	Leonard Family Trust	1758 Arroyo Gln	1758 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-12-00	Rhodes Robert L	1760 Arroyo Gln	1760 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-13-00	Woolcott Fred & Harvey	1762 Arroyo Gln	1762 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-14-00	Carrillo Craig A & Diane E	1764 Arroyo Gln	1764 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-15-00	Mcdonough Bruce A Sr &	1766 Arroyo Gln	1766 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-16-00	Skelton Wilbur F Jr & Taki	1768 Arroyo Gln	1768 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-17-00	Lucus Richard E & Martha	1770 Arroyo Gln	1770 Arroyo Gln	Escondido CA 92026	1.000	\$17.64
224-930-18-00	Vaughn Tommie J & Sandra	1784 Solana Gln	1784 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-19-00	Holland Jack E & Vivian	1782 Solana Gln	1782 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-20-00	Young Mary J C	1780 Solana Gln	1780 Solana Gln	Escondido CA 92026	1.000	\$17.64

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224-930-21-00	Phillips James R Jr & Linda	1774 Solana Gln	1774 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-22-00	Rountree Lori L	1772 Solana Gln	1772 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-23-00	Sowers James D & Dorothy	1770 Solana Gln	1770 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-24-00	Maney-oviatt Susan W	1768 Solana Gln	1768 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-25-00	Wright Barbara E 2014	1766 Solana Gln	1766 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-26-00	Mansfield Family Trust	1764 Solana Gln	1764 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-27-00	Howard Family Trust	1762 Solana Gln	1762 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-28-00	Boulware Robert W &	1771 Solana Gln	9640 Wilbur Ave	Northridge CA 91324	1.000	\$17.64
224-930-29-00	Lewis Darlene Revoable	1773 Solana Gln	1773 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-30-00	Romeo Bethuela	1775 Solana Gln	1775 Solana Gln	Escondido CA 92026	1.000	\$17.64
224-930-31-00	Rufenacht Bernice P Living	1777 Capistrano Gln	1777 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-32-00	Maguire Family Trust	1775 Capistrano Gln	1775 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-33-00	Mcfadyen Mark A &	1773 Capistrano Gln	1773 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-34-00	Kelly Dorothy M Trust	1771 Capistrano Gln	1771 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-35-00	Neyman Scott	1769 Capistrano Gln	1769 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-36-00	Mahida Parakram D &	1767 Capistrano Gln	1767 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-37-00	Cooper Betty Trust	1764 Capistrano Gln	1764 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-930-38-00	Abrams Jaclyn D	1766 Capistrano Gln	1766 Capistrano Gln	Escondido CA 92026	1.000	\$17.64
224-951-01-00	Dow Revocable Living Trust	2201 Sawgrass Gln	2201 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-951-02-00	Poling Patrick D & Doreen	2207 Sawgrass Gln	2207 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-951-03-00	Kaiser Susan L Tr	2213 Sawgrass Gln	2213 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-951-07-00	Truesdale Family Trust	2237 Sawgrass Gln	2870 N Twin Oaks Valley Rd	San Marcos CA	1.000	\$17.64
224-951-08-00	Gold David E Revocable	2202 Hilton Head Gln	1892 Summit Hill Dr	Escondido CA 92027	1.000	\$17.64
224-951-09-00	Pluth Mary E Tr	2206 Hilton Head Gln	2206 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-10-00	McInroe Gerald B &	2210 Hilton Head Gln	2210 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-11-00	Redding Michael & Marcia	2214 Hilton Head Gln	2214 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-12-00	Aboulihosn Ryan & Nadia	2218 Hilton Head Gln	2218 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-13-00	Crosby Family Disclaimer	2222 Hilton Head Gln	26 Greenwood Rd	Peabody MA 01960	1.000	\$17.64
224-951-14-00	Holmes Amanda M	2226 Hilton Head Gln	2226 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-15-00	Odrane Megan	2230 Hilton Head Gln	2230 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-16-00	Meier Family Trust	2234 Hilton Head Gln	564 Seahorse Ln	Redwood City CA	1.000	\$17.64
224-951-17-00	Tolvstad Family Trust	2238 Hilton Head Gln	2238 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-18-00	Wallace Michael H & Gaylyn	2242 Hilton Head Gln	2242 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-19-00	Bell Dea J Tr	1737 Congressional Gln	1737 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-20-00	Fricke Eugene A Trust	1741 Congressional Gln	1741 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-21-00	Gossage Edith Living Trust	1745 Congressional Gln	1745 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-24-00	McNair Bill J & Tavy N	1807 Congressional Gln	1807 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-25-00	Ortiz Thomas E & Brandi R	1811 Congressional Gln	1811 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-26-00	Ratiu Catalin & Salgado	1815 Congressional Gln	1815 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-27-00	Richards Douglas E &	1819 Congressional Gln	1819 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-28-00	Beard Thomas N &	1823 Congressional Gln	1823 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-29-00	Cappelletti Frances Trust	1827 Congressional Gln	1827 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-30-00	Butler Harry R & Joanne	2233 Hilton Head Gln	P O Box 462560	Escondido CA 92046	1.000	\$17.64
224-951-31-00	Brandt Charles H & Judith	2229 Hilton Head Gln	1943 E Campbell Ter	Tucson AZ 85718	1.000	\$17.64
224-951-32-00	Baez Beatriz Living Trust	2225 Hilton Head Gln	2225 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-33-00	Killian Frederick J & Neda	2221 Hilton Head Gln	2221 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-34-00	Contreras Vera M	2217 Hilton Head Gln	2217 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-35-00	Sturtz Alexander & Rosalie	2213 Hilton Head Gln	2213 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64

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224-951-36-00	Pursell Daniel K Revocable	2209 Hilton Head Gln	2209 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-37-00	Leopold Patricia J Tr	2205 Hilton Head Gln	2205 Hilton Head Gln	Escondido CA 92026	1.000	\$17.64
224-951-38-00	Granice House Trust	2235 Medina Gln	2235 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-39-00	Lusteg Paul J & Patricia L	2231 Medina Gln	2231 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-40-00	Rounds Michael J & Kristen	2227 Medina Gln	2227 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-41-00	Smith R & G Family Trust	2223 Medina Gln	2223 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-42-00	Harlow Joy	2219 Medina Gln	2219 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-43-00	Caster Melanie A	2215 Medina Gln	2215 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-44-00	Senior Bruce & Mary A	2211 Medina Gln	2211 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-45-00	Odonnell Family Trust	2207 Medina Gln	2207 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-46-00	Lovell Ray & Evie Trust	2203 Medina Gln	2203 Medina Gln	Escondido CA 92026	1.000	\$17.64
224-951-49-00	Winter Kathy	1753 Congressional Gln	31220 Aqueduct Rd	Bonsall CA 92003	1.000	\$17.64
224-951-50-00	Malone Paul C & Mary G	1749 Congressional Gln	1749 Congressional Gln	Escondido CA 92026	1.000	\$17.64
224-951-51-00	Parker Lisa	2219 Sawgrass Gln	2219 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-951-52-00	Nunez Alfred & Margaret M	2225 Sawgrass Gln	2225 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-951-53-00	Norland Family Revocable	2231 Sawgrass Gln	2231 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-951-54-00	Meyers Veronica N Trust	2169 Torrey Gln	2169 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-55-00	Goodman Leslie E	2175 Torrey Gln	8767 Forest Hills Blvd	Pompano Beach FL	1.000	\$17.64
224-951-56-00	Cornell Madalyn L	2191 Torrey Gln	2191 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-57-00	Geis Family Trust 09-09-13	2195 Torrey Gln	2195 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-58-00	Brajevich Donna M Living	2209 Torrey Gln	9651 Welk View Dr	Escondido CA 92026	1.000	\$17.64
224-951-59-00	Smith Family Trust	2206 Torrey Gln	2206 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-60-00	Mccall Sheila M	2202 Torrey Gln	2202 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-61-00	Rosenkoetter Trust	2196 Torrey Gln	2196 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-62-00	Mattos Ronald D	2192 Torrey Gln	2192 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-63-00	Kunze Phaedra	2188 Torrey Gln	1935 Lejos Dr	Escondido CA 92025	1.000	\$17.64
224-951-64-00	Gerber Scott D & Christine	2184 Torrey Gln	2184 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-65-00	Niacaris Sheri	2180 Torrey Gln	2180 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-66-00	Greif Tami R	2176 Torrey Gln	2176 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-67-00	Dalba Family Trust	2172 Torrey Gln	2172 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-68-00	Tompkins Ryan L	2168 Torrey Gln	2168 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-951-69-00	Mindos Jean T	2164 Torrey Gln	2164 Torrey Gln	Escondido CA 92026	1.000	\$17.64
224-952-01-00	Banes James O & Iva E	1739 National Gln	36-144 Avenida De Las	Cathedral City CA	1.000	\$17.64
224-952-02-00	Bartzen Family Trust	1733 National Gln	1733 National Gln	Escondido CA 92026	1.000	\$17.64
224-952-03-00	Buttignoli Ming Huey	1727 National Gln	1727 National Gln	Escondido CA 92026	1.000	\$17.64
224-952-04-00	Pizzuto Mario & Maria	1721 National Gln	1721 National Gln	Escondido CA 92026	1.000	\$17.64
224-952-05-00	Wozniak George P & Gisele	1715 National Gln	1715 National Gln	Escondido CA 92026	1.000	\$17.64
224-952-06-00	Page David & Marsha	2101 Winged Foot Gln	2101 Winged Foot Gln	Escondido CA 92026	1.000	\$17.64
224-952-07-00	Mcgee Murl G & Joanne J	2107 Winged Foot Gln	2107 Winged Foot Gln	Escondido CA 92026	1.000	\$17.64
224-952-08-00	Kelly John R	2113 Winged Foot Gln	2113 Winged Foot Gln	Escondido CA 92026	1.000	\$17.64
224-952-09-00	Cordes Family Trust	2119 Winged Foot Gln	14353 Sawgrass Cir	Valley Center CA	1.000	\$17.64
224-952-10-00	Sumpter Family Trust	1713 Sawgrass Gln	1713 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-952-11-00	Avelino Adrian & Patricia	1719 Sawgrass Gln	1719 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-952-12-00	Gericke Stephen H &	1725 Sawgrass Gln	2105 Graham Ave	Oklahoma City OK	1.000	\$17.64
224-952-13-00	Bobbitt C & E Living Trust	1731 Sawgrass Gln	1731 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-952-14-00	Greenleaf Family Revocable	1737 Sawgrass Gln	1737 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-952-15-00	Davis James E Revocable	1743 Sawgrass Gln	1743 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64
224-952-16-00	Oberhauser Revocable	1749 Sawgrass Gln	1749 Sawgrass Gln	Escondido CA 92026	1.000	\$17.64

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224-952-17-00	Falconieri Family Trust	1759 Cypress Point Gln	1759 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-18-00	Maryem Medina Trust	1753 Cypress Point Gln	1753 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-19-00	Gustafson Gordon D &	1747 Cypress Point Gln	1747 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-20-00	Furrer Shannon L	1741 Cypress Point Gln	P O Box 502951	San Diego CA 92150	1.000	\$17.64
224-952-21-00	Cervantes Carol K	1735 Cypress Point Gln	1735 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-22-00	Freeman Family Trust	1729 Cypress Point Gln	1729 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-23-00	Hobbs Clifford C Jr &	1723 Cypress Point Gln	1723 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-24-00	Cox Family Trust 11-19-03	1717 Cypress Point Gln	1717 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-25-00	Baldino Jeanette B	1711 Cypress Point Gln	1711 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-26-00	Ryan Joan E Separate	1705 Cypress Point Gln	1705 Cypress Point Gln	Escondido CA 92026	1.000	\$17.64
224-952-27-00	Chlebowski Family Trust	1703 Doral Gln	1703 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-28-00	Waldron Patrick & Rose M	1709 Doral Gln	1709 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-29-00	Calac Revocable Living	1715 Doral Gln	1715 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-30-00	Dalton Carolyn L Trust	1721 Doral Gln	1721 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-31-00	Mccooy Mcdonald Trust	1727 Doral Gln	1727 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-32-00	Vanengelen Henry & Licia	1733 Doral Gln	1733 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-33-00	Snyder Margot Trust	1739 Doral Gln	1739 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-34-00	James Richard E & Mardee	1745 Doral Gln	1745 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-35-00	Bittinger John & Christina	1751 Doral Gln	1751 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-36-00	Browning Athena D	1757 Doral Gln	1757 Doral Gln	Escondido CA 92026	1.000	\$17.64
224-952-37-00	Kelly Bernard & Annabelle	1753 Muirfield Gln	1753 Muirfield Gln	Escondido CA 92026	1.000	\$17.64
224-952-38-00	Zander Margaret Family	1747 Muirfield Gln	92 Corporate Park #c	Irvine CA 92606	1.000	\$17.64
224-952-39-00	Reich Revocable Trust	1741 Muirfield Gln	1741 Muirfield Gln	Escondido CA 92026	1.000	\$17.64
224-952-40-00	Carlson Gilbert L	1735 Muirfield Gln	1735 Muirfield Gln	Escondido CA 92026	1.000	\$17.64
224-952-41-00	Groh Family Trust	1729 Muirfield Gln	1729 Muirfield Gln	Escondido CA 92026	1.000	\$17.64
224-952-42-00	Wolfe Margot	1723 Muirfield Gln	P O Box 1771	Escondido CA 92033	1.000	\$17.64
224-952-43-00	Sandvik Sarah M Trust	1717 Muirfield Gln	1717 Muirfield Gln	Escondido CA 92026	1.000	\$17.64
224-952-44-00	Storms Deborah L 2011	1711 Muirfield Gln	1711 Muirfield Gln	Escondido CA 92026	1.000	\$17.64
224-952-45-00	Dubord Jacques & Amy	1705 Muirfield Gln	25660 Rue De Lac	Escondido CA 92026	1.000	\$17.64
224-952-46-00	Wolfe Family Trust	2160 Royal Lytham Gln	P O Box 1771	Escondido CA 92033	1.000	\$17.64
224-952-47-00	Chamberlain Family Trust	2156 Royal Lytham Gln	2156 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-48-00	Gilliland Jo A 1997 Trust	2152 Royal Lytham Gln	2152 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-49-00	Kanikula Jarek	2148 Royal Lytham Gln	2148 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-50-00	Snyder Barbara S Trust	2144 Royal Lytham Gln	2144 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-51-00	Wertheimer Irwin S &	2140 Royal Lytham Gln	2140 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-52-00	Barnett Alan M & Sheila	2136 Royal Lytham Gln	2136 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-53-00	Jahn Family Trust 05-09-05	2128 Royal Lytham Gln	2128 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-54-00	Meyer Family Trust	2124 Royal Lytham Gln	2124 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-55-00	Gieck Michael C & Orozco	2120 Royal Lytham Gln	2120 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-56-00	Dunn Family Trust	2116 Royal Lytham Gln	2116 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-57-00	Draper Ken & Kathy	2112 Royal Lytham Gln	2112 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-58-00	Lockett Colette J	2108 Royal Lytham Gln	2108 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-59-00	Laperle Gary	2104 Royal Lytham Gln	2104 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-60-00	Shaffer Marlene	2103 Royal Lytham Gln	2103 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-61-00	Baker Maria	2107 Royal Lytham Gln	2107 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-62-00	Everson Carl E & Donna A	2111 Royal Lytham Gln	2111 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-63-00	Nejame Betty J	2115 Royal Lytham Gln	444 N El Camino Real #28	Encinitas CA 92024	1.000	\$17.64
224-952-64-00	Rudolph Gloria S Trust	2119 Royal Lytham Gln	P O Box 460671	Escondido CA 92046	1.000	\$17.64

CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 10  
 Assessment Levy for Fiscal Year 2017/18

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-952-65-00	Magnes Cindy	2123 Royal Lytham Gln	2424 Atlantic Blvd	Wantagh NY 11793	1.000	\$17.64
224-952-66-00	Hamer Lloyd L & Steiger	2127 Royal Lytham Gln	2127 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-67-00	Korody Marisa L	2131 Royal Lytham Gln	2131 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-68-00	Labarre Revocable Trust	2135 Royal Lytham Gln	1840 Altamira Pl	San Diego CA 92103	1.000	\$17.64
224-952-69-00	Swanson Frank M & Lara C	2139 Royal Lytham Gln	2139 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-70-00	Ecker Family 1998 Trust	2143 Royal Lytham Gln	2143 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-71-00	Bueta James G & Alma G	2147 Royal Lytham Gln	2147 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-72-00	Kennedy Robert N &	2151 Royal Lytham Gln	2151 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-73-00	Iller Rodney D & Janice K	2155 Royal Lytham Gln	2155 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-952-74-00	Tammaro Lucille M Family	2159 Royal Lytham Gln	2159 Royal Lytham Gln	Escondido CA 92026	1.000	\$17.64
224-960-12-00	Miller Family Trust	1843 Sunbury St	1843 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-960-13-00	Corich Family Trust	1833 Sunbury St	1337 Oak View Way	Escondido CA 92029	1.000	\$17.64
224-960-14-00	Keller Daniel O Trust	1823 Sunbury St	2271 Ritter Pl	Escondido CA 92029	1.000	\$17.64
224-960-15-00	Weiss John A Living Trust	1813 Sunbury St	1813 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-960-16-00	Hilton William E &	1803 Sunbury St	1803 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-960-17-00	Winters Charles A & Louise	1773 Harold Rd	1773 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-18-00	Santos Patricia	1769 Harold Rd	1769 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-19-00	Bain D C Trust 02-14-91	1765 Harold Rd	1765 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-20-00	Mikell Elsie 2006 Trust	1761 Harold Rd	1761 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-21-00	Ahern Jeffrey	1757 Harold Rd	1757 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-22-00	Murphy Family Trust	1753 Harold Rd	1753 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-23-00	Gary Owen S & Susan L	1771 Edgebrook Pl	1771 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-24-00	Cavazos Hugo & Martha L	1761 Edgebrook Pl	1761 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-25-00	Cai Maggie	1751 Edgebrook Pl	1751 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-26-00	Souza David R & Sandra E	1741 Edgebrook Pl	1741 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-27-00	Donato Anthony & Dora	1731 Edgebrook Pl	1731 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-28-00	Soto Armando R & Laura B	1732 Edgebrook Pl	1732 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-29-00	Koralewski C Clifford &	1742 Edgebrook Pl	1742 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-30-00	Garber 1994 Family Trust	1752 Edgebrook Pl	1752 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-31-00	Kelley Margaret C	1762 Edgebrook Pl	1762 Edgebrook Pl	Escondido CA 92026	1.000	\$17.64
224-960-32-00	Creed Kenneth S & Loretta	1772 Edgebrook Pl	5900 Pasteur Ct #200	Carlsbad CA 92008	1.000	\$17.64
224-960-33-00	Corich Family Trust	1745 Harold Rd	1337 Oak View Way	Escondido CA 92029	1.000	\$17.64
224-960-34-00	Antor Family Trust	1741 Harold Rd	1741 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-35-00	Khuu-nguyen Living Trust	1742 Harold Rd	1742 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-36-00	Moore Family Trust	1744 Harold Rd	1744 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-37-00	Johnson Wesley H &	1748 Harold Rd	1748 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-38-00	Corich Family Trust	1754 Harold Rd	1337 Oak View Way	Escondido CA 92029	1.000	\$17.64
224-960-39-00	Large Mary M Revocable	1758 Harold Rd	1758 Harold Rd	Escondido CA 92026	1.000	\$17.64
224-960-40-00	Caustin Family Trust	1760 Harold Rd	1722 Daybreak Pl	Escondido CA 92027	1.000	\$17.64
224-960-41-00	Gill Virginia V	1814 Sunbury St	1814 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-960-42-00	Ertman Family Trust	1824 Sunbury St	1824 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-960-43-00	Sisk Gary & Creed James	1834 Sunbury St	1834 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-960-44-00	Ortiz Ralph	1844 Sunbury St	1844 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-01-00	Brock Martha M	1894 Sunbury St	1894 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-02-00	Sanchez Family Trust	1884 Sunbury St	1884 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-03-00	Mitchell Antonia Revocable	1874 Sunbury St	1874 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-04-00	Buehler Family Trust	1788 Pinehurst Ave	1788 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-05-00	Faretta Robert & Megan	1743 Country Club Ln West	1743 W Country Club Ln	Escondido CA 92026	1.000	\$17.64

CITY OF ESCONDIDO  
Landscape Maintenance District No. 1 - Zone 10

Resolution No. 2017-83

Exhibit "A"

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*Assessment Levy for Fiscal Year 2017/18*

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-961-06-00	Williams David A & Glory L	1733 Country Club Ln West	1733 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-961-07-00	M L Group L L C	1780 Pinehurst Ave	7809 Entrada De Luz E	San Diego CA 92127	1.000	\$17.64
224-961-08-00	Weseloeh Family Trust	1772 Pinehurst Ave	P O Box 920	Escondido CA 92033	1.000	\$17.64
224-961-09-00	Castello Family Trust	1723 Country Club Ln	1723 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-961-10-00	Dalton Carolyn L Trust	1713 Country Club Ln West	1713 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-961-11-00	Dobрино Thomas M &	1764 Pinehurst Ave	2104 View Crest Gln	Escondido CA 92026	1.000	\$17.64
224-961-12-00	Lohse Family Trust	1756 Pinehurst Ave	1756 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-13-00	Stringham 1990 Family	1693 Country Club Ln West	1693 W Country Club Ln	Escondido CA 92026	1.000	\$17.64
224-961-14-00	Cloney Family Trust	1748 Pinehurst Ave	1748 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-15-00	Sweeney David & Teresa	1740 Pinehurst Ave	1740 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-16-00	Roberts Stephen E & Ellen	1732 Pinehurst Ave	1732 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-17-00	Grant Patricia S Trust	1724 Pinehurst Ave	1724 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-18-00	Rhodes Bradley D & Joyce	1716 Pinehurst Ave	1716 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-19-00	Miner Donald & Denise	1708 Pinehurst Ave	1708 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-20-00	Olson Revocable Trust	1705 Pinehurst Ave	1705 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-21-00	Baldry George K & Nancy S	1715 Pinehurst Ave	1715 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-22-00	Peterson Charles K 2000	1723 Pinehurst Ave	1723 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-23-00	Rubin Joseph & Elizabeth	1729 Pinehurst Ave	1729 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-24-00	Obrien Dennis & Roberta	1858 Tawny Pl	1858 Tawny Pl	Escondido CA 92026	1.000	\$17.64
224-961-25-00	Talansky Allen M & Sheila	1848 Tawny Pl	1848 Tawny Pl	Escondido CA 92026	1.000	\$17.64
224-961-26-00	Ruiz-fekete Rosa Trust	1838 Tawny Pl	1838 Tawny Pl	Escondido CA 92026	1.000	\$17.64
224-961-27-00	Mortensen Michael S &	1827 Tawny Pl	1827 Tawny Pl	Escondido CA 92026	1.000	\$17.64
224-961-28-00	Meier Survivors 1991 Trust	1839 Tawny Pl	1839 Tawny Pl	Escondido CA 92026	1.000	\$17.64
224-961-29-00	Marland Derek & Carolyn E	1849 Tawny Pl	1849 Tawny Pl	Escondido CA 92026	1.000	\$17.64
224-961-30-00	Fletcher Family Trust	1761 Pinehurst Ave	1761 Pinehurst Ave	Escondido CA 92026	1.000	\$17.64
224-961-31-00	Lindsey Devaughn	1856 Burlington Pl	1856 Burlington Pl	Escondido CA 92026	1.000	\$17.64
224-961-32-00	Day Patricia M Trust	1846 Burlington Pl	1846 Burlington Pl	Escondido CA 92026	1.000	\$17.64
224-961-33-00	Voyager Trust 08-16-11	1836 Burlington Pl	2437 Moonlight Gln	Escondido CA 92026	1.000	\$17.64
224-961-34-00	Brenner Charles J Jr &	1826 Burlington Pl	1826 Burlington Pl	Escondido CA 92026	1.000	\$17.64
224-961-35-00	Grimes Family Trust	1835 Burlington Pl	1835 Burlington Pl	Escondido CA 92026	1.000	\$17.64
224-961-36-00	Hanly Denise E	1845 Burlington Pl	18665 Old Coach Way	Poway CA 92064	1.000	\$17.64
224-961-37-00	Coffey Mary F Trust	1855 Burlington Pl	1855 Burlington Pl	Escondido CA 92026	1.000	\$17.64
224-961-38-00	Dunn Doris E Tr	1854 Sunbury St	1854 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-39-00	Fenlason Nathanael C &	1893 Sunbury St	1893 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-40-00	Wilner Joshua & Melanie	1883 Sunbury St	1883 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-41-00	Cyr Family Trust 03-02-92	1873 Sunbury St	P O Box 461526	Escondido CA 92046	1.000	\$17.64
224-961-42-00	Spasovski Dusko & Natalie	1863 Sunbury St	1863 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-43-00	Grandon Ryan & Jessica	1853 Sunbury St	1853 Sunbury St	Escondido CA 92026	1.000	\$17.64
224-961-45-00	Moen Family Revocable	1815 Cottonwood Pl	1779 Echo Valley Ln	Escondido CA 92026	1.000	\$17.64
224-961-46-00	Moen Family Revocable	Cottonwood Pl	1779 Echo Valley Ln	Escondido CA 92026	1.000	\$17.64
<b>Totals:</b>		<b>Parcels:</b>	<b>1,528</b>		<b>1,571.249</b>	<b>\$27,716.76</b>

CITY OF ESCONDIDO  
Landscape Maintenance District No. 1 - Zone 11

*Assessment Levy for Fiscal Year 2017/18*

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-971-01-00	Voll Sharon	837 Lochwood Pl	2959 Rocky Ridge Loop	Canyon Lake TX	1	\$256.06
224-971-02-00	Rhoads William & Verena	833 Lochwood Pl	833 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-03-00	Dytianquin Jesse &	829 Lochwood Pl	829 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-04-00	Post Stephen & Kathleen	825 Lochwood Pl	1558 Dara St	Camarillo CA 93010	1	\$256.06
224-971-05-00	Orlof Halina Living Trust	821 Lochwood Pl	507 Peach Way	San Marcos CA	1	\$256.06
224-971-06-00	Horton Craig B & Loretta L	817 Lochwood Pl	817 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-07-00	Vienna Glen A & Houston	813 Lochwood Pl	813 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-08-00	Moskowitz Michael T	809 Lochwood Pl	809 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-09-00	Teranishi Arthur M	805 Lochwood Pl	805 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-10-00	Engelbert Donna M 2010	749 Lochwood Pl	749 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-11-00	Laws Sean	745 Lochwood Pl	745 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-12-00	Botts Janice E	741 Lochwood Pl	741 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-13-00	Clark Corey J & Michelle	737 Lochwood Pl	737 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-14-00	Andreas 2004 07-06-04	733 Lochwood Pl	733 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-15-00	Frank Michael S & Joan N	729 Lochwood Pl	729 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-16-00	Jackson Judith A	732 Lochwood Pl	732 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-17-00	Robertson Curtis D	736 Lochwood Pl	736 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-18-00	Piumelli Family Trust	740 Lochwood Pl	740 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-19-00	Chinofsky Larry	744 Lochwood Pl	744 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-20-00	Chung Cory Lon & Tammy	748 Lochwood Pl	748 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-21-00	Sepesy Allison C	804 Lochwood Pl	804 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-22-00	Adams Family Credit	808 Lochwood Pl	31989 Corte Castro	Temecula CA 92592	1	\$256.06
224-971-23-00	Chanthaphavong Thene &	812 Lochwood Pl	812 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-24-00	Mendez Israel M & Luz E	816 Lochwood Pl	816 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-25-00	Peet Aaron & Amanda	820 Lochwood Pl	820 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-26-00	Ross Paul	824 Lochwood Pl	824 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-27-00	Oliveros Hegino E M	828 Lochwood Pl	828 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-28-00	J R Schmidt Construction	832 Lochwood Pl	7824 Santaluz Inlt	San Diego CA 92127	1	\$256.06
224-971-29-00	Humphrey Marie L Trust	836 Lochwood Pl	836 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-30-00	Fox Nathaniel & Sarah M	840 Lochwood Pl	840 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-971-31-00	Wilma Family Trust	835 Cleveland Ave	2740 Crownpoint Pl	Escondido CA 92027	1	\$256.06
224-971-32-00	Vu Huan & Nguyen Lan Thi	831 Cleveland Ave	831 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-33-00	Edwards Darrell R	827 Cleveland Ave	827 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-34-00	Rincon Samuel & Sandra	823 Cleveland Ave	823 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-35-00	Mendez Reyna G	819 Cleveland Ave	819 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-36-00	Colangelo Dominic & Lynn	815 Cleveland Ave	815 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-37-00	Whitney Robert R	811 Cleveland Ave	811 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-38-00	Mcdowell Barton L &	807 Cleveland Ave	807 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-39-00	Kenitz Patricia Tr	749 Cleveland Ave	749 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-40-00	Wynn James M Special	745 Cleveland Ave	8513 Bainbridge Loop Ne	Olympia WA 98516	1	\$256.06
224-971-41-00	Ramirez Juan & Blanca	741 Cleveland Ave	741 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-42-00	Crouch Rosemarie	739 Cleveland Ave	739 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-43-00	Jones Bruce D Jr & Sherri	733 Cleveland Ave	733 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-44-00	Elkins Stephen E & Susan J	729 Cleveland Ave	729 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-971-45-00	Hillman Maya	725 Cleveland Ave	725 Cleveland Ave	Escondido CA 92026	1	\$256.06
224-972-01-00	Gonzalezsevilla Fermin O	2363 Conway Dr	2363 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-02-00	Rodriguez Rogelio H	2359 Conway Dr	2359 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-03-00	Nambo Araceli	2355 Conway Dr	2355 Conway Dr	Escondido CA 92026	1	\$256.06



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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-972-04-00	Vanderlyke Gary K &	2351 Conway Dr	2351 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-05-00	Vondane Muriel M	2347 Conway Dr	2347 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-06-00	Czaykowska Lucyna J Trust	2343 Conway Dr	2343 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-07-00	Chwekun David &	2339 Conway Dr	2339 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-08-00	Adams Family Credit	2335 Conway Dr	31989 Corte Castro	Temecula CA 92592	1	\$256.06
224-972-09-00	Olivares Phillip W Trust	2331 Conway Dr	33021 Surfrider Ct	San Juan Capistrano	1	\$256.06
224-972-10-00	Camacho Hector S &	2327 Conway Dr	2327 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-11-00	Montes Guillermo & Maria	2323 Conway Dr	2323 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-12-00	Robinson Revocable Trust	2319 Conway Dr	2319 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-13-00	Danscuk Joseph & Lillian L	2315 Conway Dr	2315 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-14-00	Leffler Taylor	2311 Conway Dr	2311 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-15-00	Diaz Terry E	2307 Conway Dr	2307 Conway Dr	Escondido CA 92026	1	\$256.06
224-972-16-00	Ozuna Adela F	2302 Fair Oak Ct	2302 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-972-17-00	Garcia Jose L & Graciela	2304 Fair Oak Ct	2304 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-972-18-00	Bejarano Javier	2306 Fair Oak Ct	2306 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-972-19-00	Holtz Scott P & Laura J	2308 Fair Oak Ct	2308 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-972-20-00	Hoover Trust 04-05-93	811 Lanewood Pl	811 Lanewood Pl	Escondido CA 92026	1	\$256.06
224-972-21-00	Conley Willie D & Kathleen	825 Lanewood Pl	825 Lanewood Pl	Escondido CA 92026	1	\$256.06
224-972-22-00	Lindgren Arne S & Nancy C	826 Lanewood Pl	7247 Spoonbill Ln		1	\$256.06
224-972-23-00	Griffith Jeff D	822 Lanewood Pl	822 Lanewood Pl	Escondido CA 92026	1	\$256.06
224-972-24-00	Albright Charles B &	818 Lanewood Pl	818 Lanewood Pl	Escondido CA 92026	1	\$256.06
224-972-25-00	Moore James K & Mary R	814 Lanewood Pl	814 Lanewood Pl	Escondido CA 92026	1	\$256.06
224-972-26-00	Baedor Thomas R &	810 Lanewood Pl	810 Lanewood Pl	Escondido CA 92026	1	\$256.06
224-972-27-00	Hood Ashley	809 Timberwood Pl	809 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-28-00	Cruickshank Emerson	813 Timberwood Pl	813 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-29-00	Lentulo George & Elisabeth	817 Timberwood Pl	817 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-30-00	Scioscia John H &	821 Timberwood Pl	3622 Broderick St #3	San Francisco CA	1	\$256.06
224-972-31-00	Richardson Kenneth E &	825 Timberwood Pl	3515 Lomas Serenas Dr	Escondido CA 92029	1	\$256.06
224-972-32-00	Freitas Robert & Tisha D	829 Timberwood Pl	829 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-33-00	Kemble Jacob	828 Timberwood Pl	828 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-34-00	Ortmeier Steve & Tiffany	824 Timberwood Pl	824 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-35-00	Esparza Porfirio F & Naomi	820 Timberwood Pl	820 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-36-00	Bonk Andrew C	816 Timberwood Pl	816 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-37-00	Worbington Brian K &	812 Timberwood Pl	812 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-38-00	Liss Dustin A	808 Timberwood Pl	808 Timberwood Pl	Escondido CA 92026	1	\$256.06
224-972-39-00	Duniphan Timothy V & Teri	807 Glenwood Way	2945 Jesmond Dene Heights	Escondido CA 92026	1	\$256.06
224-972-40-00	Knox Kyle C & Kathleen Y	813 Glenwood Way	813 Glenwood Way	Escondido CA 92026	1	\$256.06
224-972-41-00	Panferov Viktor & Svetlana	817 Glenwood Way	817 Glenwood Way	Escondido CA 92026	1	\$256.06
224-972-42-00	Palacios Philip J & Nora M	821 Glenwood Way	821 Glenwood Way	Escondido CA 92026	1	\$256.06
224-972-43-00	Kelly Marcia Revocable	825 Glenwood Way	825 Glenwood Way	Escondido CA 92026	1	\$256.06
224-972-44-00	Tran Can Van Trust	829 Glenwood Way	8835 Greenberg Ln	San Diego CA 92129	1	\$256.06
224-972-45-00	Albana Yannis	833 Glenwood Way	833 Glenwood Way	Escondido CA 92026	1	\$256.06
224-973-01-00	Reyes Henry	2407 Conway Dr	1326 Magnolia Ave	Escondido CA 92027	1	\$256.06
224-973-02-00	Phanhthilath Kohn &	2403 Conway Dr	2403 Conway Dr	Escondido CA 92026	1	\$256.06
224-973-03-00	Frederick Bruce N	834 Glenwood Way	834 Glenwood Way	Escondido CA 92026	1	\$256.06
224-973-04-00	Clark Separate Property	830 Glenwood Way	2356 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-973-05-00	Truong Thien Huu & Anne	826 Glenwood Way	826 Glenwood Way	Escondido CA 92026	1	\$256.06
224-973-06-00	Tavesora Cesar & Mercelita	822 Glenwood Way	10 Centerstone Cir	Buena Park CA	1	\$256.06

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-973-07-00	Hansen Daniel	818 Glenwood Way	818 Glenwood Way	Escondido CA 92026	1	\$256.06
224-973-08-00	Hoadley Family Trust	814 Glenwood Way	2531 Peet Ln	Escondido CA 92025	1	\$256.06
224-973-09-00	Faulkner Robert	810 Glenwood Way	810 Glenwood Way	Escondido CA 92026	1	\$256.06
224-973-10-00	Hoadley Family Trust	806 Glenwood Way	2531 Peet Ln	Escondido CA 92025	1	\$256.06
224-973-11-00	Liberty Lawrence F Iii &	802 Glenwood Way	1530 N Poinsettia Pl #338	Los Angeles CA	1	\$256.06
224-973-12-00	Cahill Braydon R & Heather	2345 Fair Oak Ct	2345 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-13-00	Neitzel Steven K & Mary E	2343 Fair Oak Ct	2343 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-14-00	Mcclure Brandon	2341 Fair Oak Ct	2341 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-15-00	Lopez Sergio Z	2339 Fair Oak Ct	2136 Emberwood Way	Escondido CA 92029	1	\$256.06
224-973-16-00	Closter Klayton S &	2337 Fair Oak Ct	2337 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-17-00	Ordorica Filemon	2335 Fair Oak Ct	2335 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-18-00	Delatorre Sergio & Marcela	2333 Fair Oak Ct	2333 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-19-00	Anzai Family Trust	2331 Fair Oak Ct	2331 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-20-00	Bloink Thomas L	2329 Fair Oak Ct	2329 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-21-00	Baron Mark & Susan	2327 Fair Oak Ct	2327 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-22-00	Edwards Ronald & Patty	2325 Fair Oak Ct	2325 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-23-00	Paras Nimfa N	2323 Fair Oak Ct	2323 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-24-00	Koppel Neal B Revocable	2321 Fair Oak Ct	2321 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-25-00	Hotchkiss Glenn R	2319 Fair Oak Ct	31401 Corte Sonora	Temecula CA 92592	1	\$256.06
224-973-26-00	Ramos Joaquin P	2317 Fair Oak Ct	2317 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-27-00	Delatorre Joel & Emelia L	2315 Fair Oak Ct	2315 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-28-00	Rader Family Revocable	2313 Fair Oak Ct	2660 Sunset Hls	Escondido CA 92025	1	\$256.06
224-973-29-00	Pruitt George Trust	2311 Fair Oak Ct	P O Box 1051	Oceanside CA 92051	1	\$256.06
224-973-30-00	Watts Kerry L	2309 Fair Oak Ct	2309 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-31-00	Lienhard John & Emily	2307 Fair Oak Ct	2307 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-32-00	Ortiz Raymundo S &	2305 Fair Oak Ct	2305 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-973-33-00	Patterson Thomas L Sole &	2303 Fair Oak Ct	1015 Iris Ct		1	\$256.06
224-973-34-00	Puente Joseph & Van	2301 Fair Oak Ct	2301 Fair Oak Ct	Escondido CA 92026	1	\$256.06
224-981-01-00	Manley John J & Jane M	910 Lochwood Pl	910 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-02-00	Last San Diego Revocable	920 Lochwood Pl	1891 Continental Ln	Escondido CA 92029	1	\$256.06
224-981-03-00	Sanchez Eliseo A & Martha	930 Lochwood Pl	930 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-04-00	Gorham Revocable Living	940 Lochwood Pl	940 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-05-00	Mckinley James & Julia	1010 Lochwood Pl	1010 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-06-00	Dang Xe & Truong Cuc	1020 Lochwood Pl	1020 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-07-00	Ancheta Ramon M & Ruby	1030 Lochwood Pl	1030 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-08-00	Estanol Joseph Sr	1040 Lochwood Pl	1040 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-09-00	Otte Harry & Melissa A	1050 Lochwood Pl	1050 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-10-00	Aellig Family Trust	1110 Lochwood Pl	1110 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-11-00	Jackson David K Ii &	1120 Lochwood Pl	1120 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-12-00	Nguyen Hung Huu &	1130 Lochwood Pl	1130 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-13-00	Imgrund Jodene	1140 Lochwood Pl	1140 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-14-00	Duncan Larry W & Rhonda	1150 Lochwood Pl	1150 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-15-00	Neumann Jeffrey M &	1160 Lochwood Pl	1160 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-16-00	Valenzuela William &	1170 Lochwood Pl	1170 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-981-17-00	Rathbun Craig W & Amanda	2440 Lake Forest St	2440 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-18-00	Kazlauskas Andrius & Egle	2438 Lake Forest St	2438 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-19-00	Anderson Family Trust	2436 Lake Forest St	P O Box 387	San Marcos CA	1	\$256.06
224-981-20-00	Harman Family Trust	2434 Lake Forest St	2434 Lake Forest St	Escondido CA 92026	1	\$256.06

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
224-981-21-00	Bennetts Jason & Melanie	2432 Lake Forest St	2432 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-22-00	Nunez Kurt R & Lisa A	2430 Lake Forest St	707 10th Ave #402	San Diego CA 92101	1	\$256.06
224-981-23-00	Johnson Michael G &	2428 Lake Forest St	940 Briant St	San Marcos CA	1	\$256.06
224-981-24-00	Pendell Valerie L Living	2426 Lake Forest St	2426 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-25-00	Griggs Keith A & Cheryl B	2424 Lake Forest St	2424 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-26-00	Gruber Family Trust	2422 Lake Forest St	13988 Pequot Dr	Poway CA 92064	1	\$256.06
224-981-27-00	Turner Family 1998 Trust	2420 Lake Forest St	2420 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-28-00	Spitzer Larry	2418 Lake Forest St	2418 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-29-00	Lin Wen-ching	2416 Lake Forest St	2081 Nola Ranch Way	San Jose CA 95133	1	\$256.06
224-981-30-00	Weldy John P & Christine F	2414 Lake Forest St	2414 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-31-00	Roberts Joseph R & Trunzo	2412 Lake Forest St	2412 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-32-00	Machado James P &	2410 Lake Forest St	2410 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-33-00	Ogden Holly L	2408 Lake Forest St	2408 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-34-00	Abitria Family Trust	2406 Lake Forest St	110 Village Rd	Escondido CA 92026	1	\$256.06
224-981-35-00	Tran Kennedy & Nguyen	2404 Lake Forest St	2404 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-36-00	Thompson Family Living	2402 Lake Forest St	2402 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-37-00	Ferri Kyle L & Maria R	2360 Lake Forest St	2360 Lake Forest St	Escondido CA 92026	1	\$256.06
224-981-38-00	Zendejas Oscar	2358 Lake Forest St	2358 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-01-00	Ricardez Claudio A	2402 Heatherwood Ct	2402 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-02-00	Culpitt Jane A	2404 Heatherwood Ct	2404 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-03-00	Engblom Family Trust	2406 Heatherwood Ct	2406 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-04-00	Inga Mitchell J A & Ashely	2408 Heatherwood Ct	2408 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-05-00	Gottfried David & Ana M	2410 Heatherwood Ct	2410 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-06-00	Tran Trust 06-03-04	2412 Heatherwood Ct	2412 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-07-00	Boberg Shelby L	2414 Heatherwood Ct	28776 Mac Tan Rd	Valley Center CA	1	\$256.06
224-982-08-00	Swanson C Dan & Nancy M	2424 Heatherwood Ct	11427 Cypress Woods Dr	San Diego CA 92131	1	\$256.06
224-982-09-00	Frulla Ireneo A & Gemma B	2426 Heatherwood Ct	2426 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-10-00	The Maculan Family L P	2428 Heatherwood Ct	858 Huckleberry Ln	Escondido CA 92025	1	\$256.06
224-982-11-00	Carvajal Adrian & Renee	2430 Heatherwood Ct	15601 Viking Grove Ln	Valley Center CA	1	\$256.06
224-982-12-00	Schwartz Steven & Lori	2432 Heatherwood Ct	2432 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-13-00	Lane Daniel S & Margaret	2434 Heatherwood Ct	2434 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-14-00	Priddy Heather K	2436 Heatherwood Ct	2436 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-15-00	Vaughn Family 1992 Trust	2438 Heatherwood Ct	2438 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-16-00	Faber Howard L & Garneth	2440 Heatherwood Ct	581 Cox Rd	San Marcos CA	1	\$256.06
224-982-17-00	Thornton Mitchell R &	2442 Heatherwood Ct	2442 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-20-00	Javien Joseph & Krystal	2435 Smokewood Pl	2435 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-21-00	Reyes Rodney	2433 Smokewood Pl	2433 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-22-00	Darfus Keith	2431 Smokewood Pl	2431 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-23-00	Costanzo Margaret M	2429 Smokewood Pl	2429 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-24-00	Schwartz Family Trust	2427 Smokewood Pl	2427 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-25-00	Shutzbaugh George O &	2425 Smokewood Pl	2425 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-26-00	Jayasinghe Revocable Trust	2423 Smokewood Pl	806 Crestview Ct	San Marcos CA	1	\$256.06
224-982-27-00	Webb Lloyd B & Linda S	2421 Smokewood Pl	2421 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-28-00	Malfavon Elias A &	2422 Smokewood Pl	2422 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-29-00	Grimes Douglas W & Lori M	2424 Smokewood Pl	1421 Lisa Way	Escondido CA 92027	1	\$256.06
224-982-30-00	Johnson Marian E Living	2426 Smokewood Pl	2426 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-31-00	Riske Mathilda J	2428 Smokewood Pl	2428 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-32-00	Bonilla Todd & Julie E	2430 Smokewood Pl	2430 Smokewood Pl	Escondido CA 92026	1	\$256.06

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224-982-33-00	Mansour Lili	2432 Smokewood Pl	2432 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-34-00	Morck Gay-anita Trust	2434 Smokewood Pl	2434 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-35-00	Riding Buddy D	2436 Smokewood Pl	2436 Smokewood Pl	Escondido CA 92026	1	\$256.06
224-982-36-00	Snodgrass James B &	1121 Lochwood Pl	1853 W Jones Creek Rd	Grants Pass OR	1	\$256.06
224-982-37-00	Phan Lien Living Trust	1131 Lochwood Pl	1131 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-982-38-00	Bazarnik Wlodzimierz &	1141 Lochwood Pl	1141 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-982-39-00	Freeman Jennifer	1151 Lochwood Pl	1151 Lochwood Pl	Escondido CA 92026	1	\$256.06
224-982-40-00	Nguyen Phuong Thanh &	2431 Lake Forest St	2431 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-41-00	Dionisio Manuel A &	2429 Lake Forest St	2429 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-42-00	Ho Tam & Le Jenny	2427 Lake Forest St	2427 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-43-00	Reelitz Randall & Janis	2425 Lake Forest St	2425 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-44-00	Mcmillan Scott L & Masako	2423 Lake Forest St	2231 Creekside Dr	Longmont CO 80504	1	\$256.06
224-982-45-00	Delahanty/connors Trust	2421 Lake Forest St	2421 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-46-00	Campo Sherry L Trust	2419 Lake Forest St	2419 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-47-00	Bayan 2014 Trust	2417 Lake Forest St	919 North Ave	Escondido CA 92026	1	\$256.06
224-982-48-00	Stout Family Trust	2415 Lake Forest St	2415 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-49-00	Schult Mark & Julie	2413 Lake Forest St	2413 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-50-00	Davis Wayne A & Sharon K	2411 Lake Forest St	2411 Lake Forest St	Escondido CA 92026	1	\$256.06
224-982-52-00	Garvin Joseph M & Alisha A	2444 Heatherwood Ct	2444 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-982-53-00	Knapp Patricia	2437 Smokewood Pl	P O Box 6291	Anaheim CA 92816	1	\$256.06
224-983-01-00	Whalley Kevin	2403 Heatherwood Ct	2403 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-02-00	Soto Juan L & Maricela M	2405 Heatherwood Ct	2405 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-03-00	Frawley Brian &	2407 Heatherwood Ct	2407 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-04-00	Montville John A & Linda J	2409 Heatherwood Ct	2409 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-05-00	Sears Living Trust 01-10-08	2411 Heatherwood Ct	2411 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-06-00	Franco-arciniega Jessica	2413 Heatherwood Ct	615 Cox Rd	San Marcos CA	1	\$256.06
224-983-07-00	Corona Jaime & Donilia	2415 Heatherwood Ct	2415 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-08-00	Miller James R & Carolyn	2417 Heatherwood Ct	2531 Filmott Gln	Escondido CA 92029	1	\$256.06
224-983-09-00	Gustafson Kristi Living	2419 Heatherwood Ct	4550 Hanoi Pl		1	\$256.06
224-983-10-00	Bishop Carlos A & Virginia	2421 Heatherwood Ct	2421 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-11-00	Romero Carrie L	2423 Heatherwood Ct	2423 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-12-00	Talbott Christopher &	2425 Heatherwood Ct	2425 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-13-00	Small Family Trust	2427 Heatherwood Ct	2427 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-14-00	Becker J H Family L P	2429 Heatherwood Ct	356 Calle Vela	San Marcos CA	1	\$256.06
224-983-15-00	Phung Ha Tan & Nguyen	2431 Heatherwood Ct	2200 W War Memorial Dr	Peoria IL 61613	1	\$256.06
224-983-16-00	Bootsma Allen & Kim	2433 Heatherwood Ct	2433 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-17-00	Carter Dawn M	2435 Heatherwood Ct	2435 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-18-00	Abed Hikmat Revocable	2437 Heatherwood Ct	920 S Hale Ave #22	Escondido CA 92029	1	\$256.06
224-983-19-00	Ortiz Juan & Josefina	2439 Heatherwood Ct	1656 Silver Tree Ln	Escondido CA 92026	1	\$256.06
224-983-20-00	Taylor Daryl D	2441 Heatherwood Ct	2441 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-21-00	Ibarra Juan & Youna	2443 Heatherwood Ct	2443 Heatherwood Ct	Escondido CA 92026	1	\$256.06
224-983-22-00	Paz Luis M	2454 Conway Dr	2454 Conway Dr	Escondido CA 92026	1	\$256.06
224-983-23-00	Puleo Family Trust	2450 Conway Dr	2450 Conway Dr	Escondido CA 92026	1	\$256.06
224-983-24-00	Trpevski Goran & Kristina	2446 Conway Dr	2446 Conway Dr	Escondido CA 92026	1	\$256.06
224-983-25-00	Vargas David P & Christine	2442 Conway Dr	1658 Hubbard Pl	Escondido CA 92027	1	\$256.06
224-983-26-00	Witte Larsen Family Trust	2438 Conway Dr	345 W 9th Ave #102	Escondido CA 92025	1	\$256.06
224-983-27-00	Faulkner Robert F & Linda	2434 Conway Dr	1970 Rohn Rd	Escondido CA 92025	1	\$256.06
224-983-28-00	Boynton Richard C &	2430 Conway Dr	2430 Conway Dr	Escondido CA 92026	1	\$256.06

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224-983-29-00	Zamat Hassan & Hanan A F	2426 Conway Dr	Apt 241 Sao Paulo		1	\$256.06
224-983-30-00	Seavello Joseph W & Karen	2422 Conway Dr	2422 Conway Dr	Escondido CA 92026	1	\$256.06
224-983-31-00	Moore Donald D & Deborah	2418 Conway Dr	3179 Sycamore Crest Pl	Escondido CA 92027	1	\$256.06
224-983-32-00	Holst Gregory A & Jeri R	2414 Conway Dr	2414 Conway Dr	Escondido CA 92026	1	\$256.06
224-983-33-00	Jones Leslie C & Linda S	2410 Conway Dr	950 Old Spanish Trl	Sierra Vista AZ	1	\$256.06
224-983-34-00	Ruda John J & Amanda	908 Glenwood Way	908 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-35-00	Narron Family Trust	914 Glenwood Way	15007 Jenell St	Poway CA 92064	1	\$256.06
224-983-36-00	Mullins Steven M	920 Glenwood Way	920 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-37-00	Vasquez Gary & Analiese	926 Glenwood Way	25940 Kaywood Way	Escondido CA 92026	1	\$256.06
224-983-38-00	Brannen Gisela	932 Glenwood Way	555 W Country Club Ln #c	Escondido CA 92026	1	\$256.06
224-983-39-00	Obrien Michael J & Karen L	938 Glenwood Way	938 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-40-00	Drake Ryan A & Raquel S	1004 Glenwood Way	1004 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-41-00	Weiler Family Trust	1010 Glenwood Way	1902 Summit Dr	Escondido CA 92027	1	\$256.06
224-983-42-00	Estrada Victor E	1016 Glenwood Way	1016 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-43-00	Hoover Darryl A & Dana R	1022 Glenwood Way	1022 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-44-00	Barlow Family Trust	1028 Glenwood Way	1028 Glenwood Way	Escondido CA 92026	1	\$256.06
224-983-45-00	Harris Seth M & Nadia N	1034 Glenwood Way	1034 Glenwood Way	Escondido CA 92026	1	\$256.06
224-984-01-00	Evans Jean J Trust	907 Glenwood Way	162 Buccaneer Dr	San Diego CA 92114	1	\$256.06
224-984-02-00	Andersen Family Trust	913 Glenwood Way	P O Box 383728	Waikoloa HI 96738	1	\$256.06
224-984-03-00	J J H & W L L C	919 Glenwood Way	1130 W 11th Ave	Escondido CA 92025	1	\$256.06
224-984-04-00	Shaw Donna L Living Trust	925 Glenwood Way	925 Glenwood Way	Escondido CA 92026	1	\$256.06
224-984-05-00	Oswald Sandra Lliving	931 Glenwood Way	931 Glenwood Way	Escondido CA 92026	1	\$256.06
224-984-06-00	Wallner Maryann	937 Glenwood Way	937 Glenwood Way	Escondido CA 92026	1	\$256.06
224-984-07-00	Ibanez Raymundo D & Diaz	1005 Glenwood Way	357 Marcos St	San Marcos CA	1	\$256.06
224-984-08-00	Sanchez Jorge & Karen J	1013 Glenwood Way	15655 Oakstand Rd	Poway CA 92064	1	\$256.06
224-984-09-00	Martinez Luis & Guadalupe	2345 Lake Forest St	2345 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-10-00	Givens Pamela J Legacy	2343 Lake Forest St	6383 Alexandri Cir		1	\$256.06
224-984-11-00	Heppner Shane K & Dana S	2341 Lake Forest St	2341 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-12-00	Cordero Diane L Tr	2339 Lake Forest St	2339 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-13-00	Beckman Family Trust	2337 Lake Forest St	19347 Casner Rd	Ramona CA 92065	1	\$256.06
224-984-14-00	Maldonado Medardo &	2335 Lake Forest St	15705 Viking Grove Ln	Valley Center CA	1	\$256.06
224-984-15-00	Ross Kay W Revocable	2333 Lake Forest St	2333 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-16-00	Yearyean Timothy R &	2331 Lake Forest St	2331 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-17-00	Shen Family Trust 08-05-09	2329 Lake Forest St	11361 Nahama Ln	San Diego CA 92130	1	\$256.06
224-984-18-00	Bumiller William R	2327 Lake Forest St	2327 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-19-00	Hays John L & Sheila L	2325 Lake Forest St	2325 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-20-00	John & Diana Trust	2323 Lake Forest St	2323 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-21-00	Vega Anselmo & Rosalva	2319 Lake Forest St	2319 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-22-00	Keooudom Xaykham &	2315 Lake Forest St	2315 Lake Forest St	Escondido CA 92026	1	\$256.06
224-984-23-00	Watkins Adam & Andrea M	2311 Lake Forest St	2311 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-01-00	Araujo Leonard	2310 Lake Forest St	630 S Nevada St	Oceanside CA 92054	1	\$256.06
224-985-02-00	Partridge Laura	2312 Lake Forest St	2312 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-03-00	Oribello Robert & Marissa	2314 Lake Forest St	2314 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-04-00	Ancheta Mark A	2316 Lake Forest St	2316 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-05-00	Daleo Jack & Vickie Trs	2318 Lake Forest St	2318 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-06-00	Debelen Alfin	2320 Lake Forest St	2320 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-07-00	Hutchinson Todd S	2322 Lake Forest St	2322 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-08-00	Tirado Eunice Trust	2324 Lake Forest St	2324 Lake Forest St	Escondido CA 92026	1	\$256.06

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224-985-09-00	Schroeder Jonathan	2326 Lake Forest St	2326 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-10-00	Tobler Marygail	2328 Lake Forest St	P O Box 156	Escondido CA 92033	1	\$256.06
224-985-11-00	Allerman Lucille H Tr	2330 Lake Forest St	344 E Grand Ave	Escondido CA 92025	1	\$256.06
224-985-12-00	Nichols Sharon	2332 Lake Forest St	2332 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-13-00	Orr Norma E Revocable	2334 Lake Forest St	545 Avenida Blanco	San Marcos CA	1	\$256.06
224-985-14-00	Boze Christopher C Jr &	2336 Lake Forest St	2336 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-15-00	Bonnici Eden M	2338 Lake Forest St	10820 Hobble Ln	Spring Valley CA	1	\$256.06
224-985-16-00	Annis James W & Janice L	2340 Lake Forest St	2340 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-17-00	Hoang Phuong	2342 Lake Forest St	2342 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-18-00	Yurko Gregory J	2344 Lake Forest St	2344 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-19-00	Wilson Margaret 2005 Trust	2346 Lake Forest St	2346 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-20-00	Milla Oscar & Olivia	2348 Lake Forest St	2348 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-21-00	Souter Justin W & Kendall	2350 Lake Forest St	2350 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-22-00	J J & W L L C	2354 Lake Forest St	1130 W 11th Ave	Escondido CA 92025	1	\$256.06
224-985-23-00	Soltren Robert & Ellen	2356 Lake Forest St	2356 Lake Forest St	Escondido CA 92026	1	\$256.06
224-985-24-00	Farmer Robert E & Babette	2303 Briarwood Pl	2303 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-25-00	Williams Brett & Shannon	2307 Briarwood Pl	2307 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-26-00	Wendel Meg P Trust	2311 Briarwood Pl	3423 Lewis Ln	Owensboro KY	1	\$256.06
224-985-27-00	Luoma Genevieve L Trust	2315 Briarwood Pl	180 Cherokee Ln	Owens Cross Roads	1	\$256.06
224-985-28-00	Smith Kent S & Melody G	2319 Briarwood Pl	2319 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-29-00	Teguh Phan Family 2002	2323 Briarwood Pl	2323 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-30-00	Margowski Christopher A &	2327 Briarwood Pl	2327 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-31-00	Reynolds Mike L & Graham	2331 Briarwood Pl	2331 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-32-00	Wallace Harry B	2335 Briarwood Pl	1202 Bartley Pl	Escondido CA 92026	1	\$256.06
224-985-33-00	Velder Garrett F & Linda J	2339 Briarwood Pl	2339 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-34-00	Kellum Joey D	2343 Briarwood Pl	2343 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-35-00	Clark Separate Property	2347 Briarwood Pl	2356 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-36-00	Gilmore Geoffrey S & Julee	2351 Briarwood Pl	2343 Douglaston Gln	Escondido CA 92026	1	\$256.06
224-985-37-00	Spoo Laurence J &	2355 Briarwood Pl	2355 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-38-00	Spencer Samuel H &	2359 Briarwood Pl	2359 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-39-00	Rose Norman A 1999 Trust	2360 Briarwood Pl	2360 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-40-00	Clark Separate Property	2356 Briarwood Pl	2356 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-43-00	Suppa Family Trust	2344 Briarwood Pl	P O Box 8336	Rancho Santa Fe CA	1	\$256.06
224-985-44-00	Slocum Christine M	2340 Briarwood Pl	2340 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-45-00	Clark Tristram A & Sue E	2336 Briarwood Pl	2336 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-46-00	Richardson Family 2001	2332 Briarwood Pl	32280 Renoir Rd	Winchester CA	1	\$256.06
224-985-47-00	Hepler Family Revocable	2328 Briarwood Pl	2328 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-48-00	Bowlen Mark	2324 Briarwood Pl	2324 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-49-00	Velasco Brian & Sarah	2320 Briarwood Pl	2320 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-50-00	Curtis Joselito A &	2312 Briarwood Pl	2312 Briarwood Pl	Escondido CA 92026	1	\$256.06
224-985-54-00	Hunt Stephanie M	2352 Briarwood Pl	84 Parc Place Dr	Milpitas CA 95035	1	\$256.06
224-985-55-00	Shimansky Douglas J &	2348 Briarwood Pl	9988 Hilbert St #300	San Diego CA 92131	1	\$256.06
<b>Totals:</b>		<b>Parcels:</b>	<b>330</b>			<b>\$84,499.80</b>

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226-203-07-00	M G Morningview	451- El Norte Pkwy	10505 Sorrento Valley Rd	San Diego CA 92121	3.330	\$1,347.58
226-203-08-00	Reidy Creek Apartments Inc	1345 Morning View Dr	6102 Gullstrand St	San Diego CA 92122	5.280	\$2,136.70
226-203-14-00	Reidy Creek Apartments Inc	1350 Morning View Dr	6102 Gullstrand St	San Diego CA 92122	5.260	\$2,128.62
226-211-03-00	M G Morningview	457- El Norte Pkwy West	10505 Sorrento Valley Rd	San Diego CA 92121	3.530	\$1,428.52
226-211-05-00	Avanath Escondido L P	1301 Morning View Dr	17901 Von Karman Ave #150	Irvine CA 92614	5.030	\$2,035.54
226-211-09-00	George & Krogh Welding	1357 Las Villas Way	1357 Las Villas Way	Escondido CA 92026	0.960	\$388.48
226-211-23-00	R E C Properties li L L C	1342- Morning View Dr	12760 Rancho Penasquitos	San Diego CA 92129	7.050	\$2,852.98
226-211-24-00	Riverwalk Apartment	1302- Morning View Dr	1322 Scott St #204	San Diego CA 92106	3.900	\$1,578.24
226-211-26-00	Doheny-vidovich Partners	345 El Norte Pkwy West	960 N San Antonio Rd #114	Los Altos CA 94022	8.550	\$3,460.00
226-211-27-00	V S C R E Holdings L L C	1325- Las Villas Way	9510 Ormsby Station Rd #101	Louisville KY 40223	7.120	\$2,881.32
228-060-06-00	Avanath Escondido L P	1301 Morning View	17901 Von Karman Ave #150	Irvine CA 92614	7.160	\$2,897.50
228-073-20-00	M G Terrace Gardens	1045 Morning View Dr	10505 Sorrento Valley Rd	San Diego CA 92121	8.300	\$3,358.84
228-073-23-00	Salvation Army	Morning View Dr	2320 5th Ave	San Diego CA 92101	0.550	\$222.56
228-073-24-00	Salvation Army Escondido	130 Las Villas Way	180 E Ocean Blvd 10th Fl	Long Beach CA 90802	4.230	\$1,711.80
228-073-25-00	Salvation Army	Las Villas Way	1301 Las Villas Way	Escondido CA 92026	0.940	\$380.40
228-073-26-00	S R G M F Morning View	1245 Morning View Dr	18802 Bardeen Ave	Irvine CA 92612	8.470	\$3,427.64
228-073-27-00	City Of Escondido	Morning View Dr	Public Agency		6.530	\$2,642.56
<b>Totals:</b>					<b>86.190</b>	<b>\$34,879.28</b>

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236-252-35-00	California Property Owner I	415 Felicita Ave	Po Box 4900- Dept 124	Scottsdale AZ 85261	0.226	\$56.10
236-252-47-00	California Property Owner I	Felicita Ave	Po Box 4900- Dept 124	Scottsdale AZ 85261	0.540	\$134.04
236-252-48-00	Vons Companies Inc <lf>	351 Felicita Ave	Po Box 4900- Dept 124	Scottsdale AZ 85261	3.260	\$809.18
236-252-49-00	California Property Owner I	325- Felicita Ave 421	Po Box 4900- Dept 124	Scottsdale AZ 85261	5.270	\$1,308.10
236-254-20-00	Felicita Garp L L C	1809- Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	2.660	\$1,937.80
236-254-21-00	Felicita Garp L L C	1805- Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	1.430	\$1,041.74
236-255-06-00	Felicita Garp L L C	1835 Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	1.240	\$903.34
236-255-07-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.550	\$400.66
236-255-08-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.484	\$352.58
236-255-09-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.337	\$245.50
236-255-10-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.208	\$151.52
236-255-11-00	Felicita Garp L L C	1895 Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.241	\$175.58
236-255-12-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.284	\$206.88
236-255-13-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.263	\$191.60
236-255-14-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.700	\$509.94
236-255-30-00	Felicita Garp L L C	Centre City Pkwy	973 Lomas Santa Fe Dr	Solana Beach CA 92075	0.000	
<b>Totals:</b>		<b>Parcels:</b>	<b>16</b>		<b>17.693</b>	<b>\$8,424.56</b>



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229-091-49-00	Peterson Zane A & Jennifer	668 Wanda Ct	668 Wanda Ct	Escondido CA 92026	1	\$549.84
229-091-50-00	Le Tim K	672 Wanda Ct	10586 Richard Rd	San Diego CA 92127	1	\$549.84
229-091-51-00	Woods Eric & Yanira S	680 Wanda Ct	680 Wanda Ct	Escondido CA 92026	1	\$549.84
229-091-52-00	Ramsey Donna M	688 Wanda Ct	688 Wanda Ct	Escondido CA 92026	1	\$549.84
229-091-53-00	Prieto James	696 Wanda Ct	696 Wanda Ct	Escondido CA 92026	1	\$549.84
229-091-54-00	Cohen Family Trust	685 Wanda Ct	780 Fulton Rd	San Marcos CA	1	\$549.84
229-091-55-00	Ma Lynn	679 Wanda Ct	679 Wanda Ct	Escondido CA 92026	1	\$549.84
229-091-56-00	Martinez Jose A & Ivonne	675 Wanda Ct	675 Wanda Ct	Escondido CA 92026	1	\$549.84
Totals:		Parcels:	8			\$4,398.72

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
231-810-01-00	Martin Thomas Jr	2401 Linda Ct	45489 Jaguar Way	Temecula CA 92592	1	\$460.98
231-810-02-00	Rainey Thomas E Iii	2409 Linda Ct	2409 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-03-00	Bunnalim Hadi	2427 Linda Ct	11674 Candy Rose Way	San Diego CA 92131	1	\$460.98
231-810-04-00	Le Tony & Tran Tam Bang	2431 Linda Ct	2431 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-05-00	Vera Aurora	2437 Linda Ct	2437 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-06-00	Corona Pacomio G &	2441 Linda Ct	2441 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-07-00	Mainit Joel L	2445 Linda Ct	2445 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-08-00	Aratani Diane 2015 Trust	2451 Linda Ct	2451 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-09-00	Miner Lorraine	2455 Linda Ct	2455 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-10-00	Duka Daniel S Est Of	2463 Linda Ct	P O Box 1268	Alpine CA 91903	1	\$460.98
231-810-11-00	Aurora Loan Services L L C	2477 Linda Ct	10350 Park Meadows Dr #200	Littleton CO 80124	1	\$460.98
231-810-12-00	Bennett Barbara C Trust	2491 Linda Ct	2491 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-13-00	Ateek Talal & Sahar A	2484 Linda Ct	2484 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-14-00	Azucar Tomas	2466 Linda Ct	2466 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-15-00	Gala Basil E Family Trust	2458 Linda Ct	P O Box 1897	Vista CA 92085	1	\$460.98
231-810-16-00	Davis Cole & Sarah	2454 Linda Ct	11801 Allbrook Dr	Poway CA 92064	1	\$460.98
231-810-17-00	Hocson Edgardo R &	2420 Linda Ct	2420 Linda Ct	Escondido CA 92027	1	\$460.98
231-810-18-00	Stubblefield Troy D &	2404 Linda Ct	2404 Linda Ct	Escondido CA 92027	1	\$460.98
Totals:		Parcels:	18			\$8,297.64

CITY OF ESCONDIDO  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
227-191-41-00	Bowden Sidney P & Brenda	103 Trellis Ln	103 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-42-00	Tran Tuoc Ba & Phan Lan	107 Trellis Ln	107 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-43-00	Ly Kiem & Nguyen Mai Ly	115 Trellis Ln	115 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-44-00	Santiago Noemi	119 Trellis Ln	119 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-45-00	Truong Tam Minh	123 Trellis Ln	123 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-46-00	Huynh Quoc & Le Xuan T	135 Trellis Ln	135 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-47-00	Tijerina Aldo O & Kathleen	137 Trellis Ln	137 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-48-00	Camino Juan F & Maria G	141 Trellis Ln	141 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-49-00	Dolojan Nenita	149 Trellis Ln	149 Trellis Ln	Escondido CA 92026	1	\$329.26
227-191-50-00	May Michael L	157 Trellis Ln	157 Trellis Ln	Escondido CA 92026	1	\$329.26
Totals:		Parcels:	10			\$3,292.60

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
225-740-01-00	Ronquillo Carlos & Estela	2821 Oakwood Creek Way	2821 Oakwood Creek Way	Escondido CA 92027	1	\$131.70
225-740-02-00	Gutierrez Jose	2863 Oakwood Creek Way	2863 Oakwood Creek Way	Escondido CA 92027	1	\$131.70
225-740-03-00	Santos-hoffman Herminia V	2877 Oakwood Creek Way	2877 Oakwood Creek Way	Escondido CA 92027	1	\$131.70
225-740-04-00	Caballero Jose J & Adriana	2885 Oakwood Creek Way	2885 Oakwood Creek Way	Escondido CA 92027	1	\$131.70
225-740-05-00	Hazai Idrees	2891 Oakwood Creek Way	2891 Oakwood Creek Way	Escondido CA 92027	1	\$131.70
225-740-06-00	Rivera Joaquin M & Ana L	2899 Oakwood Creek Way	2899 Oakwood Creek Way	Escondido CA 92027	1	\$131.70
225-740-07-00	Fitzpatrick Phillip B &	602 Jacks Creek Rd	602 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-08-00	Fortuna Jason & Krista	610 Jacks Creek Rd	610 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-09-00	Pierce Scotty & Linda	618 Jacks Creek Rd	618 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-10-00	Khurana Abhinav	622 Jacks Creek Rd	622 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-11-00	Ruiz Fernando	628 Jacks Creek Rd	628 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-12-00	Medin Family Trust	636 Jacks Creek Rd	16369 Los Rosales St	San Diego CA 92127	1	\$131.70
225-740-13-00	McDonough Family Trust	642 Jacks Creek Rd	3885 E 560 Rd	Locust Grove OK	1	\$131.70
225-740-14-00	Sanchez Antonia L	648 Jacks Creek Rd	1204 N Escondido Blvd #b43	Escondido CA 92026	1	\$131.70
225-740-15-00	Lyons Todd J	2992 Oakstone Creek Pl	2992 Oakstone Creek Pl	Escondido CA 92027	1	\$131.70
225-740-16-00	Mason Jerry & Kristi	2980 Oakstone Creek Pl	2980 Oakstone Creek Pl	Escondido CA 92027	1	\$131.70
225-740-17-00	Guardado Armando Jr	2954 Oakstone Creek Pl	2954 Oakstone Creek Pl	Escondido CA 92027	1	\$131.70
225-740-18-00	Kay Ann M Trust 02-16-12	2936 Oakstone Creek Pl	2936 Oakstone Creek Pl	Escondido CA 92027	1	\$131.70
225-740-19-00	Stubbs Jack & Michelle M	2902 Oakstone Creek Pl	2902 Oakstone Creek Pl	Escondido CA 92027	1	\$131.70
225-740-21-00	Mencher Jeremy	2941 Oakstone Creek Pl	P O Box 301363	Escondido CA 92030	1	\$131.70
225-740-22-00	Mencher Jeremy	2969 Oakstone Creek Pl	P O Box 301363	Escondido CA 92030	1	\$131.70
225-740-23-00	Hamidi Henriette A Living	625 Jacks Creek Rd	686 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-24-00	Vo Nho V & Nguyen Hanh	621 Jacks Creek Rd	621 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-25-00	Jaremczuk Anthony &	617 Jacks Creek Rd	617 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-26-00	Orobczuk Family 10-29-90	613 Jacks Creek Rd	660 Mclain St	Escondido CA 92027	1	\$131.70
225-740-27-00	Gonzalez Jose & Margarita	609 Jacks Creek Rd	609 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-740-28-00	Mencher Jeremy	2842 Oakwood Creek Way	P O Box 301363	Escondido CA 92030	1	\$131.70
225-740-30-00	Kitagawa Byron K	2923 Oakstone Creek Pl	2923 Oakstone Creek Pl	Escondido CA 92027	1	\$131.70
225-740-31-00	Mencher Jeremy	2828 Oakwood Creek Way	P O Box 301363	Escondido CA 92030	1	\$131.70
225-741-01-00	Augustin Salvador & Luz M	656 Jacks Creek Rd	656 Jack Creek Rd	Escondido CA 92027	1	\$131.70
225-741-02-00	Gaspar Domingo & Clara	664 Jacks Creek Rd	1413 S Citrus Ave	Escondido CA 92027	1	\$131.70
225-741-03-00	Brewer Bobbie E &	668 Jacks Creek Rd	668 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-04-00	Barra Valentine D & Dawn	672 Jacks Creek Rd	672 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-05-00	Goldstein Justine	680 Jacks Creek Rd	680 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-06-00	Hamidi Henriette A Living	686 Jacks Creek Rd	686 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-07-00	Fernandez Carlos A &	690 Jacks Creek Rd	690 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-08-00	Dunn Eugene H & Audrey A	694 Jacks Creek Rd	694 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-09-00	Brey Fitzgerald Family	698 Jacks Creek Rd	698 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-10-00	Mitchell Steven L & Maria	689 Jacks Creek Rd	689 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-11-00	Johnson Family Trust	683 Jacks Creek Rd	683 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-12-00	Hernandez Araceli	675 Jacks Creek Rd	675 Jacks Creek Rd	Escondido CA 92027	1	\$131.70
225-741-13-00	Howe Holli S	2976 Jacks Creek Pl	2976 Jacks Creek Pl	Escondido CA 92027	1	\$131.70
225-741-14-00	Cook Living Trust 12-04-12	2952 Jacks Creek Pl	2952 Jacks Creek Pl	Escondido CA 92027	1	\$131.70
225-741-15-00	Monforte Luis F & Adriana	2961 Jacks Creek Pl	2961 Jacks Creek Pl	Escondido CA 92027	1	\$131.70
225-741-16-00	Ford James & Laura	2983 Jacks Creek Pl	2983 Jacks Creek Pl	Escondido CA 92027	1	\$131.70
225-741-17-00	Olsen Living Revocable	2991 Jacks Creek Pl	2991 Jacks Creek Pl	Escondido CA 92027	1	\$131.70
225-741-18-00	Bright Michael G & Beth L	653 Jacks Creek Rd	829 San Pasqual Valley Rd	Escondido CA 92027	1	\$131.70
<b>Totals:</b>		<b>Parcels:</b>	<b>47</b>			<b>\$6,189.90</b>

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
231-820-01-00	Santana Family Trust	803 Albert Ct	803 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-02-00	Martinez Armando Jr &	807 Albert Ct	807 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-03-00	Whitaker Russell G &	823 Albert Ct	823 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-04-00	Cedillo Crecencio & Ines	853 Albert Ct	1922 Hemingway Ct	Escondido CA 92027	1	\$93.02
231-820-05-00	Shammo Renee	857 Albert Ct	857 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-06-00	Hubbard Aaron L &	871 Albert Ct	1121 Nidrah St	El Cajon CA 92020	1	\$93.02
231-820-07-00	Torres Joel H & Rosemary	885 Albert Ct	885 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-08-00	Martinez Joel A	892 Albert Ct	892 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-09-00	Osteen Daniel & My-hang	880 Albert Ct	880 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-10-00	Steinmetz Andrew R &	866 Albert Ct	866 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-11-00	Dickey James M	842 Albert Ct	842 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-12-00	McLaughlin Richard F Jr &	838 Albert Ct	838 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-13-00	Zimmer Scott	812 Albert Ct	812 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-14-00	Miller-green Melinda C	810 Albert Ct	810 Albert Ct	Escondido CA 92027	1	\$93.02
231-820-15-00	Howe Robin M	809 Rosa Ct	809 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-16-00	Kopf Robert J	827 Rosa Ct	827 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-17-00	Coogan John E Trust	841 Rosa Ct	841 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-18-00	Ines Charles	847 Rosa Ct	847 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-19-00	Casanova Javier J &	873 Rosa Ct	873 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-20-00	Salcedo Aaron A	881 Rosa Ct	P O Box 302073	Escondido CA 92030	1	\$93.02
231-820-21-00	Huffer Wesley R & Evelyn Q	893 Rosa Ct	893 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-22-00	Scott Wayne	896 Rosa Ct	896 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-23-00	Harrington George H Iii &	878 Rosa Ct	308 Saratoga Gln	Escondido CA 92025	1	\$93.02
231-820-24-00	Rivera Maria V	868 Rosa Ct	868 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-25-00	Duran Juan P & Martha	852 Rosa Ct	852 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-26-00	Bernsen Irving M & Elaine	836 Rosa Ct	P O Box 892648	Temecula CA 92589	1	\$93.02
231-820-27-00	Knutson 1989 Trust	822 Rosa Ct	822 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-28-00	Vo & Truong Family Trust	814 Rosa Ct	814 Rosa Ct	Escondido CA 92027	1	\$93.02
231-820-29-00	Layug Anthony F B &	805 Socin Ct	805 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-30-00	Ocampo Family Trust	813 Socin Ct	813 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-31-00	Serna Trust 03-22-07	825 Socin Ct	16659 4s Ranch Pkwy	San Diego CA 92127	1	\$93.02
231-820-32-00	Ramirez Mario & Carmen	829 Socin Ct	829 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-33-00	Dolan David C & Brenda C	835 Socin Ct	835 Soclin Ct	Escondido CA 92027	1	\$93.02
231-820-34-00	Vo Tri T & Khanh T	837 Socin Ct	837 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-35-00	Voss Richard & Ana	839 Socin Ct	839 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-36-00	Aguirre Miguel A D &	843 Socin Ct	843 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-37-00	Green Jason A & Mayumi	Socin Ct	851 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-38-00	Albert Katherine M	867 Socin Ct	867 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-39-00	Chen Andy & Jennifer	875 Socin Ct	875 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-40-00	Roberts Family 1984 Trust	883 Socin Ct	1656 Vladic Ln	Escondido CA 92027	1	\$93.02
231-820-41-00	Luu Michael Minh & Chau	887 Socin Ct	887 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-42-00	Olszewski Stanislaw	898 Socin Ct	898 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-43-00	Mueller Scott & Christine	894 Socin Ct	894 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-44-00	Sanchez Miguel A &	882 Socin Ct	882 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-45-00	Kempfer Dale & Connie	870 Socin Ct	870 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-46-00	Tucker Timothy A &	854 Socin Ct	854 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-47-00	Chau Linda	848 Socin Ct	848 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-48-00	Ocegueda Salvador &	820 Socin Ct	820 Socin Ct	Escondido CA 92027	1	\$93.02

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
231-820-49-00	Tan Jeffrey O & Jesusa P	808 Socin Ct	808 Socin Ct	Escondido CA 92027	1	\$93.02
231-820-50-00	Mendiola Antonio G &	802 Socin Ct	802 Socin Ct	Escondido CA 92027	1	\$93.02
Totals:		Parcels:	50			\$4,651.00

CITY OF ESCONDIDO  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-011-01-00	Ko Cheng-hsu & Shou-chin	2620 Turnberry Gln	2620 Turnberry Gln	Escondido CA 92026	1.000	\$689.82
224-011-02-00	Wissmath Trust 08-11-97	2650 Turnberry Gln	2650 Turnberry Gln	Escondido CA 92026	1.000	\$689.82
224-011-03-00	Barry Stephen A	2667 Turnberry Gln	2667 Turnberry Gln	Escondido CA 92026	1.000	\$689.82
224-011-04-00	Warren Jackie M	2649 Turnberry Gln	2649 Turnberry Gln	Escondido CA 92026	1.000	\$689.82
224-011-05-00	Gibson Randall B & Leslie	2615 Turnberry Gln	2615 Turnberry Gln	Escondido CA 92026	1.000	\$689.82
224-011-06-00	Bushong Osmon Iii &	541 Melbourne Gln	541 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-07-00	Kakleas Agesilaus & Lisa	535 Melbourne Gln	535 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-08-00	Loarie Michael J & Kathryn	529 Melbourne Gln	529 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-09-00	Tripi Annemarie B	517 Melbourne Gln	517 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-10-00	Sullivan Beverly M Trust	503 Melbourne Gln	503 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-11-00	Butler Jeb S	510 Melbourne Gln	510 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-12-00	Frimtzis Bruce G	522 Melbourne Gln	522 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-13-00	Marinoni Donald &	538 Melbourne Gln	538 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-14-00	Doane Family Trust	550 Melbourne Gln	550 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-011-15-00	Schroder Deborah A	2696 Dundee Gln	2696 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-011-16-00	Angeles Joseph M & Lynn S	Dundee Gln	2693 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-011-17-00	Noneman Family Trust	2689 Dundee Gln	2689 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-011-18-00	Garden Society Of	Melbourne Gln	355 S Grand Ave	Los Angeles CA		
224-011-19-00	City Of Escondido	Melbourne Gln	Public Agency			
224-011-20-00	Garden Society Of	Melbourne Gln	355 S Grand Ave	Los Angeles CA		
224-011-21-00	Garden Society Of	Dundee Gln	355 S Grand Ave	Los Angeles CA		
224-011-22-00	Garden Society Of	Melbourne Gln	355 S Grand Ave	Los Angeles CA		
224-012-01-00	Berkner Stewart	495 Melbourne Gln	495 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-02-00	Blakeley William A &	487 Melbourne Gln	487 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-03-00	Cabalic Edmund D &	483 Melbourne Gln	483 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-04-00	Steinman Robert L &	475 Melbourne Gln	475 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-05-00	Reed Jerald E Jr & Karen J	469 Melbourne Gln	469 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-06-00	Rossoll H Mark & Barbara	461 Melbourne Gln	461 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-07-00	Oostr Family Trust	457 Melbourne Gln	457 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-08-00	Milligan Family Revocable	453 Melbourne Gln	453 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-09-00	Thomas Paul & Paula J	449 Melbourne Gln	449 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-10-00	Vasil Trust 05-16-11	445 Melbourne Gln	445 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-11-00	Meade Patrick & Lalaine	433 Melbourne Gln	433 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-12-00	Cortez George & Krista	438 Melbourne Gln	438 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-13-00	Jensen Family Trust	456 Melbourne Gln	456 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-14-00	Auten James & Ann	466 Melbourne Gln	466 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-15-00	Manthei Lydia Trust	472 Melbourne Gln	472 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-16-00	Rico Miguel R G Revocable	2591 Saint Andrews Gln	1335 W Princeton St	Ontario CA 91762	1.000	\$689.82
224-012-17-00	Woods Richard M & Bonnie	2577 St Andrews Gln	2577 St Andrews Gln	Escondido CA 92026	1.000	\$689.82
224-012-18-00	Urelius Mary	2555 St Andrews Gln	2555 St Andrews Gln	Escondido CA 92026	1.000	\$689.82
224-012-19-00	Cervantes Ricardo & Juana	2550 Saint Andrews Gln	2550 St Andrews Gln	Escondido CA 92026	1.000	\$689.82
224-012-20-00	Mounmanivong Jackie	2544 St Andrews Gln	2544 St Andrews Gln	Escondido CA 92026	1.000	\$689.82
224-012-21-00	Sepich Andrew & Susan L	2530 St Andrews Gln	2530 St Andrews Gln	Escondido CA 92026	1.000	\$689.82
224-012-22-00	Rosales Michael V	490 Melbourne Gln	490 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-23-00	Klahr Hans G	498 Melbourne Gln	498 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-012-24-00	City Of Escondido	Cleveland Ave	Public Agency			
224-150-01-00	Nguyen Tinh & Nga Family	112 Double Eagle Gln	112 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-02-00	Henderson Family Trust	118 Double Eagle Gln	118 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82

CITY OF ESCONDIDO  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-150-03-00	Miller Calvin & Miller-quinn	122 Double Eagle Gln	122 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-04-00	Morrill Berta	128 Double Eagle Gln	128 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-05-00	Valentine Scott M & Laura	132 Double Eagle Gln	132 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-06-00	Zellous William &	144 Double Eagle Gln	144 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-07-00	Tan Luong H & Loanchi T	156 Double Eagle Gln	156 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-08-00	Graves Gregory G & Terry L	170 Double Eagle Gln	170 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-09-00	Cabrera Emmanuel Y &	182 Double Eagle Gln	182 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-10-00	Fong Elena P	188 Double Eagle Gln	188 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-11-00	Kerr Steven J	192 Double Eagle Gln	192 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-12-00	Salazar Joel & Martha	197 Double Eagle Gln	197 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-13-00	Chua James A & Cristina C	175 Double Eagle Gln	42200 Margarita Rd #615	Temecula CA 92592	1.000	\$689.82
224-150-14-00	Meyer Gwendolyn S	169 Double Eagle Gln	601 Carlson Pkwy #1235	Hopkins MN 55305	1.000	\$689.82
224-150-15-00	Amaro Family Trust	151 Double Eagle Gln	151 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-16-00	Harrington John E & Perkes	137 Double Eagle Gln	137 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-17-00	Crandall Family Trust	129 Double Eagle Gln	129 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-18-00	Parrott William M &	125 Double Eagle Gln	125 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-19-00	Vo Toan P & Le Mai T	117 Double Eagle Gln	65 Woodgreen Dr	Pittsford NY 14534	1.000	\$689.82
224-150-20-00	Elangos Venconcio D &	109 Double Eagle Gln	109 Double Eagle Gln	Escondido CA 92026	1.000	\$689.82
224-150-21-00	Reidy Creek Garden Society	Double Eagle Gln	520 Broadway #100	Santa Monica CA		
224-150-22-00	Reidy Creek Garden Society	Double Eagle Gln	520 Broadway #100	Santa Monica CA		
224-150-23-00	Reidy Creek Garden Society	Double Eagle Gln	520 Broadway #100	Santa Monica CA		
224-152-08-00	City Of Escondido	Rincon Ave	Public Agency			
224-152-09-00	City Of Escondido	Rincon Ave	Public Agency			
224-154-01-00	Hui Tsunghan Tim & Chen	2567 Douglaston Gln	2567 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-02-00	Kern Donald W	2569 Douglaston Gln	2569 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-03-00	Clark Family Trust 11-09-07	2571 Douglaston Gln	2571 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-04-00	Runchey 2006 Trust	214 Whistling Straits Gl	214 Whistling Straits Gln	Escondido CA 92026	1.000	\$689.82
224-154-05-00	Davied Paul & Elizabeth	252 Whistling Straits Gl	252 Whistling Straits Gln	Escondido CA 92026	1.000	\$689.82
224-154-06-00	Tomasi Georgine M	296 Whistling Straits Gl	296 Whistling Straits Gln	Escondido CA 92026	1.000	\$689.82
224-154-07-00	Curts Family Trust	2586 Douglaston Gln	2586 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-08-00	Villaluz Alfredo P & Lapid	2580 Douglaston Gln	2580 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-09-00	Ludwick Vicki N Living	2574 Douglaston Gln	2574 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-10-00	Griffing Family Trust	2562 Douglaston Gln	2562 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-154-11-00	Garden Society Of	Whistling Straits Gl	4990 Mission Blvd	San Diego CA 92109		
224-154-12-00	Bautista Percival M &	2635 Dundee Gln	2635 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-13-00	Montgomery Family Trust	2622 Dundee Gln	2622 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-14-00	Vannieuwenhuyzen Hank	2618 Dundee Gln	2618 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-15-00	Madigan 2005 Trust	2606 Dundee Gln	2606 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-16-00	Barca Girard M & Etelka P	2596 Dundee Gln	2352 Torrey Pines Rd #7	La Jolla CA 92037	1.000	\$689.82
224-154-17-00	Hutchins Arthur W	2584 Dundee Gln	2584 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-18-00	Hannify Family Revocable	2560 Dundee Gln	2560 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-19-00	Kuninobu Andrew T &	2552 Dundee Gln	2552 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-20-00	Clover Family Revocable	2538 Dundee Gln	2538 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-21-00	Scates Andrew & Krista	2541 Dundee Gln	2541 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-22-00	Sonshine Management Ltd	2557 Dundee Gln	2557 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-23-00	Jude Tim Family Trust	2579 Dundee Gln	2579 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-24-00	Glasmann Family Trust	2587 Dundee Gln	2587 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-25-00	Calzada Rickie S & Angela	2598 Douglaston Gln	2598 Douglaston Gln	Escondido CA 92026	1.000	\$689.82



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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-154-26-00	Garden Society Of	Dundee Gln	4990 Mission Blvd	San Diego CA 92109		
224-154-27-00	Garden Society Of	Dundee Gln	4990 Mission Blvd	San Diego CA 92109		
224-154-28-00	Molina Richard V & Glenda	2643 Dundee Gln	2643 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-29-00	Uphoff Family Trust	2651 Dundee Gln	2651 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-30-00	Hoff Jason R & Theresa L	2659 Dundee Gln	2659 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-31-00	Koelker Raymond E & Ellen	2663 Dundee Gln	2663 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-32-00	Mills Wayne M & Celia C	2667 Dundee Gln	9875 Rocky Ridge Rd	Escondido CA 92026	1.000	\$689.82
224-154-33-00	Peace David M	2675 Dundee Gln	2675 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-34-00	Demesne 2013 Trust	2670 Dundee Gln	2670 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-154-36-00	Garden Society Of	Dundee Gln	4990 Mission Blvd	San Diego CA 92109		
224-154-37-00	City Of Escondido	North Ave	Public Agency			
224-154-40-00	Good Jenny J	2682 Dundee Gln	15038 Cool Valley Rd	Valley Center CA	1.000	\$689.82
224-155-01-00	Thein Family Trust	2511 Douglaston Gln	2511 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-02-00	Sleeper Charles & Sandra	2515 Douglaston Gln	2515 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-03-00	Bright James H & Sandra L	2527 Douglaston Gln	2527 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-04-00	Aloi Nichols E & Mary L	2529 Douglaston Gln	2529 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-05-00	Davis Charles & Margaret	2535 Douglaston Gln	2535 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-06-00	Contreras Family Trust	2543 Douglaston Gln	2543 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-07-00	Jones Donald A & Carol H	2551 Douglaston Gln	2551 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-08-00	D R O Trust 02-15-08	2555 Douglaston Gln	2555 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-09-00	Groves Family Trust	2558 Douglaston Gln	2558 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-10-00	Askew William J Iv	2550 Douglaston Gln	2550 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-11-00	Andrews James A &	2546 Douglaston Gln	2546 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-12-00	Gagle Robert J & Deborah L	2540 Douglaston Gln	2540 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-13-00	Sutton Donald E & Judy L	2532 Douglaston Gln	2532 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-14-00	Suglich William Jr & Susan	2524 Douglaston Gln	2524 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-15-00	Rolls Family Trust 06-22-01	2518 Douglaston Gln	2518 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-155-16-00	Garden Society Of	Douglaston Gln	355 S Grand Ave	Los Angeles CA		
224-155-17-00	Garden Society Of	Douglaston Gln	4990 Mission Blvd	San Diego CA 92109		
224-155-18-00	Delamora Wenceslao R &	401 Melbourne Gln	401 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-155-19-00	Wilgenburg Edward Family	399 Melbourne Gln	399 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-155-20-00	Michael Randal L &	2533 Royal Troon Gln	2533 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-21-00	Hall Bradley C & Yvonne C	2555 Royal Troon Gln	2555 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-22-00	Gorgas Patrick & Dara	2599 Royal Troon Gln	2599 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-23-00	Brouwer Jacob E Tr &	2588 Royal Troon Gln	2588 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-24-00	Anderson Troy D & Wendy	2570 Royal Troon Gln	2570 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-25-00	Darroch Don E & Naomi	2566 Royal Troon Gln	2566 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-26-00	Farrington William & Joan	2544 Royal Troon Gln	2544 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-27-00	Rady Family Trust 02-21-00	2522 Royal Troon Gln	2522 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-28-00	Duro Richard J & Ngan Thi	2510 Royal Troon Gln	2510 Royal Troon Gln	Escondido CA 92026	1.000	\$689.82
224-155-29-00	Garden Society Of	Cleveland Ave	4990 Mission Blvd	San Diego CA 92109		
224-155-30-00	Garden Society Of	Melbourne Gln	4990 Mission Blvd	San Diego CA 92109		
224-155-31-00	Garden Society Of	Royal Troon Gln	4990 Mission Blvd	San Diego CA 92109		
224-155-32-00	Chambers Mark A	2520 Dundee Gln	2520 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-155-33-00	Ksionski Family Trust	2512 Dundee Gln	2512 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-155-34-00	Orsino Family Living Trust	2504 Dundee Gln	1346 Sticklebract Dr		1.000	\$689.82
224-155-35-00	Fabie Jeffrey A & Natalie D	429 Melbourne Gln	429 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-155-36-00	Mccue Edward J & Carol J	423 Melbourne Gln	423 Melbourne Gln	Escondido CA 92026	1.000	\$689.82

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-155-37-00	Leclair Henry L & Rose M	417 Melbourne Gln	417 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-155-38-00	Lentz Robert G & Robin J	409 Melbourne Gln	409 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-155-39-00	Knudsen Melisa A Family	2509 Dundee Gln	2509 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-155-40-00	Chan Family Trust 05-28-10	2517 Dundee Gln	2517 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-155-41-00	Crusing John & Kathleen	2529 Dundee Gln	2529 Dundee Gln	Escondido CA 92026	1.000	\$689.82
224-155-42-00	Garden Society Of	Dundee Gln	9665 Chesapeake Dr #300	San Diego CA 92123		
224-156-01-00	City Of Escondido	Douglaston Gln	Public Agency			
224-156-02-00	Garden Society Of	Douglaston Gln	355 S Grand Ave	Los Angeles CA		
224-156-03-00	Garden Society Of	Merion Gln	355 S Grand Ave	Los Angeles CA		
224-156-04-00	Garden Society Of	Merion Gln	355 S Grand Ave	Los Angeles CA		
224-156-05-00	Garden Society Of	Merion Gln	355 S Grand Fl #40	Los Angeles CA		
224-156-06-00	Garden Society Of	Douglaston Gln	355 S Grand Ave	Los Angeles CA		
224-156-08-00	Kazarian Family 1989 Trust	387 Melbourne Gln	387 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-09-00	Koenekamp Family Trust	363 Melbourne Gln	363 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-10-00	Kehle Gary & Carol 2000	351 Melbourne Gln	351 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-11-00	Payne Willie L Jr &	337 Melbourne Gln	337 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-12-00	Pumpo Family Trust	319 Melbourne Gln	319 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-13-00	Roberts Bruce & Anita	305 Melbourne Gln	305 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-14-00	Urena Ellen & Roque L	302 Melbourne Gln	302 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-15-00	Alex Elmer B & Stellini	328 Melbourne Gln	328 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-16-00	Gregory Vae Trust 09-02-04	344 Melbourne Gln	344 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-17-00	Richards Keith S & Allyn L	356 Melbourne Gln	356 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-18-00	Duringer Family Trust	370 Melbourne Gln	370 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-19-00	Foster David & Carol A	392 Melbourne Gln	392 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-20-00	Garden Society Of	Melbourne Gln	355 S Grand Ave	Los Angeles CA		
224-156-21-00	Brixey Stephen S & Nicole	283 Melbourne Gln	283 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-22-00	Roxas Juanito S & Ermenita	241 Melbourne Gln	241 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-23-00	Nino Eliseo & Connie M	235 Melbourne Gln	7004 Sherbourne Ln	San Diego CA 92129	1.000	\$689.82
224-156-24-00	Sper Kathryn	222 Melbourne Gln	222 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-25-00	Cline Family Trust 06-17-05	254 Melbourne Gln	60868 Goldenwood Loop	Bend OR 97702	1.000	\$689.82
224-156-26-00	Marcial Leland A & Aquino	298 Melbourne Gln	298 Melbourne Gln	Escondido CA 92026	1.000	\$689.82
224-156-27-00	Ticzon Lourdes O	2498 Douglaston Gln	2498 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-156-28-00	Lizalde Gustavo & Susan I	2492 Douglaston Gln	2492 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-156-29-00	Sharma Yogesh & Jyoti	2486 Douglaston Gln	2486 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-156-30-00	Nguyen Johnny Toan &	2474 Douglaston Gln	2474 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-156-31-00	Vandehey Robert L &	538 Crystal Downs Gln	538 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-32-00	Tran Phan Anh & Duong	546 Crystal Downs Gln	546 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-33-00	Bauer Family 2014 Trust	578 Crystal Downs Gln	578 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-34-00	Herman Family Trust	589 Crystal Downs Gln	589 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-35-00	Zarro Thomas & Kimberly	563 Crystal Downs Gln	563 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-36-00	Ly Tho Toan	559 Crystal Downs Gln	559 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-37-00	Partain Michael &	525 Crystal Downs Gln	525 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-38-00	Deleon Ricardo B &	517 Crystal Downs Gln	517 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-39-00	Cruz Family Trust 11-11-04	509 Crystal Downs Gln	509 Crystal Downs Gln	Escondido CA 92026	1.000	\$689.82
224-156-40-00	The Garden Society Of	Crystal Downs Gln	355 S Grand Ave #40th	Los Angeles CA		
224-156-41-00	City Of Escondido	Cleveland Ave	Public Agency			
224-156-42-00	The Garden Society Of	Crystal Downs Gln	355 S Grand Ave #40th	Los Angeles CA		
224-156-43-00	Garden Society Of	Melbourne Gln	355 S Grand Fl #40	Los Angeles CA		

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-157-01-00	L B N Temecula Properties	2309 Douglaston Gln	605 N Broadway	Escondido CA 92025	1.000	\$689.82
224-157-02-00	Guevara Glenda F	2313 Douglaston Gln	2313 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-03-00	Dull Christopher & Holly	2325 Douglaston Gln	2325 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-04-00	Morton Delbert C & Dorina	303 Lytham Gln	303 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-05-00	Paap Stephen W & Allison	317 Lytham Gln	317 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-06-00	Nguyen Cuc Hong Thi &	345 Lytham Gln	2448 Honeybell Ln	Escondido CA 92027	1.000	\$689.82
224-157-07-00	Filio Family Trust 01-26-13	369 Lytham Gln	369 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-08-00	Caudillo Edward B Jr &	377 Lytham Gln	377 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-09-00	Nanci Guido N & Leticia	385 Lytham Gln	385 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-10-00	Palima Jose V & Lilia F	398 Lytham Gln	398 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-11-00	Chen Chunhao & Lin	372 Lytham Gln	372 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-12-00	Parham Barry C &	350 Lytham Gln	350 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-13-00	Kath Diane R	332 Lytham Gln	332 Lytham Gln	Escondido CA 92026	1.000	\$689.82
224-157-14-00	Niems Kevin M & Sydney L	328 Lytham Gln	2136 Montgomery Ave	Cardiff By The Sea	1.000	\$689.82
224-157-15-00	Stout Family Trust	2337 Douglaston Gln	2337 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-16-00	Garden Society Of	Lytham Gln	355 S Grand Ave	Los Angeles CA		
224-157-17-00	Gullicksen Paul & Valerie	2404 Douglaston Gln	2404 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-18-00	Michel Blaine G & Joy D M	2398 Douglaston Gln	2398 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-19-00	On Hanson & Wu Christina	2392 Douglaston Gln	2392 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-20-00	Kalicki Paul J & Carolyn J	2376 Douglaston Gln	2376 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-21-00	Kendrick David & Margaret	2370 Douglaston Gln	2370 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-22-00	Ruch Family 2009 Trust	2364 Douglaston Gln	2364 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-23-00	Foster Jennifer L	2358 Douglaston Gln	2358 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-24-00	Purcell Family Trust	2354 Douglaston Gln	2354 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-25-00	Eftekhari Farshad &	2350 Douglaston Gln	2350 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-26-00	Djukic John	2348 Douglaston Gln	2348 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-27-00	Diveley Steven & Jocelyn	2340 Douglaston Gln	2340 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-28-00	Gilmore Julee S	2343 Douglaston Gln	2343 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-29-00	Hamer Marilyn F & Carl	2345 Douglaston Gln	2345 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-30-00	Negron Amelyn A	2361 Douglaston Gln	2361 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-31-00	Schweitzer Michael &	2367 Douglaston Gln	2367 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-32-00	Fesko Family Trust	2381 Douglaston Gln	2381 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-33-00	Reed William	2387 Douglaston Gln	2387 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-34-00	Nguyen Dung T & Christy	2401 Douglaston Gln	25846 Se 25th Way		1.000	\$689.82
224-157-35-00	Inscoe Stephen E & Tina M	2407 Douglaston Gln	2407 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-157-36-00	Freer Revocable Living	377 Somerset Hills Gln	377 Somerset Hills Gln	Escondido CA 92026	1.000	\$689.82
224-157-37-00	Mulford James C & Carolyn	355 Somerset Hills Gln	355 Somerset Hills Gln	Escondido CA 92026	1.000	\$689.82
224-157-38-00	Steinberg Family Trust	333 Somerset Hills Gln	333 Somerset Hills Gln	Escondido CA 92026	1.000	\$689.82
224-157-39-00	Gamboa Family Trust	2412 Pine Valley Gln	2412 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-40-00	Razon Anthony M & Sharon	2410 Pine Valley Gln	2410 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-41-00	Vidals Revocable Living	2404 Pine Valley Gln	2404 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-42-00	Pham David K	2400 Pine Valley Gln	2400 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-43-00	Ngo Anthony & Pham	2392 Pine Valley Gln	2392 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-44-00	Bartolome Damian T &	2380 Pine Valley Gln	2380 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-45-00	Baumbach Liliya	2370 Pine Valley Gln	2370 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-46-00	Bliss Kenneth S J &	2366 Pine Valley Gln	2366 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-47-00	Cantu Ruben A &	2343 Pine Valley Gln	2343 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-48-00	Soto David R & Phoebe F	2349 Pine Valley Gln	2349 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-157-49-00	Servin Ernesto & Aide	2363 Pine Valley Gln	2363 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-50-00	Banzon Emilio & Marie C	2375 Pine Valley Gln	2375 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-51-00	Sim Nam-sik & Bo	2381 Pine Valley Gln	2381 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-52-00	Granhholm Dean J & Doris G	2385 Pine Valley Gln	2385 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-53-00	Arizmendi Carlos & Luisa	2399 Pine Valley Gln	2399 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-54-00	Kortbawi David & Frances	2401 Pine Valley Gln	2401 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-55-00	Nguyen Anne	2409 Pine Valley Gln	2409 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-56-00	Mueller Michael E & Shelly	2413 Pine Valley Gln	2413 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-157-57-00	Garden Society Of	Pine Valley Gln	355 S Grand Ave	Los Angeles CA		
224-157-58-00	Garden Society Of	Pine Valley Gln	355 S Grand Ave 40th Fl	Los Angeles CA		
224-157-59-00	Garden Society Of	Pine Valley Gln	355 S Grand Ave	Los Angeles CA		
224-158-01-00	Arcinue Family Trust	2338 Douglaston Gln	2338 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-02-00	Deneve Marcel & Cynthia C	2332 Douglaston Gln	2332 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-03-00	Patterson Trust 04-11-98	2330 Douglaston Gln	2330 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-04-00	Freitas Family Trust	2326 Douglaston Gln	2326 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-05-00	Badrani Hicham M &	2320 Douglaston Gln	2320 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-06-00	Lozano Florentino D &	2318 Douglaston Gln	2318 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-07-00	Olaya Elorde B & Liberty B	2306 Douglaston Gln	2306 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-158-08-00	The Garden Society Of	Pine Valley Gln	355 S Grand Ave #40th	Los Angeles CA		
224-158-09-00	The Garden Society Of	Pine Valley Gln	355 S Grand Ave #40th	Los Angeles CA		
224-158-10-00	City Of Escondido	Rincon Ave	Public Agency			
224-158-11-00	Garden Society Of	Pine Valley Gln	4990 Mission Blvd	San Diego CA 92109		
224-158-12-00	Garden Society Of	Douglaston Gln	355 S Grand Ave	Los Angeles CA		
224-159-01-00	Nguyen Toan Van & Tran	2460 Douglaston Gln	2460 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-02-00	Fitzgerald Family Trust	2456 Douglaston Gln	2456 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-03-00	Abada Kheira	2448 Douglaston Gln	2448 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-04-00	Faber Levi B & Christina V	2444 Douglaston Gln	2444 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-05-00	Stratton Christopher D &	2436 Douglaston Gln	2436 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-06-00	Vite Trust 10-08-15	2432 Douglaston Gln	2432 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-07-00	Kariru Michael & Beth	2426 Douglaston Gln	2426 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-08-00	Weber William C &	2418 Douglaston Gln	2418 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-09-00	Flores Agustin & Marissa	2411 Douglaston Gln	2411 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-10-00	Fabel Michael S & Kendra	2423 Douglaston Gln	2423 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-11-00	Walters Michael & Amy	467 Adelaide Gln	5265 Revere Rd	Monterey CA 93940	1.000	\$689.82
224-159-12-00	Biswal Family Trust	455 Adelaide Gln	455 Adelaide Gln	Escondido CA 92026	1.000	\$689.82
224-159-13-00	Nguyen Sinh & Phung	433 Adelaide Gln	433 Adelaide Gln	Escondido CA 92026	1.000	\$689.82
224-159-14-00	Dawson Warren & Rossette	425 Adelaide Gln	425 Adelaide Gln	Escondido CA 92026	1.000	\$689.82
224-159-15-00	Johnson Richard R & Sue G	414 Adelaide Gln	414 Adelaide Gln	Escondido CA 92026	1.000	\$689.82
224-159-16-00	Jubran Michel H & Amal A	448 Adelaide Gln	448 Adelaide Gln	Escondido CA 92026	1.000	\$689.82
224-159-17-00	Vuong Duke L & Ly Belinda	2451 Douglaston Gln	2451 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-18-00	Handley Kevin L & Rebecca	2453 Douglaston Gln	2453 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-19-00	Breglio Robert A & Julie A	2467 Douglaston Gln	2467 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-20-00	Burnett Kelven	2471 Douglaston Gln	2471 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-21-00	Hedden Elton & Delta C	2483 Douglaston Gln	2483 Douglaston Gln	Escondido CA 92026	1.000	\$689.82
224-159-22-00	Ligeralde Lito U &	2470 Pine Valley Gln	2470 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-23-00	Konrad Zoran & Sherry	2458 Pine Valley Gln	2458 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-24-00	Thornton Shelagh	2450 Pine Valley Gln	2450 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-25-00	Lord David C & Elena P	2444 Pine Valley Gln	2444 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82

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224-159-26-00	Schwarm Charles F &	2438 Pine Valley Gln	2433 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-27-00	Garrido Ramon M & Elaine	2426 Pine Valley Gln	2426 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-28-00	Aquino Mariano D Jr & Fe	2424 Pine Valley Gln	2424 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-29-00	Cabarlo Agustin Jr &	322 Somerset Hills Gln	322 Somerset Hills Gln	Escondido CA 92026	1.000	\$689.82
224-159-30-00	Yako Tome Benjamin,	344 Somerset Hills Gln	344 Somerset Hills Gln	Escondido CA 92026	1.000	\$689.82
224-159-31-00	Falkenberg Andreas	366 Somerset Hills Gln	366 Somerset Hills Gln	Escondido CA 92026	1.000	\$689.82
224-159-32-00	Reichert Beverly J Trust	2421 Pine Valley Gln	2421 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-33-00	Lindsey Family Trust	2427 Pine Valley Gln	2427 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-34-00	Schwarm Charles F &	2433 Pine Valley Gln	2433 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-35-00	Miciano Artemio & Julie M	2445 Pine Valley Gln	2445 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-36-00	McLean Brian J	2449 Pine Valley Gln	16526 Farvue Ln	Los Gatos CA 95030	1.000	\$689.82
224-159-37-00	Gamboa Andrew &	2453 Pine Valley Gln	2453 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-38-00	Narino Ramon A	2461 Pine Valley Gln	2461 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-39-00	Vivona Frank & Carole Joint	2475 Pine Valley Gln	2475 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-40-00	Rivera Juan C & Maria	2483 Pine Valley Gln	2483 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-41-00	Vo Thien & Ly Lenga	2497 Pine Valley Gln	2497 Pine Valley Gln	Escondido CA 92026	1.000	\$689.82
224-159-42-00	Garden Society Of	Douglaston Gln	9665 Chesapeake Dr #300	San Diego CA 92123		
224-159-43-00	Garden Society Of	Somerset Hills Gln	9665 Chesapeake Dr #300	San Diego CA 92123		
224-159-44-00	Garden Society Of	Adelaide Gln	355 S Grand Ave	Los Angeles CA		
224-159-45-00	Garden Society Of	Pine Valley Gln	355 S Grand Ave	Los Angeles CA		
Totals:		Parcels:	308		262.000	\$180,732.84

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Levy Factor	Assessment Levy
235-550-01-00	Ukkestad Kris & Melissa	1697 Greenwood Pl	1697 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-02-00	Tran Hung Viet & Nguyen	1671 Greenwood Pl	1671 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-03-00	Paff Aaron R & Brenda F G	1623 Greenwood Pl	1623 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-04-00	Durney Family Trust	1614 Greenwood Pl	1614 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-05-00	Meehan-pfefferkorn Family	1638 Greenwood Pl	1638 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-06-00	Sullivan Samuel W &	1656 Greenwood Pl	1656 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-07-00	Yip John C Y & Pamela E	1682 Greenwood Pl	1682 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-08-00	Martin Brian & Lynette A	1690 Greenwood Pl	1690 Greenwood Pl	Escondido CA 92029	1	\$1,044.70
235-550-09-00	Senk Stephen M & Suzanne	1732 Gamble Ln	1732 Gamble Ln	Escondido CA 92029	1	\$1,044.70
Totals:		Parcels:	9			\$9,402.30

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-030-40-00	Newell Edmond F & Sherry	2128 Drew Rd	2128 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-41-00	Foronda Randolph & Dinah	2136 Drew Rd	2136 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-42-00	Douangsanith Cindy	2144 Drew Rd	2144 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-43-00	Marshall Tim & Heidi E	2152 Drew Rd	2152 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-44-00	Garcia Carlos & Kathleen M	2178 Drew Rd	2178 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-45-00	Wingrove David A & Mary A	2192 Drew Rd	2192 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-46-00	California Investment	2195 Drew Rd	1150 Anchorage Ln #101	San Diego CA 92106	1.000	\$593.74
225-030-47-00	Zendajas Family Trust	2181 Drew Rd	3133 Skyline View Gln	Escondido CA 92027	1.000	\$593.74
225-030-48-00	Davis Bruce & Linda	2165 Drew Rd	2165 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-49-00	Nera Amado G & Manuela J	2147 Drew Rd	2147 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-50-00	Richley Maria C	2133 Drew Rd	2125 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-51-00	Richley Maria C	2125 Drew Rd	2125 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-52-00	Richley Maria C	2113 Drew Rd	2125 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-53-00	Bajado Joseph	2109 Drew Rd	2109 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-54-00	Sanchez Leonardo M Jr	2105 Drew Rd	2105 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-55-00	Bolton Teresa L	2103 Drew Rd	2103 Drew Rd	Escondido CA 92027	1.000	\$593.74
225-030-56-00	Garcia Daniel J & Obrien	2189 Drew Rd	2189 Drew Rd	Escondido CA 92027		
Totals:		Parcels:	17		16.000	\$9,499.84

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-040-48-00	Ponce Raul V & Rosa	2080 Dancer Ct	2080 Dancer Ct	Escondido CA 92026	1.000	\$417.04
224-040-49-00	Montillano Tomas &	2040 Dancer Ct	2040 Dancer Ct	Escondido CA 92026	1.000	\$417.04
224-040-50-00	Carandang Tammy M	1757 Dancer Pl	1757 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-51-00	Espinoza Longino & Delilah	1763 Dancer Pl	1763 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-52-00	Tran Monalisa Doan Trang	1775 Dancer Pl	570 Calhoun St	Corona CA 92879	1.000	\$417.04
224-040-53-00	Nguyen-tran Family Trust	1787 Dancer Pl	1787 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-54-00	Ketring Sandra S Trust	1796 Dancer Pl	1796 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-55-00	Zundel Nathan S & Chandra	1780 Dancer Pl	1780 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-56-00	Rodelo Heidi	1768 Dancer Pl	1768 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-57-00	Benjamin Revocable Living	1752 Dancer Pl	1752 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-58-00	Bugaj Maria T Family Trust	1748 Dancer Pl	1748 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-59-00	Martinez Sergio Revocable	1740 Dancer Pl	910 Maple St	Ramona CA 92065	1.000	\$417.04
224-040-60-00	Alex Reina L M	1732 Dancer Pl	1732 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-61-00	Believe L L C	1724 Dancer Pl	10015 Vista Montanoso	Escondido CA 92026	1.000	\$417.04
224-040-62-00	Washburn William & Jo A	1718 Dancer Pl	1718 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-63-00	Gutierrez Eloy M &	1712 Dancer Pl	1712 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-64-00	Khan Muhammad S &	1710 Dancer Pl	1710 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-65-00	To Tuan M & Thaoly N	1700 Dancer Pl	1700 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-66-00	Gachuz Miguel A & Angeles	1707 Dancer Pl	1707 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-67-00	Fowkes Carolyn Tr	1715 Dancer Pl	1715 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-68-00	Salmeron Pastor & Rosa I	1721 Dancer Pl	1721 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-69-00	Skouson John D & Memri R	1729 Dancer Pl	1729 Dancer Pl	Escondido CA 92026	1.000	\$417.04
224-040-70-00	Ketring Suzanne D Trust	1735 Dancer Pl	1735 Dancer Pl	Escondido CA 92026	1.000	\$417.04
<b>Totals:</b>		<b>Parcels:</b>	<b>23</b>		<b>23.000</b>	<b>\$9,591.92</b>



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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
232-580-01-00	Tapia Ana D	1087 Princess Kyra Pl	1087 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-02-00	Marecz Trent M & Cristina	1073 Princess Kyra Pl	1073 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-03-00	Graf Family Trust 11-15-90	1067 Princess Kyra Pl	P O Box 300998	Escondido CA 92030	1.000	\$321.70
232-580-04-00	Jeffery Anthony &	1059 Princess Kyra Pl	278 Springcreek Rd	San Marcos CA	1.000	\$321.70
232-580-05-00	Ramos Reynaldo &	1047 Princess Kyra Pl	1047 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-06-00	Delgadillo Miguel	1033 Princess Kyra Pl	522 Eureka Dr	Escondido CA 92027	1.000	\$321.70
232-580-07-00	Ramos Anthony & Melissa	1025 Princess Kyra Pl	1025 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-08-00	Leoncio Living Trust	1011 Princess Kyra Pl	14216 Chicarita Creek Rd	San Diego CA 92128	1.000	\$321.70
232-580-09-00	Axford Eric M & Debra G	1006 Princess Kyra Pl	1006 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-10-00	Cruz Jeffery R & Katherine	1022 Princess Kyra Pl	1022 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-11-00	Dennis Family Revocable	1030 Princess Kyra Pl	1030 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-12-00	Morales Raymundo J &	1044 Princess Kyra Pl	1044 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-13-00	Carter William J Jr &	1052 Princess Kyra Pl	1052 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-14-00	Barrett Flordelina A	1060 Princess Kyra Pl	1060 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-15-00	Apostol Benson T &	1076 Princess Kyra Pl	1076 Princess Kyra Pl	Escondido CA 92029	1.000	\$321.70
232-580-16-00	Deluz Raymond D &	1098 Princess Kyra Pl	9854 Mercy Rd #2	San Diego CA 92129	1.000	\$321.70
Totals:		Parcels:	16		16.000	\$5,147.20

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
237-300-01-00	Embry Tambra R	479 Amparo Dr	479 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-02-00	Heller Lynnette K Trust	461 Amparo Dr	461 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-03-00	Wagner Family Trust A	459 Amparo Dr	459 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-04-00	Valencia Amado & Jennifer	445 Amparo Dr	445 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-05-00	Saaty Sherwan M & Torres	437 Amparo Dr	437 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-06-00	Carver John R & Medina	423 Amparo Dr	P O Box 502702	San Diego CA 92150	1.000	\$474.24
237-300-07-00	Pisciotta Family Trust	411 Amparo Dr	411 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-08-00	Rempe Clayton M & Sherri	399 Amparo Dr	399 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-10-00	Thoranine David I &	373 Amparo Dr	373 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-11-00	Ripa Peter & Theresa M	365 Amparo Dr	365 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-12-00	Nguyen Vuong Tung	361 Amparo Dr	361 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-13-00	Ordinario Family Revocable	345 Amparo Dr	345 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-14-00	Patterson Nolan & Kelly	327 Amparo Dr	327 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-15-00	Caver Ralph Jr & Akemi	319 Amparo Dr	319 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-16-00	T T D L T	303 Amparo Dr	303 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-18-00	Loveland Family Trust	322 Amparo Dr	322 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-19-00	Taavitsainen Jussi & Anu	334 Amparo Dr	334 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-20-00	Nguyen Quang V & Huong T	352 Amparo Dr	352 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-21-00	Lloyd Mark B & Teresa S	388 Amparo Dr	388 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-22-00	Rempe Clayton	2191 Pamplona Ct	399 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-23-00	Decosmo Family Trust	2183 Pamplona Ct	2440 Cross Creek Ln	Escondido CA 92025	1.000	\$474.24
237-300-24-00	Acenas Edgar A & Helen A	2167 Pamplona Ct	2167 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-25-00	Nguyen Don & Hoang	2159 Pamplona Ct	2159 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-26-00	Leisten James R & Kelly A	2145 Pamplona Ct	2145 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-27-00	Larime Carl J & Karen	2141 Pamplona Ct	2141 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-28-00	Jimenez Jeffrey & Ivana	2137 Pamplona Ct	2137 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-29-00	Pham Van Huu & Lynda Ho	2135 Pamplona Ct	2152 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-30-00	Young Jason J & Tracy L	2127 Pamplona Ct	2127 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-31-00	Tejidor Family Trust	2119 Pamplona Ct	2119 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-32-00	Savage Trust 01-27-01	2105 Pamplona Ct	2105 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-33-00	Korkala Vesa &	2102 Pamplona Ct	2102 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-34-00	Lingley Family Trust	2108 Pamplona Ct	2108 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-35-00	Connelly Richard W & Linda	2124 Pamplona Ct	2124 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-36-00	Kanenobu Sadaki & Aiko	2130 Pamplona Ct	14425 Cheyenne Trl	Poway CA 92064	1.000	\$474.24
237-300-37-00	Pham Van H & Lynda H	2152 Pamplona Ct	2152 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-38-00	Montijo Timothy J &	2164 Pamplona Ct	2164 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-39-00	Reyes Ronaldo P & Josefina	2176 Pamplona Ct	2176 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-40-00	Damecki Gloria M Tr	2188 Pamplona Ct	2188 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-41-00	Nguyen Triphuong	2196 Pamplona Ct	2196 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-42-00	Dang Tri D	430 Amparo Dr	430 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-43-00	Cheng Ya Chuan & Chang	490 Amparo Dr	490 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-44-00	Pollard Daniel & Cynthia M	498 Amparo Dr	498 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-45-00	Guericke Patrick W & Cindy	2110 Pamplona Ct	2110 Pamplona Ct	Escondido CA 92025	1.000	\$474.24
237-300-47-00	Estrada Andrew X &	310 Amparo Dr	310 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-300-48-00	Armacost Steven R &	Amparo Dr	304 Amparo Dr	Escondido CA 92025		
237-300-49-00	Nguyen Tom Huu & Anna	381 Amparo Dr	381 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-310-01-00	Hsu Chuan Chang	2098 Amparo Ct	2098 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-02-00	Hover James E & Stacey C	2082 Amparo Ct	2082 Amparo Ct	Escondido CA 92025	1.000	\$474.24

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
237-310-03-00	Romero Revocable Trust	2074 Amparo Ct	2074 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-04-00	Relovsky Daniel	2066 Amparo Ct	2066 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-05-00	Pessotto Revocable Living	2054 Amparo Ct	2054 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-06-00	Lighaam-cloyd Family 2007	2038 Amparo Ct	823 Enchanted Way	Pacific Palisades CA	1.000	\$474.24
237-310-07-00	Samatra Nory T &	2002 Amparo Ct	2002 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-08-00	Reeder Jay E & Yana E	2011 Amparo Ct	P O Box 711	Los Altos CA 94023	1.000	\$474.24
237-310-09-00	Borecky David & Tamara S	2025 Amparo Ct	2025 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-10-00	Arguilez Richard C & Gloria	2043 Amparo Ct	2043 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-11-00	Baker Family Trust	2087 Amparo Ct	2087 Amparo Ct	Escondido CA 92025	1.000	\$474.24
237-310-12-00	Magee Eric B & Torrie L	302 Amparo Dr	302 Amparo Dr	Escondido CA 92025	1.000	\$474.24
237-310-13-00	Shi Wei & Wang Xiaohong	300 Amparo Dr	11943 Mil Pitrero Rd	San Diego CA 92128	1.000	\$474.24
Totals:		Parcels:	59		58.000	\$27,505.92

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-682-52-00	Williams George C & Diep	573 Dimaio Way	573 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-53-00	Nomura Norman & Dorothy	581 Dimaio Way	581 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-54-00	Critchfield David W	585 Dimaio Way	585 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-55-00	Ramos Claudia	591 Dimaio Way	591 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-56-00	Phan Jacqueline H	595 Dimaio Way	595 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-57-00	Timko Family Trust	603 Dimaio Way	603 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-58-00	Jeung Kenneth & Kim	615 Dimaio Way	615 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-59-00	Yu Alan	621 Dimaio Way	621 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-60-00	Bagalso Samson I Jr	635 Dimaio Way	635 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-61-00	Lechuga Manuel S &	647 Dimaio Way	647 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-62-00	Andrews James M &	655 Dimaio Way	655 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-63-00	Simonson Aaron & Brenda	667 Dimaio Way	667 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-64-00	Cox Jeffrey A & Drecun-cox	675 Dimaio Way	675 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-65-00	Vanwinkle James L	670 Dimaio Way	670 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-66-00	Sosnoski Matthew T &	652 Dimaio Way	652 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-67-00	Gauthier Alexandre &	640 Dimaio Way	640 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-68-00	Prachanhpheng Say	632 Dimaio Way	632 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-69-00	Murphy Gretchen	624 Dimaio Way	624 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-70-00	Jamison Builders Inc	618 Dimaio Way	1637 E Valley Pky #225	Escondido CA 92027	1.000	\$319.34
225-682-71-00	Ngo Denny Taypheng &	600 Dimaio Way	600 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-72-00	Devries Michael E & Iris A	598 Dimaio Way	598 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-73-00	Ly Luong P & Thanh T	594 Dimaio Way	594 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-74-00	Harpin Family Trust	586 Dimaio Way	586 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-682-75-00	Hayden Jeremiah C Living	578 Dimaio Way	8491 Lower Scarborough Ct	San Diego CA 92127	1.000	\$319.34
225-682-76-00	Phrakonkham Van	570 Dimaio Way	570 Dimaio Way	Escondido CA 92027	1.000	\$319.34
225-750-01-00	Garcia Arturo & Mirla	2795 Oakwood Creek Way	2795 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-02-00	Caalaman Jemy P &	2783 Oakwood Creek Way	2783 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-03-00	Garcia Michael	2767 Oakwood Creek Way	2767 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-04-00	Rahmon Victor & Muna	2755 Oakwood Creek Way	2755 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-05-00	Keng David & Tann Souky	2741 Oakwood Creek Way	2741 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-06-00	Oliva Silvia R	611 Berkshire Pl	611 Berkshire Pl	Escondido CA 92027	1.000	\$319.34
225-750-07-00	Stott Jaye & Cagle Lori	629 Berkshire Pl	629 Berkshire Pl	Escondido CA 92027	1.000	\$319.34
225-750-08-00	Sanmur Lammone	633 Berkshire Pl	633 Berkshire Pl	Escondido CA 92027	1.000	\$319.34
225-750-09-00	Trott Family Trust 08-18-03	655 Berkshire Pl	655 Berkshire Pl	Escondido CA 92027	1.000	\$319.34
225-750-10-00	Paredes Jose M & Claudia	678 Berkshire Pl	678 Berkshire Pl	Escondido CA 92027	1.000	\$319.34
225-750-11-00	Kells Michael & Delma	644 Berkshire Pl	644 Berkshire Pl	Escondido CA 92027	1.000	\$319.34
225-750-13-00	Rondeau Steven M &	2772 Berkshire Pl	2772 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-14-00	Denker Lore H	2788 Oakwood Creek Way	2788 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-15-00	Hanesana Soubanh &	2790 Oakwood Creek Way	2790 Oakwood Creek Crk	Escondido CA 92027	1.000	\$319.34
225-750-16-00	Sulit Michael J	2739 Oakwood Creek Way	2739 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-17-00	Esterman Gabriel & Bido	2733 Oakwood Creek Way	2733 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-18-00	Cruz Abel A & Elena E	2727 Oakwood Creek Way	2727 Oakwood Creek Way	Escondido CA 92027	1.000	\$319.34
225-750-19-00	Manuel Romeo R & Myla P	621 Oakwood Creek Pl	621 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-20-00	Lucero Noel	635 Oakwood Creek Pl	12616 Sora Way	San Diego CA 92129	1.000	\$319.34
225-750-21-00	Williams James E Iii &	657 Oakwood Creek Pl	657 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-22-00	Brown Cathleen	679 Oakwood Creek Pl	679 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-23-00	Hamilton Vicky L 2012	683 Oakwood Creek Pl	683 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-24-00	Davidson Murray R Trust	688 Oakwood Creek Pl	P O Box 27087	San Diego CA 92198	1.000	\$319.34

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-750-25-00	Esteban Christopher V	660 Oakwood Creek Pl	660 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-26-00	Olmeda Albino & Reba J	648 Oakwood Creek Pl	648 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-27-00	Tieu Binh	616 Oakwood Creek Pl	616 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
225-750-28-00	Flaherty Family Trust	604 Oakwood Creek Pl	604 Oakwood Creek Pl	Escondido CA 92027	1.000	\$319.34
<b>Totals:</b>		<b>Parcels:</b>	<b>52</b>		<b>52.000</b>	<b>\$16,605.68</b>

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
227-650-33-00	Chittadara Pete & Tune	710 Jet Pl	710 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-34-00	Nguyen Thu Huong	722 Jet Pl	722 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-35-00	Imanil Ely B	736 Jets Pl	736 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-36-00	Lieu David & Nguyen Vickie	748 Jet Pl	748 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-37-00	Red Arrow Investments L L	764 Jet Pl	1993 Pizarro Ln	Escondido CA 92026	1.000	\$516.68
227-650-38-00	Volobuyev Serhiy	788 Jet Pl	788 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-39-00	Nicholson Serrita L &	799 Jet Pl	799 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-40-00	Tran Phuc M	775 Jet Pl	775 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-41-00	Sahial Mohammed E	757 Jet Pl	757 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-42-00	Nguyen Cuc Phan	741 Jet Pl	741 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-43-00	Cantu Jose	733 Jet Pl	733 Jet Pl	Escondido CA 92026	1.000	\$516.68
227-650-44-00	Nasry Moneis Revocable	715 Jet Pl	1497 Camino De Nog	Fallbrook CA 92028	1.000	\$516.68
227-650-45-00	Mounry Scotty & Vicky	707 Jet Pl	707 Jet Pl	Escondido CA 92026	1.000	\$516.68
<b>Totals:</b>		<b>Parcels:</b>	<b>13</b>		<b>13.000</b>	<b>\$6,716.84</b>

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-270-30-00	McLennan Decedents Family	2451 Tangelo Pl East	500 E Valley Pkwy #302	Escondido CA 92025	3.000	\$701.10
225-760-01-00	Martin Corey A &	2641 Pummelo Ct	2641 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-02-00	Rapczynski Ronald	2625 Pummelo Ct	2625 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-03-00	Villacarlos Percival A &	2601 Pummelo Ct	2601 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-04-00	Ho Tom M	601 Star Ruby Ct	601 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-05-00	Sanders Wesley S &	623 Star Ruby Ct	623 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-06-00	Belnap Bruce E & Diana L	639 Star Ruby Ct	639 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-07-00	Trinh Loc P & Le Vinh	651 Star Ruby Ct	651 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-08-00	Nguyen Edward	673 Star Ruby Ct	673 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-09-00	Hanson Susan Separate	681 Star Ruby Ct	681 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-10-00	Flores Antonio Jr &	695 Star Ruby Ct	695 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-11-00	C W C Regional Housing	672 Star Ruby Ct	11236 El Camino Real #200	San Diego CA 92130	1.000	\$233.70
225-760-12-00	Brumlow Michael L &	652 Star Ruby Ct	652 Star Ruby Ct	Escondido CA 92027	1.000	\$233.70
225-760-13-00	Phan David	2626 Pummelo Ct	2626 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-14-00	Schaeffer Sherry L	2642 Pummelo Ct	2642 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-15-00	Martinez Pedro H	2650 Pummelo Ct	2650 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-16-00	Turner Theodore R li &	2654 Pummelo Ct	2654 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-17-00	Paddock Charles W & Laury	2660 Pummelo Ct	2660 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-18-00	Ocampo Mariano & Arlene	2674 Pummelo Ct	2674 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-19-00	Pugal Alex C & Ionne T	2695 Pummelo Ct	2695 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-20-00	Morton David L & Sheri L	2681 Pummelo Ct	2681 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-21-00	Contreras Ding C &	2675 Pummelo Ct	2675 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-22-00	Patel Chintu K & Arpita C	2661 Pummelo Ct	2661 Pummelo Ct	Escondido CA 92027	1.000	\$233.70
225-760-23-00	Lindsay John R & Roseanne	2655 Pummelo Ct	746 Ridgemont Cir	Escondido CA 92027	1.000	\$233.70
225-760-24-00	Marshall Randol B	2661 Minneola Ln	2661 Minneola Ln	Escondido CA 92027	1.000	\$233.70
225-760-25-00	Nguyen Nghia Dang & Hua	2641 Minneola Ln	2641 Minneola Ln	Escondido CA 92027	1.000	\$233.70
225-760-26-00	Bevil Joan V Trust 05-01-07	2635 Minneola Ln	2635 Minneola Ln	Escondido CA 92027	1.000	\$233.70
225-760-27-00	Langston Kenneth L &	2629 Minneola Ln	2629 Minneola Ln	Escondido CA 92027	1.000	\$233.70
225-760-28-00	Duncan Family Revocable	704 Sungold Way	704 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-760-29-00	Scldiers Trust 04-16-13	720 Sungold Way	720 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-760-30-00	Patrick Joseph J & Emily M	742 Sungold Way	742 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-760-31-00	Hendel Family 2013 Trust	743 Sungold Way	743 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-760-32-00	White Andre B & Darlene D	731 Sungold Way	731 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-760-33-00	Nissan Najdat S & Razan H	715 Sungold Way	715 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-760-34-00	Wilson Christopher &	705 Sungold Way	705 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-01-00	Samrith Vandy S & Ton	748 Sungold Way	13376 Jacaranda Blossom Dr	Valley Center CA	1.000	\$233.70
225-761-02-00	Steele Cyril R & Cathy S	750 Sungold Way	750 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-03-00	Miller Family Trust	758 Sungold Way	758 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-04-00	Sumner Todd E & Kari	766 Sungold Way	766 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-05-00	Delosangeles Isagani E &	770 Sungold Way	770 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-06-00	Hwang Raewook & Cho	780 Sungold Way	780 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-07-00	Ramachandran	790 Sungold Way	790 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-08-00	Henry Shawn E & Teresa R	802 Sungold Way	802 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-09-00	Pham Loc V	824 Sungold Way	824 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-10-00	Lopez Joseph E &	832 Sungold Way	832 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-11-00	Borkowski Thaddeus W &	844 Sungold Way	844 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-12-00	Ly Chuong Khanh & Tran	852 Sungold Way	852 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-13-00	Collins Peter A	864 Sungold Way	864 Sungold Way	Escondido CA 92027	1.000	\$233.70

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-761-14-00	Keeler Scott W & Beatriz R	2690 Ponderosa Ct	2690 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-15-00	Guilliams Tom & Renny R	2674 Ponderosa Ct	2674 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-16-00	Cid Julius M & Mari D S C	2652 Ponderosa Ct	2652 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-17-00	Alvarez Jose L & Susan B	2640 Ponderosa Ct	2640 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-18-00	Vicens Isaias V & Vizminda	2643 Ponderosa Ct	2643 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-19-00	Rutherford Mark T &	2655 Ponderosa Ct	2655 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-20-00	Lucas James J Trust	2681 Ponderosa Ct	2681 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-21-00	Ziegler Family Trust	2697 Ponderosa Ct	2697 Ponderosa Ct	Escondido CA 92027	1.000	\$233.70
225-761-22-00	Milstead Trust 09-05-07	2598 Honeybell Ln	2598 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-23-00	Davies Diane	2582 Honeybell Ln	2582 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-24-00	Sutley Jacob K & Melissa S	2570 Honeybell Ln	2570 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-25-00	Harrington Jeffrey G &	2568 Honeybell Ln	2568 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-26-00	Mccarthy Patricia A Living	2548 Honeybell Ln	2540 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-27-00	Torgeson Terence & Toni	2535 Honeybell Ln	2535 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-28-00	Balardeta Jason R	2545 Honeybell Ln	2545 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-29-00	Rakpongs Fah & Prisana	2557 Honeybell Ln	2557 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-30-00	Mcchesney George R &	2569 Honeybell Ln	2569 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-31-00	Haddad Naseer & Tania A	2589 Honeybell Ln	2589 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-761-32-00	Diorio Joseph J & Lilia	793 Sungold Way	793 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-33-00	Kwai Janice L Revocable	785 Sungold Way	785 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-34-00	Luong Teddy Thanh Vinh	773 Sungold Way	773 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-761-35-00	Albergo Family Trust	2576 Hamlin Ct	2576 Hamlin Ct	Escondido CA 92027	1.000	\$233.70
225-761-36-00	Rodoni Carl A & Madeleine	2552 Hamlin Ct	2552 Hamlin Ct	Escondido CA 92027	1.000	\$233.70
225-761-37-00	Cocom Robert S	2549 Hamlin Ct	2549 Hamlin Ct	Escondido CA 92027	1.000	\$233.70
225-761-38-00	Mopia Dason D & Noemie E	2565 Hamlin Ct	2565 Hamlin Ct	Escondido CA 92027	1.000	\$233.70
225-761-39-00	Wolgast Michael &	2583 Hamlin Ct	2583 Hamlin Ct	Escondido CA 92027	1.000	\$233.70
225-762-01-00	Berry Judith M	872 Sungold Way	872 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-762-02-00	Richardson John E & Kathy	884 Sungold Way	884 Sungold Way	Escondido CA 92027	1.000	\$233.70
225-762-03-00	Bumanglag Josephine F	2632 Jaffa Ct	2632 Jaffa Ct	Escondido CA 92027	1.000	\$233.70
225-762-04-00	Yeav Kim	2631 Jaffa Ct	2631 Jaffa Ct	Escondido CA 92027	1.000	\$233.70
225-762-05-00	Soliven Eusebio M li &	2657 Jaffa Ct	2657 Jaffa Ct	Escondido CA 92027	1.000	\$233.70
225-762-06-00	Plate Gina	2673 Jaffa Ct	2673 Jaffa Ct	Escondido CA 92027	1.000	\$233.70
225-762-07-00	Ansara John Revocable	2695 Jaffa Ct	2695 Jaffa Ct	Escondido CA 92027	1.000	\$233.70
225-762-08-00	Lamb Family Trust	Jaffa Ct	2612 E Washington Ave	Escondido CA 92027		
225-762-09-00	Chaparral Owners Assn	Jaffa Ct	5966 La Place Ct #170	Carlsbad CA 92008		
225-763-01-00	Haskell Lorena	2534 Honeybell Ln	2534 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-02-00	Saini Manu & Harminder	2520 Honeybell Ln	2520 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-03-00	Woolever Family Trust	2504 Honeybell Ln	2504 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-04-00	Hooper Vannon J & Kellie	2494 Honeybell Ln	2494 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-05-00	Yuen David Pui Ming & So	2482 Honeybell Ln	2482 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-06-00	Vodang Tommy & Marian D	2474 Honeybell Ln	2474 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-07-00	Wasef Mofid & Miral	2462 Honeybell Ln	2462 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-08-00	R L S Family Trust	2454 Honeybell Ln	2454 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-09-00	Nguyen Cuc Hong Thi &	2448 Honeybell Ln	2448 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-10-00	Keorajavongsay Tab	2442 Honeybell Ln	2442 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-11-00	Salem Sherif & Omneya B	2434 Honeybell Ln	2434 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-12-00	Sheehan Family Trust	2422 Honeybell Ln	2422 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-13-00	Kline Kelly R & Rebecca	2414 Honeybell Ln	2414 Honeybell Ln	Escondido CA 92027	1.000	\$233.70



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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-763-14-00	Jameson Chad & Stacey	2402 Honeybell Ln	2402 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-15-00	Manuel Efraim & Michelle	2403 Honeybell Ln	2403 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-16-00	Nguyen Ryan	2413 Honeybell Ln	2413 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-17-00	Dejesus Renato & Elenita	2421 Honeybell Ln	2421 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-18-00	Webber Jeff J & Angela R	2433 Honeybell Ln	2433 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-19-00	Kreitlow Nicholas & Rene	2443 Honeybell Ln	2443 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-20-00	Qaddoura Ismail &	2447 Honeybell Ln	2447 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-21-00	Dang Khanh Kim &	2453 Honeybell Ln	2453 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-22-00	Wolmarans Henry & Jackie	2461 Honeybell Ln	2461 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-23-00	Stapley Paul & King	2473 Honeybell Ln	2473 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-24-00	Onrada Erlinda	2481 Honeybell Ln	2481 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-25-00	Chavez Adriana	2493 Honeybell Ln	2493 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-26-00	Bradach Brian J & Jennie L	2509 Honeybell Ln	2509 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-27-00	Vaidyanathan Vasanth &	2521 Honeybell Ln	2521 Honeybell Ln	Escondido CA 92027	1.000	\$233.70
225-763-28-00	Chaparral Owners Assn	Honeybell Ln	5966 La Place Ct #170	Carlsbad CA 92008		
225-763-29-00	Urrutia Fernando C	El Norte Pkwy	2310 E El Norte Pkwy	Escondido CA 92027		
225-763-30-00	Haight Maurice Jr &	Red Blush Rd	2480 E Mission Ave	Escondido CA 92027		
225-764-01-00	Aquino Ceferino B Iii &	889 Red Blush Rd	889 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-02-00	Nguyen Quoctuan T &	873 Red Blush Rd	873 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-03-00	Mencher Jeremy	865 Red Blush Rd	P O Box 301363	Escondido CA 92030	1.000	\$233.70
225-764-04-00	Scroggins Craig D	839 Red Blush Rd	839 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-05-00	Irwin Kenneth S & Chandra	821 Red Blush Rd	821 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-06-00	Flores Moreno Y & Carmen	805 Red Blush Rd	805 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-07-00	Boyer Earl C & Kazue	802 Red Blush Rd	802 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-08-00	Pulangas Dennis E I	816 Red Blush Rd	816 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-09-00	Cregan Steven &	2402 Tangelo Pl East	2402 E Tangelo Pl	Escondido CA 92027	1.000	\$233.70
225-764-10-00	Nguyen Binh Huu & Hoa	2440 Tangelo Pl East	2440 E Tangelo Pl	Escondido CA 92027	1.000	\$233.70
225-764-11-00	Crain Patrick R & Wendy M	2460 Tangelo Pl East	2460 E Tangelo Pl	Escondido CA 92027	1.000	\$233.70
225-764-12-00	Bollich Daniel S & Eryn M	832 Red Blush Rd	832 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-13-00	Turner Donald W & Bonnie	846 Red Blush Rd	846 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-14-00	Brown Yoshiko Family	868 Red Blush Rd	868 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-15-00	Colon Monica	876 Red Blush Rd	876 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-16-00	Dioso Elvin V	882 Red Blush Rd	882 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-17-00	Abdalla Samir Z & Susan G	894 Red Blush Rd	894 Red Blush Rd	Escondido CA 92027	1.000	\$233.70
225-764-18-00	Haight Maurice Jr &	Mission Ave	2480 E Mission Ave	Escondido CA 92027		
<b>Totals:</b>		<b>Parcels:</b>	<b>131</b>		<b>127.000</b>	<b>\$29,679.90</b>

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225-141-39-00	Eureka Escondido L L C	Valley Pkwy	980 Montecito Dr #302	Corona CA 92879		
225-770-01-00	Spillane William & Sylvia	3107 Burnet Dr	3107 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-770-02-00	Baker Christopher	3103 Burnet Dr	3103 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-770-03-00	Murillo Roque M li	3095 Burnet Dr	3095 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-770-04-00	Monroy Philippe D & Laura	3089 Burnet Dr	3089 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-770-05-00	Zafra Jefferson A &	3067 Burnet Dr	3067 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-770-06-00	Bel Vue Terrace Properties	3070 Burnet Dr	14754 Via Del Canon	Del Mar CA 92014	1.000	\$296.32
225-770-07-00	Budomo Evelyn C	3078 Burnet Dr	3078 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-770-08-00	Clark Ryan T & Heather M	Murcott Way	2973 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-09-00	Pitard Family Trust	2967 Murcott Way	2967 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-10-00	Yang Yafei	2955 Murcott Way	2955 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-11-00	Hernandez Robert &	2949 Murcott Way	2949 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-12-00	Bankson Britton W &	2933 Murcott Way	2933 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-13-00	Delostrino Randy L &	2921 Murcott Way	2921 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-14-00	Walsh Robert L & Nancy K	766 Bijou Lime Ln	766 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-770-15-00	Walsh Robert L & Nancy K	752 Bijou Lime Ln	9548 Vista Hills Pl	Lakeside CA 92040	1.000	\$296.32
225-770-16-00	Beseke Andrew J & Kristin	753 Bijou Lime Ln	753 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-770-17-00	Pham Cuong Xuan	771 Bijou Lime Ln	771 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-770-18-00	Olivares Jacob & Luz M A	779 Bijou Lime Ln	779 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-770-19-00	Kim Paul C & Christine S	787 Bijou Lime Ln	787 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-770-20-00	Motadel Golriz	791 Bijou Lime Ln	P O Box 7214	Rancho Santa Fe CA	1.000	\$296.32
225-770-21-00	Vogt Steven F & Donna M	795 Bijou Lime Ln	795 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-770-22-00	Sessions Michael S &	2902 Murcott Way	2902 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-23-00	Negrete Jaime	2908 Murcott Way	2908 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-24-00	Strominger Fred R &	2916 Murcott Way	2916 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-25-00	Simpson Christopher E &	2928 Murcott Way	2928 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-26-00	Wang Xue Lian	2940 Murcott Way	2818 Russmar Dr	San Diego CA 92123	1.000	\$296.32
225-770-27-00	Ha Frank A	Murcott Way	967 Mills Corner Ln	San Jose CA 95122	1.000	\$296.32
225-770-28-00	Roy Family Trust 06-13-14	2964 Murcott Way	2964 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-29-00	Walsh Robert L & Nancy K	2970 Murcott Way	9548 Vista Hills Pl	Lakeside CA 92040	1.000	\$296.32
225-770-30-00	Lopez Clyde C & Wilma J	2982 Murcott Way	2982 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-31-00	Young Mark W & Judy	2988 Murcott Way	2988 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-32-00	Vaughan Christopher &	2996 Murcott Way	2996 Murcott Way	Escondido CA 92027	1.000	\$296.32
225-770-33-00	Eureka Springs	Bijou Lime Ln	1 Polaris Way #100	Aliso Viejo CA 92656		
225-771-01-00	Guiang Ricardo & Armi	3053 Burnet Dr	3053 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-02-00	Choe Julie T	3041 Burnet Dr	3041 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-03-00	Lu Pengzhe & You Yu	3025 Burnet Dr	10067 Winecrest Rd	San Diego CA 92127	1.000	\$296.32
225-771-04-00	Williams Brian H &	3017 Burnet Dr	3017 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-05-00	Hudson Ernest Jr & Shirley	3013 Burnet Dr	3013 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-06-00	Weber Pauline L Trust	2989 Burnet Dr	2989 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-07-00	Gomez Antonio	2985 Burnet Dr	2985 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-08-00	Villariasa Steve &	2971 Burnet Dr	2971 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-09-00	Wu Zhiqiang & Liu Jinying	2967 Burnet Dr	13562 Tradition St	San Diego CA 92128	1.000	\$296.32
225-771-10-00	Tapnio Javier T &	2959 Burnet Dr	2959 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-11-00	Roberts Family Trust	2953 Burnet Dr	2953 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-12-00	Mayhew Laura E	2941 Burnet Dr	2941 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-13-00	Patel Naimesh J & Vrajni N	2937 Burnet Dr	2937 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-14-00	Rodstrom Robert & Adriana	2931 Burnet Dr	2931 Burnet Dr	Escondido CA 92027	1.000	\$296.32

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-771-15-00	Motadel Arta	2919 Burnet Dr	P O Box 7214	Rancho Santa Fe CA	1.000	\$296.32
225-771-16-00	Motadel Arta & Kelly C	2905 Burnet Dr	P O Box 7214	Rancho Santa Fe CA	1.000	\$296.32
225-771-17-00	Bubbles & Ace Family	2902 Burnet Dr	2902 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-18-00	Parker Derek H	2908 Burnet Dr	2908 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-19-00	Motadel Arta & Kelly C	2912 Burnet Dr	P O Box 7214	Rancho Santa Fe CA	1.000	\$296.32
225-771-20-00	Mejia Raul & Erika A	2924 Burnet Dr	2924 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-21-00	Higson Zachary & Pavlina	2928 Burnet Dr	2928 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-22-00	Ghabour Ramy M	2960 Burnet Dr	2960 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-23-00	Torres-garci-crespo Jose A	2964 Burnet Dr	2964 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-24-00	Alegre Michael G & Melissa	2990 Burnet Dr	2990 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-25-00	Mccormick Matthew C &	2996 Burnet Dr	2996 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-26-00	Lord-imaizumi Michael C &	3000 Burnet Dr	3000 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-27-00	Childs Floyd Jr & Melissa	3008 Burnet Dr	3008 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-28-00	Tam Benton R & Reyes-tam	3020 Burnet Dr	3020 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-29-00	Reza Art & Colette C	3034 Burnet Dr	3034 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-30-00	Dunn Steve & Nicole M	3038 Burnet Dr	3038 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-31-00	Zau Family Trust	3046 Burnet Dr	3046 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-32-00	Yen Chih-chuan & Cheng	3058 Burnet Dr	1008 Skyline Pl	San Marcos CA	1.000	\$296.32
225-771-33-00	Lam Duc Quang & Le Trinh	740 Bijou Lime Ln	740 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-771-34-00	Pascual Eusebio A & Fe L	734 Bijou Lime Ln	734 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-771-35-00	Adeyemo Adeoye O &	2922 Rangpur Ct	2922 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-36-00	Delamora Victoria R	2936 Rangpur Ct	2936 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-37-00	Bruner Dustin J & Kelly J	2954 Rangpur Ct	2954 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-38-00	Bootorabi Behrouz	2982 Rangpur Ct	2982 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-39-00	Padilla Gelacio V & Celia F	2990 Rangpur Ct	2990 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-40-00	Henderson David &	2977 Rangpur Ct	615 Teredo Dr	Redwood City CA	1.000	\$296.32
225-771-41-00	Marasigan Lucila M	2963 Rangpur Ct	2963 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-42-00	Yusi Edgardo & Eleanor	2949 Rangpur Ct	2949 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-43-00	Mapel Jason & Melissa	2915 Rangpur Ct	2915 Rangpur Ct	Escondido CA 92027	1.000	\$296.32
225-771-44-00	Jersey Thomas M & Cheryl	2980 Burnet Dr	2980 Burnet Dr	Escondido CA 92027	1.000	\$296.32
225-771-45-00	Ho Andy T & Dang Camtu V	721 Bijou Lime Ln	721 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-771-46-00	Jackson Johnny Iii &	729 Bijou Lime Ln	729 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-771-47-00	Sorkin Family L P	737 Bijou Lime Ln	11236 El Camino Real #200	San Diego CA 92130	1.000	\$296.32
225-771-48-00	Modic David J & Kathy A	745 Bijou Lime Ln	745 Bijou Lime Ln	Escondido CA 92027	1.000	\$296.32
225-771-49-00	Eureka Springs	Burnet Dr	1 Polaris Way #100	Aliso Viejo CA 92656		
225-780-01-00	Freeman Garrett & Maya	2801 Oro Blanco Cir	2801 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-02-00	Iwanefun Damilola G &	2805 Oro Blanco Cir	2805 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-03-00	Perez Anthony L &	2809 Oro Blanco Cir	2809 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-04-00	Delossantos Harry	2813 Oro Blanco Cir	2813 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-05-00	Gee Pong & Kyong	2817 Oro Blanco Cir	2817 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-06-00	Samady Abdul R &	2821 Oro Blanco Cir	2821 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-07-00	Colmenar Family Trust	2825 Oro Blanco Cir	2825 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-08-00	Fuentes Julio & Maria	2829 Oro Blanco Cir	2829 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-09-00	Radcliffe Family 2008 Trust	2833 Oro Blanco Cir	2833 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-10-00	Rosen Andrew B & Wilks	2841 Oro Blanco Cir	2841 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-11-00	Wood Brian L	2853 Oro Blanco Cir	2853 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-12-00	Roth Donald T & Mindy A	2865 Oro Blanco Cir	2865 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-13-00	Tom Matthew R	2877 Oro Blanco Cir	2877 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32

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**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2017/18*

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-780-14-00	Lefore Christopher L	2889 Oro Blanco Cir	2889 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-15-00	Shageryan Irina Living	2891 Oro Blanco Cir	8211 Station Village Ln #1105	San Diego CA 92108	1.000	\$296.32
225-780-16-00	Cathey Rosalina F	2893 Oro Blanco Cir	2893 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-17-00	Frankenberg Harmon &	2899 Oro Blanco Cir	2899 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-18-00	Williams Mark A & Latanya	2903 Oro Blanco Cir	2903 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-19-00	Greer William J & Tracey L	2907 Oro Blanco Cir	2907 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-20-00	McNabb Jonathon E &	2911 Oro Blanco Cir	2911 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-21-00	Milton Ricky & Wanda	2915 Oro Blanco Cir	2915 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-22-00	Iiao Romel & Maria R	2919 Oro Blanco Cir	2919 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-23-00	Mccannell David A	2923 Oro Blanco Cir	2923 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-24-00	Atayde Victoria J	2927 Oro Blanco Cir	2927 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-25-00	Azam Rafi & Olson Karla	2931 Oro Blanco Cir	2931 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-26-00	Fry Theodore S & Rochelle	2935 Oro Blanco Cir	2935 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-27-00	Pollack Family Trust	2949 Oro Blanco Cir	2949 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-28-00	Taylor Noah M	2957 Oro Blanco Cir	2957 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-29-00	Hester Peter J & Kelly D	2963 Oro Blanco Cir	2963 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-30-00	Traylor Delmer J Jr &	2985 Oro Blanco Cir	2985 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-31-00	Garcia Jose L & Graciela	2991 Oro Blanco Cir	2991 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-32-00	Giuliano Peter J &	2980 Oro Blanco Cir	2980 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-33-00	Ekblad Dayton F Jr &	2972 Oro Blanco Cir	2972 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-34-00	Davis Paul L & Loretta A	2960 Oro Blanco Cir	2960 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-35-00	Verner Douglas M &	2950 Oro Blanco Cir	479 Newberry Springs Dr	Las Vegas NV 89148	1.000	\$296.32
225-780-36-00	Riddle Matthew W &	2942 Oro Blanco Cir	2942 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-37-00	Mcclanahan Todd & Grassi	2934 Oro Blanco Cir	2934 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-38-00	Singh Jangh B & Kapoor	2884 Oro Blanco Cir	2884 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-39-00	Donna Jacqueline	2880 Oro Blanco Cir	2880 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-40-00	Kintada Vanaja	2872# Oro Blanco Cir	2872 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-41-00	Ndukwe Emeka	2858 Oro Blanco Cir	2858 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-42-00	Zabaljauregui Richard &	2846 Oro Blanco Cir	2846 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-43-00	Fuller Troy J & Vogt	2838 Oro Blanco Cir	2838 Oro Blanco Cir	Escondido CA 92027	1.000	\$296.32
225-780-44-00	Eureka Springs	Oro Blanco Cir	1525 Faraday Ave #300	Carlsbad CA 92008		
225-780-45-00	Eureka Springs	Oro Blanco Cir	1525 Faraday Ave #300	Carlsbad CA 92008		
225-780-46-00	Eureka Springs	Oro Blanco Cir	1525 Faraday Ave #300	Carlsbad CA 92008		
225-790-01-00	Cagungun Vincent P	592 Chandler Ct	592 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-02-00	Sullivan Living Trust	584 Chandler Ct	584 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-03-00	Baiarrio Brady J & Desiree	576 Chandler Ct	576 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-04-00	Barabash Oleg M &	562 Chandler Ct	562 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-05-00	Morgan Amy	554 Chandler Ct	554 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-06-00	Espitia Ricardo J	538 Chandler Ct	538 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-07-00	Bodnarchuk Paul J &	520 Chandler Ct	520 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-08-00	Kim Kye Hwan	508 Chandler Ct	508 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-09-00	Garcia Manuel M & Emily A	503 Chandler Ct	503 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-10-00	Manzano Antonio Jr &	521 Chandler Ct	521 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-11-00	Castillo Joshua A	537 Chandler Ct	537 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-12-00	Singh Tejnarain &	545 Chandler Ct	545 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-13-00	Shazier Willie N & Venise J	551 Chandler Ct	551 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-14-00	Blalock Andrew L &	563 Chandler Ct	563 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-15-00	Bradford Glenn A & Linda	571 Chandler Ct	571 Chandler Ct	Escondido CA 92027	1.000	\$296.32

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-790-16-00	Pitard Steven E & Lisa H	587 Chandler Ct	587 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-17-00	Zakharian Ashot	591 Chandler Ct	591 Chandler Ct	Escondido CA 92027	1.000	\$296.32
225-790-18-00	Dinardi-khounthavong Trust	3099 Wohlford Dr	3099 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-19-00	Weng Ming Zhong & Chen	3091 Wohlford Dr	3091 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-20-00	Simpson William O & Linda	3085 Wohlford Dr	3085 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-21-00	Pham Son D	3081 Wohlford Dr	3081 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-22-00	Hsieh John-paul & Nguyen	3077 Wohlford Dr	3077 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-23-00	Lilly Ronald J & Stephanie	3073 Wohlford Dr	3073 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-24-00	Retonel Nerio & Janice	3069 Wohlford Dr	3069 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-25-00	Bigcas Armilyn	Wohlford Dr	3065 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-26-00	Encinas Ernie & Marcia A	3061 Wohlford Dr	3061 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-27-00	Lee Sumin	Wohlford Dr	7676 Hazard Center Dr #200	San Diego CA 92108	1.000	\$296.32
225-790-28-00	Resolme Raul & Graciela	3053 Wohlford Dr	27101 Puerta Real #300	Mission Viejo CA	1.000	\$296.32
225-790-29-00	Jao Jeremy F	3049 Wohlford Dr	3049 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-30-00	Tolentino Brian A & Sulit	3045 Wohlford Dr	3045 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-31-00	Beers Sabrina C	3041 Wohlford Dr	3041 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-32-00	Torres Jose V & Nohemi P	3037 Wohlford Dr	3037 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-33-00	Sulzen Mark A & Linda E	3052 Wohlford Dr	3052 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-34-00	Mincks Ryan D & Aoyagi	3048 Wohlford Dr	3048 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-35-00	Myers Andrew F	3042 Wohlford Dr	3042 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-36-00	Dagher Tarek	3038 Wohlford Dr	3038 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-790-37-00	Mullin Kenneth &	3003 Finley Pl	3003 Finley Pl	Escondido CA 92027	1.000	\$296.32
225-790-38-00	Booth Scott G & Lori	3019 Finley Pl	3019 Finley Pl	Escondido CA 92027	1.000	\$296.32
225-790-39-00	Segura Jessica O	3025 Finley Pl	4529 Home Ave #30	San Diego CA 92105	1.000	\$296.32
225-790-40-00	Department Of Veterans	3031 Finley Pl	27101 Puerta Real #300	Mission Viejo CA	1.000	\$296.32
225-790-41-00	Eureka Springs	Wohlford Dr	391 N Main St #300	Corona CA 92880		
225-790-42-00	Eureka Escondido L L C	Wohlford Dr	980 Montecito Dr #302	Corona CA 92879		
225-790-43-00	Eureka Escondido L L C	Wohlford Dr	980 Montecito Dr #302	Corona CA 92879		
225-790-44-00	Eureka Escondido L L C	Wohlford Dr	980 Montecito Dr #302	Corona CA 92879		
225-790-45-00	City Of Escondido	*** No Situs Info **	Public Agency			
225-791-01-00	Gache Leah	3033 Wohlford Dr	3033 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-02-00	Watson Brock J &	3027 Wohlford Dr	3027 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-03-00	Carl Michael & Johnson	3023 Wohlford Dr	3023 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-04-00	Moss Anthony & Monette S	3019 Wohlford Dr	3019 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-05-00	Ennis Sean M	3013 Wohlford Dr	3013 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-06-00	Simonds Karis	Wohlford Dr	3005 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-07-00	Millamena Jessie J &	3001 Wohlford Dr	3001 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-08-00	Schwinger Charles M &	2995 Wohlford Dr	2995 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-09-00	Tally Charles & Susan	2989 Wohlford Dr	2989 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-10-00	Chavarin Pablo M &	2967 Wohlford Dr	2967 Wohlford Dr	Escondido CA 92027	1.000	\$296.32
225-791-11-00	Oates Alphonso D & Deedra	2955 Wohlford Dr	409 Zircon Ct	Jacksonville NC	1.000	\$296.32
225-791-12-00	Imaizumi Linda A	594 Dana Ln	594 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-13-00	Danko Gary	588 Dana Ln	588 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-14-00	Majam Roland B &	574 Dana Ln	574 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-15-00	Judd Casey-blu R &	562 Dana Ln	562 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-16-00	Catudio Neil S D	558 Dana Ln	558 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-17-00	Yu Danilo L & Micy A	546 Dana Ln	546 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-18-00	Griffin Jeremy P & Kristin L	542 Dana Ln	542 Dana Ln	Escondido CA 92027	1.000	\$296.32

CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 28  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-791-19-00	Villarin John M & Aireen C	540 Dana Ln	540 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-20-00	Vanetten Almira	536 Dana Ln	536 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-21-00	C B & Trust No 24928	532 Dana Ln	340 S Lemon Ave #5320	Walnut CA 91789	1.000	\$296.32
225-791-22-00	Simmons Ashley L Trust	528 Dana Ln	16882 Bolsa Chica St #105	Huntington Beach	1.000	\$296.32
225-791-23-00	Brown Greg & Kristal A	524 Dana Ln	524 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-24-00	Jimenez Maria & Sarno	510 Dana Ln	510 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-25-00	Lacson Benjamin M &	495 Dana Ln	495 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-26-00	Quade Jason D & Joceyn A	515 Dana Ln	515 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-27-00	Schrimp Living Trust	521 Dana Ln	521 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-28-00	Flores Saniber C & Haydee	551 Dana Ln	551 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-29-00	Rodriguez Agustin J &	565 Dana Ln	565 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-30-00	Amano Eugene E & Aida M	573 Dana Ln	14122 Via Alisal	San Diego CA 92128	1.000	\$296.32
225-791-31-00	Campbell Jon M Jr &	585 Dana Ln	585 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-32-00	Warner Clifford J & Michele	591 Dana Ln	591 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-33-00	Tabangcora Solomon L &	599 Dana Ln	599 Dana Ln	Escondido CA 92027	1.000	\$296.32
225-791-34-00	Winninger James P & Jill R	578 Eureka Dr	578 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-35-00	Jimenez Jeffrey B &	556 Eureka Dr	556 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-36-00	Jones Jwyanza K &	540 Eureka Dr	540 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-37-00	Bonifacio Emil A & Dionne	534 Eureka Dr	534 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-38-00	Delgadillo Miguel	Eureka Dr	522 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-39-00	Church James C & Laurie A	516 Eureka Dr	516 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-40-00	Serna Edward M Jr &	504 Eureka Dr	504 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-791-41-00	Eureka Escondido L L C	Eureka Dr	980 Montecito Dr #302	Corona CA 92879		
225-791-42-00	Eureka Springs	Eureka Dr	391 N Main St #300	Corona CA 92880		
225-791-43-00	Eureka Springs	Wohlford Dr	391 N Main St #300	Corona CA 92880		
225-791-44-00	Eureka Springs	Wohlford Dr	1 Polaris Way #100	Aliso Viejo CA 92656		
225-791-45-00	City Of Escondido	*** No Situs Info **	Public Agency			
225-791-46-00	City Of Escondido	*** No Situs Info **	Public Agency			
225-800-01-00	Reyes Pascual J	3117 Timken Cir	1922 Nina Pl	Escondido CA 92026	1.000	\$296.32
225-800-02-00	Flores Jethro B & Marilyn N	3131 Timken Cir	3131 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-800-03-00	Martinez Carlos A M	3155 Timken Cir	3155 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-800-04-00	Pascual Glen C & Remy R	3172 Crane Ave	13369 Graywolf Pl Ne	Poulsbo WA 98370	1.000	\$296.32
225-800-05-00	Kriegshauser Joshua M &	3160 Crane Ave	3160 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-06-00	Martinez Felipe & Amador	3154 Crane Ave	3154 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-07-00	Speeth Henry	3144 Crane Ave	3144 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-08-00	Guo Gensheng & Li Shaoli	3130 Crane Ave	3130 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-09-00	Padilla Christian & Barbara	3124 Crane Ave	3124 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-10-00	Caldwell James Jr & Cheryl	3118 Crane Ave	3118 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-11-00	Hanson Cherie B 2002	3117 Crane Ave	3117 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-12-00	Suarez Ernesto M & Florida	3123 Crane Ave	3123 Crance Ave	Escondido CA 92027	1.000	\$296.32
225-800-13-00	Munar Armando D & Elsie	3131 Crane Ave	8311 Chelsea Ln	Woodridge IL 60517	1.000	\$296.32
225-800-14-00	Dee Ric & Munoz-dee Liza	3141 Crane Ave	3141 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-15-00	Bradley Kenneth V &	498 Kennedy Ct	498 Kennedy Ct	Escondido CA 92027	1.000	\$296.32
225-800-16-00	Leek Shaun & Kristina	470 Kennedy Ct	470 Kennedy Ct	Escondido CA 92027	1.000	\$296.32
225-800-17-00	Garbrick Robert L & Joalice	448 Kennedy Ct	448 Kennedy Ct	Escondido CA 92027	1.000	\$296.32
225-800-18-00	Goodson Luther & Melissa	420 Kennedy Ct	420 Kennedy Ct	Escondido CA 92027	1.000	\$296.32
225-800-19-00	Villatoro Fidel A & Karina D	421 Kennedy Ct	421 Kennedy Ct	Escondido CA 92027	1.000	\$296.32
225-800-20-00	Peters Wesley R & Diane J	437 Kennedy Ct	437 Kennedy Ct	Escondido CA 92027	1.000	\$296.32

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-800-21-00	Tucker Dwayne L & Dixon	451 Kennedy Ct	451 Kennedy Ct	Escondido CA 92027	1.000	\$296.32
225-800-22-00	Uran Scot L & Leticia T	3175 Crane Ave	3175 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-800-23-00	Eureka Escondido L L C	Kennedy Ct	980 Montecito Dr #302	Corona CA 92879		
225-800-24-00	Eureka Springs	Timken Cir	1 Polaris Way #100	Aliso Viejo CA 92656		
225-800-26-00	Eureka Springs	Beven Dr	1 Polaris Way #100	Aliso Viejo CA 92656		
225-801-01-00	Li Lyon & Minrong	3173 Timken Cir	3173 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-02-00	Stuckey Roger M &	3181 Timken Cir	3181 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-03-00	Dossey Rodrick K & Lesley	3195 Timken Cir	3195 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-04-00	Fontanares Recto S &	3198 Crane Ave	3198 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-05-00	Gagaring Eugene & Henson	3194 Crane Ave	3194 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-06-00	Reynolds Clifford C &	3188 Crane Ave	3188 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-07-00	Ortega Esequiel	3182 Crane Ave	3182 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-08-00	Cordle Frank & Donna 2009	3181 Crane Ave	3624 Ben St	San Diego CA 92111	1.000	\$296.32
225-801-09-00	Mendez Noe C & Contreras	406 Boudinot Ct	406 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-10-00	Vargas Manuel R & Aida A	420 Boudinot Ct	8870 Nandina Ct	Escondido CA 92026	1.000	\$296.32
225-801-11-00	Adawi Fadi & Khireddin	440 Boudinot Ct	440 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-12-00	Murphy Kevin M &	456 Boudinot Ct	456 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-13-00	Chancho Roderick & Irene	474 Boudinot Ct	474 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-14-00	Florida Norman S & Razel	488 Boudinot Ct	488 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-15-00	Gastelum Damion & Celeste	489 Boudinot Ct	489 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-16-00	Wiebel Daniel T & Terri J	471 Boudinot Ct	471 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-17-00	Ramirez Maurvee &	449 Boudinot Ct	449 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-18-00	Lu Pengzhe	425 Boudinot Ct	10067 Winecrest Rd	San Diego CA 92127	1.000	\$296.32
225-801-19-00	Kvitli Billy D & Heidi L	409 Boudinot Ct	409 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-20-00	Giovanola Edward	403 Boudinot Ct	403 Boudinot Ct	Escondido CA 92027	1.000	\$296.32
225-801-21-00	Singh Kiranjot & Kaur	404 Eureka Dr	404 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-22-00	Hia Vincent H	432 Eureka Dr	432 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-23-00	Rolfe Scot T	464 Eureka Dr	464 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-24-00	Casselberry Michael E &	476 Eureka Dr	476 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-25-00	Minkoff Family Trust	481 Eureka Dr	2281 Lomica Pl	Escondido CA 92029	1.000	\$296.32
225-801-26-00	Turville James D & Paulina	477 Eureka Dr	477 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-27-00	Tanner Christopher J &	465 Eureka Dr	465 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-28-00	Pinderski Family Trust	433 Eureka Dr	433 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-29-00	Kim Y & H Family Trust	401 Eureka Dr	401 Eureka Dr	Escondido CA 92027	1.000	\$296.32
225-801-30-00	Goodrich Lora L	3211 Crane Ave	3211 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-31-00	Reis Daniel J	3225 Crane Ave	3225 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-32-00	Leahy Matt & Sunday	3237 Crane Ave	3237 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-33-00	Han Jung Y & Sung Jisoo	3245 Crane Ave	3245 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-34-00	Andrew Kevin & Esla	3257 Crane Ave	3257 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-35-00	Fikse Family Trust	3271 Crane Ave	3271 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-36-00	Tong Lin	3285 Crane Ave	3285 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-37-00	Walters Peter A	3293 Crane Ave	3293 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-38-00	Singh Family Trust	3297 Crane Ave	3297 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-39-00	Torres Ricardo	3294 Crane Ave	3294 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-40-00	Williams 2007 Family Trust	3288 Crane Ave	3288 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-41-00	Price Frederick E 1993	3276 Crane Ave	3276 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-42-00	Craven Charles E & Jodi M	3262 Crane Ave	3262 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-43-00	Griggs Family 2003 Trust	3242 Crane Ave	3242 Crane Ave	Escondido CA 92027	1.000	\$296.32

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
225-801-44-00	Hsieh Shur-wei & Jenny	3228 Crane Ave	3228 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-45-00	Singh Manpreet & Kaur	3202 Crane Ave	3202 Crane Ave	Escondido CA 92027	1.000	\$296.32
225-801-46-00	Baguio Christopher &	3201 Timken Cir	3201 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-47-00	Tolen Donald E Iii &	3235 Timken Cir	3235 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-48-00	Nguyen Lam Van	3257 Timken Cir	3257 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-49-00	Jamias Joseph I Jr &	3273 Timken Cir	3273 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-50-00	Hackbarth Katie	3285 Timken Cir	3285 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-51-00	Hart Gary W	3291 Timken Cir	3291 Timken Cir	Escondido CA 92027	1.000	\$296.32
225-801-52-00	Eureka Springs	Eureka Dr	1 Polaris Way #100	Aliso Viejo CA 92656		
225-801-53-00	Eureka Springs	Eureka Dr	391 N Main St #300	Corona CA 92880		
225-810-01-00	Simmons Denzil D & Elvira	3168 Katharine Dr	3168 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-02-00	Gervais Daniel J & Brenda	Katharine Dr	3146 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-03-00	Leap Family Trust 08-27-14	3111 Katharine Dr	16829 Concorde HI	Ramona CA 92065	1.000	\$296.32
225-810-04-00	Ammouri Layan	3125 Katharine Dr	12063 Caminito Campana	San Diego CA 92128	1.000	\$296.32
225-810-05-00	Fales Christopher R &	3141 Katharine Dr	3141 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-06-00	Marifosque Edgardo E &	3153 Katharine Dr	3153 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-07-00	Nelsen James A & Vu Romy	Katharine Dr	3177 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-08-00	Fang Ming	3189 Katharine Dr	3189 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-09-00	Lee Steven R & Charlene H	3197 Katharine Dr	3197 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-10-00	Johnson Family Trust	3198 Beven Dr	3198 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-11-00	Ochinang Marconi &	3184 Beven Dr	3184 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-12-00	Malhotra Amrit	3176 Beven Dr	3176 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-13-00	Pickrell Anthony L &	3160 Beven Dr	3160 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-14-00	Mendoza Joseph J S	3152 Beven Dr	3152 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-15-00	Sprague Richard D Jr	3144 Beven Dr	3144 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-16-00	Chappel Pamela J	3136 Beven Dr	3136 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-17-00	Eugenio Fredrick	3122 Beven Dr	3122 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-18-00	Ross Sean & Keri A	3131 Beven Dr	1042 N El Camino Real #b207	Encinitas CA 92024	1.000	\$296.32
225-810-19-00	Pena Alejandro & Uzma	3147 Beven Dr	3147 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-20-00	Yakovlev Sergei &	3151 Beven Dr	3151 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-21-00	Tang Danny H	3202 Beven Dr	3202 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-22-00	Chavez Ryan D & Sarah B	3228 Beven Dr	3228 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-23-00	Murrell Ingrid N &	3232 Beven Dr	3232 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-810-24-00	Concepcion Edward &	3233 Katharine Dr	3233 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-25-00	Perez Nestor M &	3227 Katharine Dr	3227 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-26-00	Macisaac Christopher &	3201 Katharine Dr	3201 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-27-00	Salazar Guillermo & Rosa C	3248 Katharine Dr	3248 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-28-00	Lambert Reginald E	3242 Katharine Dr	3242 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-810-29-00	Eureka Springs	Katharine Dr	1525 Faraday Ave #300	Carlsbad CA 92008		
225-810-30-00	Eureka Springs	Ambersweet Way	1525 Faraday Ave #300	Carlsbad CA 92008		
225-811-01-00	Ganzon Teresita M	3238 Beven Dr	3238 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-02-00	Barnes Cody	3244 Beven Dr	3244 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-03-00	Benedicto Patrick &	3248 Beven Dr	3248 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-04-00	Yagiello P & E Family Trust	3250 Beven Dr	3250 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-05-00	Brown Phyllis C Revocable	3252 Beven Dr	P O Box 301984	Escondido CA 92030	1.000	\$296.32
225-811-06-00	Nacionales Vivian F	3295 Katharine Dr	3295 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-07-00	Katebian Mansour	3283 Katharine Dr	3283 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-08-00	Okuna Vaughn E &	3275 Katharine Dr	3275 Katharine Dr	Escondido CA 92027	1.000	\$296.32



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225-811-09-00	Ly Keri Sue	3267 Katharine Dr	3267 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-10-00	Ilog Gerardo O & Raquel M	3255 Katharine Dr	3255 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-11-00	Evans Michael D Jr & Dalia	3245 Katharine Dr	3245 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-12-00	Lane Patricia	3272 Katharine Dr	3272 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-13-00	Wright Brett & Kathy	3268 Katharine Dr	3268 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-14-00	Cordova Jorge & Syreeta	3256 Katharine Dr	3256 Katharine Dr	Escondido CA 92027	1.000	\$296.32
225-811-15-00	Hayes Bardy A & Renee L	380 Coleman Ct	380 Coleman Ct	Escondido CA 92027	1.000	\$296.32
225-811-16-00	Croll Brian & Julie	399 Coleman Ct	399 Coleman Ct	Escondido CA 92027	1.000	\$296.32
225-811-17-00	Dennis J Roger & Janis D	377 Coleman Ct	377 Coleman Ct	Escondido CA 92027	1.000	\$296.32
225-811-18-00	Stanley Gregory A &	339 Coleman Ct	339 Coleman Ct	Escondido CA 92027	1.000	\$296.32
225-811-19-00	Lutes Jennifer	301 Coleman Ct	301 Coleman Ct	Escondido CA 92027	1.000	\$296.32
225-811-20-00	Tavarez Dorian A &	3270 Beven Dr	3270 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-21-00	Carey Andrew P & Lisa M	3282 Beven Dr	3282 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-22-00	Singh Daulat & Kaur	3286 Beven Dr	1560 E Grand Ave	Escondido CA 92027	1.000	\$296.32
225-811-23-00	Devries Matthew S &	3294 Beven Dr	3294 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-24-00	Aglialoro Todd & Patricia M	3291 Beven Dr	2020 Gillespie Way	El Cajon CA 92020	1.000	\$296.32
225-811-25-00	Bridges Pamela	3287 Beven Dr	3287 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-26-00	Hubbard Lance C & Rincon	3283 Beven Dr	3283 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-27-00	Kerr Brett W & Elizabeth B	3275 Beven Dr	3275 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-28-00	Fadaei-tehrani Reza &	3271 Beven Dr	3271 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-29-00	Page Ronald L & Elizabeth	3269 Beven Dr	3269 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-30-00	Randall Benjamin C & Aja	3267 Beven Dr	3267 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-31-00	Lanier Stacy & Jenica	3265 Beven Dr	3265 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-32-00	Vellido Justin E & Jesusa M	3261 Beven Dr	3261 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-33-00	Hidalgo Frank & Gloria A	3259 Beven Dr	3259 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-34-00	Montazer Hamid M & Arni	3255 Beven Dr	3255 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-35-00	Seymoure Ebony G	3249 Beven Dr	8300 Station Village Ln #2	San Diego CA 92108	1.000	\$296.32
225-811-36-00	Dhillon Narinder & Kaur	3243 Beven Dr	3243 Beven Dr	Escondido CA 92027	1.000	\$296.32
225-811-37-00	Eureka Springs	Beven Dr	1525 Faraday Ave #300	Carlsbad CA 92008		
225-811-38-00	Eureka Springs	Beven Dr	1 Polaris Way #100	Aliso Viejo CA 92656		
225-811-39-00	Eureka Springs	Beven Dr	1 Polaris Way #100	Aliso Viejo CA 92656		
240-020-28-00	Eureka Escondido L L C	Valley Pkwy	980 Montecito Dr #302	Corona CA 92879		
240-020-31-00	Lark & Sons L L C	13961 Valle Lindo Rd	43195 Via Siena	Indian Wells CA		
<b>Totals:</b>		<b>Parcels:</b>	<b>369</b>		<b>340.000</b>	<b>\$100,748.80</b>

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
236-334-43-00	Judilla Nelson T	902 Rockwell Springs Ct	902 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-44-00	Fulton William E	930 Rockwell Springs Ct	930 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-45-00	Norman Bahjat & Eva	944 Rockwell Springs Ct	944 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-46-00	Goldberg Aaron B	2031 Felicita Rd	2031 Felicita Rd	Escondido CA 92025	1.000	\$557.20
236-334-47-00	Jongcharoeun Kinary	970 Rockwell Springs Ct	970 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-48-00	Marks Revocable Living	979 Rockwell Springs Ct	28570 Mountain Meadow Rd	Escondido CA 92026	1.000	\$557.20
236-334-49-00	Castro George & Imelda	953 Rockwell Springs Ct	810 Luna Vista Dr	Escondido CA 92025	1.000	\$557.20
236-334-50-00	Ulaszek John & Renee	939 Rockwell Springs Ct	939 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-51-00	Cedillo Luis	925 Rockwell Springs Ct	925 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-52-00	Gillman Paul T Jr & Nellie	907 Rockwell Springs Ct	907 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-53-00	Buzzard John G & Elizabeth	913 Rockwell Springs Ct	913 Rockwell Springs Ct	Escondido CA 92025	1.000	\$557.20
236-334-54-00	Ederer James J Iii	2111 Felicita Rd	2111 Felicita Rd	Escondido CA 92025	1.000	\$557.20
Totals:		Parcels:	12		12.000	\$6,686.40

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*Assessment Levy for Fiscal Year 2017/18*

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
229-081-26-00	Tellier Family Trust	Cole Ct	4364 Bonita Rd #483	Bonita CA 91902	1.500	
229-081-27-00	Tellier Family Trust	669 Porfirio Diaz Glen	4364 Bonita Rd #483	Bonita CA 91902	1.500	
229-081-28-00	Tellier Family Trust	671 Porfirio Diaz Glen	4364 Bonita Rd #483	Bonita CA 91902	1.500	
229-081-29-00	Arias Cieran M	1225 Fig St North	1225 N Fig St	Escondido CA 92026	1.500	
Totals:		Parcels:	4		6.000	\$0.00

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*Assessment Levy for Fiscal Year 2017-18*

Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
231-800-18-00	Chavez M & E Family 2008	592 Trovita Ct	592 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-19-00	Rattanasith Nor &	586 Trovita Ct	586 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-20-00	Huynh Ty Van & Luc Nu	582 Trovita Ct	582 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-21-00	Sisombath Dennis	572 Trovita Ct	572 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-22-00	George Adam M & Renee F	568 Trovita Ct	568 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-23-00	Stevens Joshua J	564 Trovita Ct	564 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-24-00	Sankar Sam N &	560 Trovita Ct	560 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-25-00	Rozzo Scott & Mila M	558 Trovita Ct	558 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-26-00	Nguyen Hung V	554 Trovita Ct	554 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-27-00	Timson Michael W & Sandy	542 Trovita Ct	542 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-28-00	Golina Jhee A	538 Trovita Ct	538 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-29-00	Ashforth Donald A Jr &	532 Trovita Ct	532 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-30-00	Yamasaki Jack	535 Trovita Ct	535 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-31-00	Mamaradlo Greg N &	547 Trovita Ct	547 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-32-00	Escobar Walter M	553 Trovita Ct	553 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-33-00	Akiaten Brandon E &	559 Trovita Ct	559 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-34-00	Valera-jones Ada D	563 Trovita Ct	563 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-35-00	Correa William & Nancy A	567 Trovita Ct	567 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-36-00	Enderwick Thomas P &	571 Trovita Ct	571 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-37-00	Tran Steven & Phan Linh	575 Trovita Ct	575 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-38-00	Doliente Gemma B	581 Trovita Ct	581 Trovita Ct	Escondido CA 92027	1.000	\$291.46
231-800-39-00	Rodarte Rosa M Trust	589 Trovita Ct	589 Trovita Ct	Escondido CA 92027	1.000	\$291.46
<b>Totals:</b>		<b>Parcels:</b>	<b>22</b>		<b>22.000</b>	<b>\$6,412.12</b>

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
227-123-38-00	Hickey Michael E & Linda L	2006 Drew Rd	2006 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-39-00	Riemersma Cristopher &	2002 Drew Rd	2002 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-40-00	Clark Lorin R	1984 Drew Rd	P O Box 460550	Escondido CA 92046	1.000	\$935.44
227-123-41-00	Mencher Jeremy	1976 Drew Rd	P O Box 301363	Escondido CA 92030	1.000	\$935.44
227-123-42-00	Hone Matthew C & Natalie	1968 Drew Rd	1968 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-43-00	Serna Jesus V & Maria D L	1964 Drew Rd	1964 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-44-00	Klingensmith Ronald D &	1961 Drew Rd	1961 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-45-00	Proctor Kevin J & Kelly J	1969 Drew Rd	1969 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-46-00	Kieu Daymant V & Bridget	1975 Drew Rd	1975 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-47-00	Calhoun Kevin & Richley	1983 Drew Rd	1983 Drew Rd	Escondido CA 92027	1.000	\$935.44
227-123-48-00	Thongphachanh Kevin &	2003 Drew Rd	2003 Drew Rd	Escondido CA 92027	1.000	\$935.44
Totals:		Parcels:	11		11.000	\$10,289.84

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
234-180-61-00	Buck Scott & Sarah	1431 Purdum Ln	1431 Purdum Ln	Escondido CA 92025	1.000	\$1,245.60
234-180-62-00	Erdos J & M Family Trust	691 Center Stage Gln	691 Center Stage Gln	Escondido CA 92025	1.000	\$1,245.60
234-180-63-00	Menconi Jeffrey C &	671 Center Stage Gln	671 Center Stage Gln	Escondido CA 92025	1.000	\$1,245.60
234-180-64-00	David Marvin A &	651 Center Stage Gln	651 Center Stage Gln	Escondido CA 92025	1.000	\$1,245.60
234-180-65-00	Wright Eric K & Diane K	1405 Purdum Ln	1405 Purdum Ln	Escondido CA 92025	1.000	\$1,245.60
Totals:		Parcels:	5		5.000	\$6,228.00

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*Assessment Levy for Fiscal Year 2017/18*

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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
238-492-35-00	King Cory J & Tara C	2053 Amir Pl	2053 Hamilton Pl	Escondido CA 92029	1.000	\$740.58
238-492-36-00	Foeste Arthur E & Joan	2075 Hamilton Pl	2075 Hamilton Pl	Escondido CA 92029	1.000	\$740.58
238-492-37-00	Normand Thomas J & Betty	2097 Hamilton Pl	2097 Hamilton Pl	Escondido CA 92029	1.000	\$740.58
238-492-38-00	Robledo Dolores R Family	2092 Hamilton Pl	2092 Hamilton Pl	Escondido CA 92029	1.000	\$740.58
238-492-39-00	Pulsipher Douglas W &	2072 Hamilton Pl	3838 S Westway Dr	Coeur D Alene ID	1.000	\$740.58
238-492-40-00	Kim Joon Y & Kristi H	2054 Hamilton Pl	2054 Hamilton Pl	Escondido CA 92029	1.000	\$740.58
Totals:		Parcels:	6		6.000	\$4,443.48

CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 36  
 Assessment Levy for Fiscal Year 2017/18

Resolution No. 2017-83  
 Exhibit "A"  
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Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
224-146-13-00	Toh Stephanie Jin Li Life	2096 Del Rincon Pl	2096 Del Rincon Pl	Escondido, CA 92026	1.000	
224-146-14-00	Lennar Homes Of California	2086 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-15-00	Lennar Homes Of California	2076 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-16-00	Lennar Homes Of California	2066 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-17-00	Lennar Homes Of California	2056 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-18-00	Lennar Homes Of California	2046 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-19-00	Lennar Homes Of California	2036 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-20-00	Lennar Homes Of California	2026 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-21-00	Lennar Homes Of California	2027 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-22-00	Lennar Homes Of California	2037 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-23-00	Lennar Homes Of California	2047 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-24-00	Lennar Homes Of California	2057 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-25-00	Lennar Homes Of California	2067 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-26-00	Blair Robert & Melanie	2077 Del Rincon Pl	2077 Del Rincon Pl	Escondido, CA 92026	1.000	
224-146-27-00	Lennar Homes Of California	2087 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
224-146-28-00	Lennar Homes Of California	2097 Del Rincon Pl	25 Enterprise #300	Aliso Viejo, CA 92656	1.000	
Totals:		Parcels:	16		16.000	\$0.00



CITY OF ESCONDIDO  
 Landscape Maintenance District No. 1 - Zone 37  
*Assessment Levy for Fiscal Year 2017/18*

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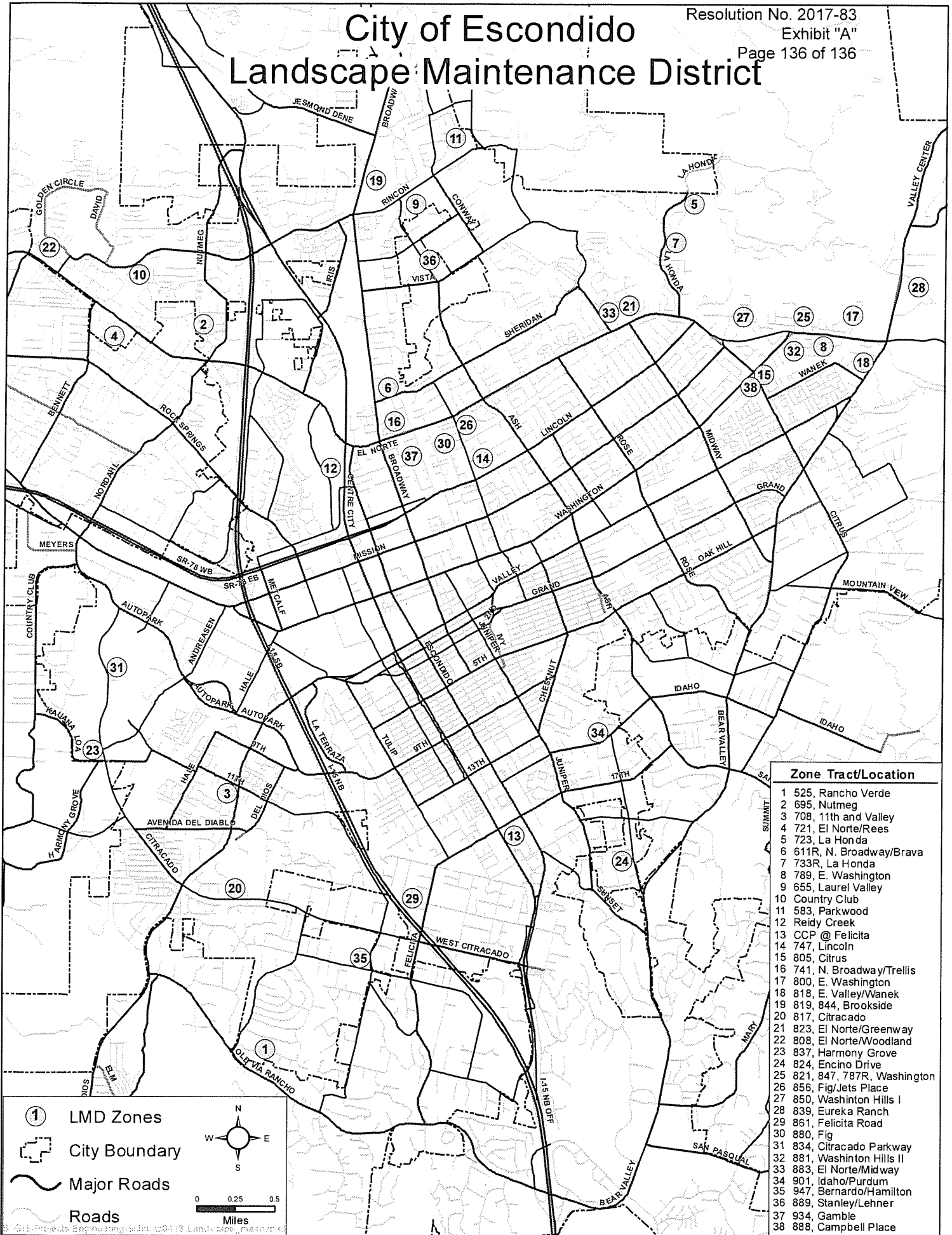
Assessor's Parcel No.	Property Owner Name	Situs	Mailing Address	City/St/Zip	Equivalent Dwelling Units	Assessment Levy
229-071-34-00	Switgall Emilia S Revocable	Emilia Pl	P O Box 1386	Escondido CA 92033	1.000	
229-071-35-00	Switgall Emilia S Revocable	Emilia Pl	P O Box 1386	Escondido CA 92033	1.000	
229-071-36-00	Switgall Emilia S Revocable	Emilia Pl	P O Box 1386	Escondido CA 92033	1.000	
229-071-37-00	Switgall Emilia S Revocable	Emilia Pl	P O Box 1386	Escondido CA 92033	1.000	
229-071-38-00	Switgall Emilia S Revocable	Emilia Pl	P O Box 1386	Escondido CA 92033	1.000	
<b>Totals:</b>		Parcels:	5		5.000	\$0.00

# City of Escondido Landscape Maintenance District

Resolution No. 2017-83

Exhibit "A"

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Zone	Tract/Location
1	525, Rancho Verde
2	695, Nutmeg
3	708, 11th and Valley
4	721, El Norte/Rees
5	723, La Honda
6	611R, N. Broadway/Brava
7	733R, La Honda
8	789, E. Washington
9	655, Laurel Valley
10	Country Club
11	583, Parkwood
12	Reidy Creek
13	CCP @ Felicita
14	747, Lincoln
15	805, Citrus
16	741, N. Broadway/Trellis
17	800, E. Washington
18	818, E. Valley/Wanek
19	819, 844, Brookside
20	817, Citracado
21	823, El Norte/Greenway
22	808, El Norte/Woodland
23	837, Harmony Grove
24	824, Encino Drive
25	821, 847, 787R, Washington
26	856, Fig/Jets Place
27	850, Washinton Hills I
28	839, Eureka Ranch
29	861, Felicita Road
30	880, Fig
31	834, Citracado Parkway
32	881, Washinton Hills II
33	883, El Norte/Midway
34	901, Idaho/Purdum
35	947, Bernardo/Hamilton
36	889, Stanley/Lehner
37	934, Gamble
38	888, Campbell Place

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 9**

**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Bill Martin, Director of Community Development  
**SUBJECT:** Extension of Time for Tentative Subdivision Map 898 (SUB 17-0003)

STAFF RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-84 approving a three-year extension of time for a ten-lot single-family residential subdivision map.

PROJECT DESCRIPTION:

A request for a three-year Extension of Time for a previously approved ten-lot Tentative Subdivision Map (TR 898) on approximately 7.14 acres of land within the RE-20 zone (Residential Estate, 20,000 SF min. lot size). The project also includes Grading Exemptions for cut and fill slopes up to 29 feet in height. Lot sizes range from approximately 20,010 SF to 43,237 SF.

LOCATION:

On the western side of San Pasqual Valley Road, south of Fifth Avenue, north of Ranrido Drive, addressed as 701 San Pasqual Valley Road and 1201 E. Fifth Avenue (APNs 230-410-50 and -33).

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

The subject site is comprised of two parcels consisting of a 3.2-acre eastern parcel and 4.03-acre western parcel. The General Plan land use designation on the entire 7.14-acre site was Estate II in 2008 when the tentative subdivision map was approved by the City Council. The Estate II land use designation allows up to 2.0 dwelling unit per acre (du/ac) and minimum lot size of 20,000 SF. The overall project density of the subdivision is 1.4 du/ac (10 du/7.14 net acres) which is in conformance with the density provisions of the Estate II land-use designation.

In 2012 a new General Plan was adopted that changed the land-use designation of the western 4.03-acre parcel from Estate II to Suburban, which would allow a higher density of up to 3.3 dwelling units per acre and minimum lot size of 10,000 SF. The land-use designation for the eastern parcel remained Estate II.

The project, as proposed, is consistent with the General Plan land-use designations and other provisions of the General Plan.

#### ENVIRONMENTAL REVIEW:

A Final Mitigated Negative Declaration (City File No. ER 2004-35) was adopted for the project in conformance with the California Environmental Quality Act (CEQA). The findings of the study indicated the project would not result in any significant impacts to the environment with the implementation of appropriate mitigation measures. Mitigation Measures were adopted to address traffic, biological resources, hazardous materials/soils, and noise.

#### BACKGROUND:

A Tentative Subdivision Map (TM 898) previously was approved by the City Council on June, 7, 2006, along with Grading Exemptions for cut and fill slopes up to 29 feet in height. The project also included annexation to the City and Prezone to PZ-RE-20 that was completed in 2010 for the eastern 3.2-acre parcel along with a developed adjacent off-site parcel. Off-site grading is required to support the new cul-de-sac street for the project and to provide appropriate sight distance along San Pasqual Valley Road (Highway 78). Annexation of the off-site parcel was necessary in order to be able to connect the home to sewer due to potential impacts from the off-site grading that could affect the existing septic system. Two of the lots along the southern boundary (Lots 5 and 6) are limited to single-story homes to maintain views and privacy for adjacent residents on the south.

The Tentative Map originally was approved for three-years and was scheduled to expire in 2011. Previous State legislative actions (SB 1185, AB 333, AB 208 and AB116) automatically extended the Tentative Map until February 6, 2017. The map still is eligible for a local time extension up to five additional years. The applicant submitted a time extension request on January 19, 2017. This action suspends expiration of the map until a final decision is made regarding the extension request. The purpose of this agenda item is to review and consider the extension request. The criteria for determining the appropriateness for granting an extension of time for a Tentative Subdivision Map is based on the map's compliance with the City's current General Plan, Zoning Ordinance, and the requirements of the California Environmental Quality Act (CEQA).

#### ANALYSIS:

Although the applicant currently is pursuing a new subdivision design for the site, the applicant also would like to preserve the current entitlement for the 10-lot subdivision map. Should the new Tentative Subdivision Map and Planned Development ultimately be approved, it would supersede the previously approved Tentative Subdivision Map (TR 898). The project as proposed would comply with all applicable development standards of the subject zone, including lot size and width, parking, lot coverage, setbacks, height and would be required to

comply with all applicable building and fire codes through the standard plan checking process. On-site storm water permit requirements have been updated since the original tentative map was approved by the City Council. Therefore, new requirements have been incorporated into the project conditions of approval to address on-site storm water design. The project, as proposed and conditioned, would not have a significant effect on the environment. No evidence has been submitted or discovered that would suggest that the proposed project will adversely affect the surrounding neighborhood.

SUMMARY:

Staff believes the current Tentative Map conforms to the General Plan, Zoning Code requirements and CEQA provisions. Should the applicant pursue recordation of the Tentative Map, the on-site storm water design would need to conform to the new storm water permit requirements. The Planning Division and Engineering Conditions of Approval of been updated to conform to current landscape and storm water design requirements. A homeowners' association also would be required to be set up in lieu of a Landscape Maintenance District to properly maintain any common areas and storm water features. Therefore, staff recommends the requested three-year extension of time and updated Conditions of Approval be approved.

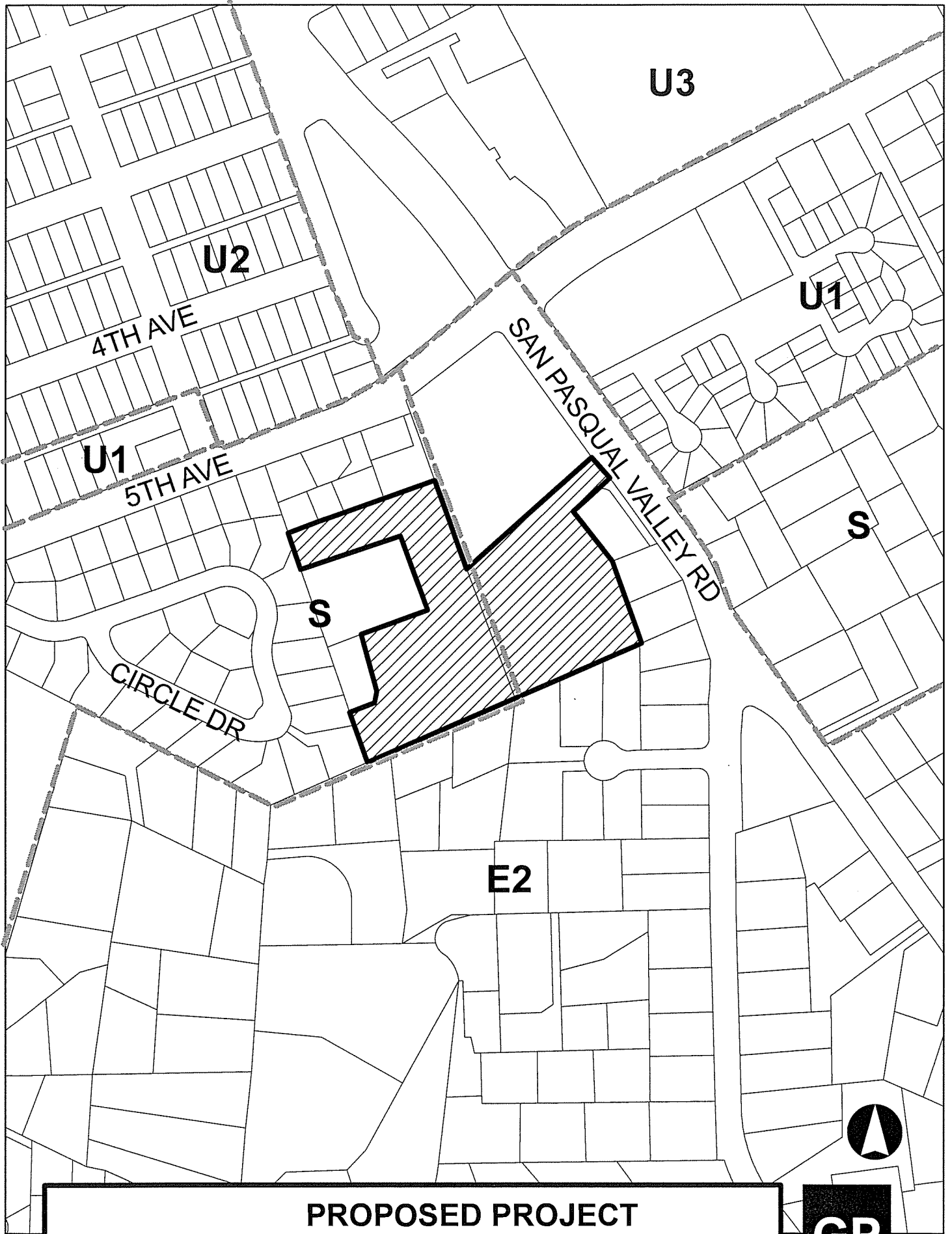
Respectfully Submitted,



Bill Martin  
Director of Community Development



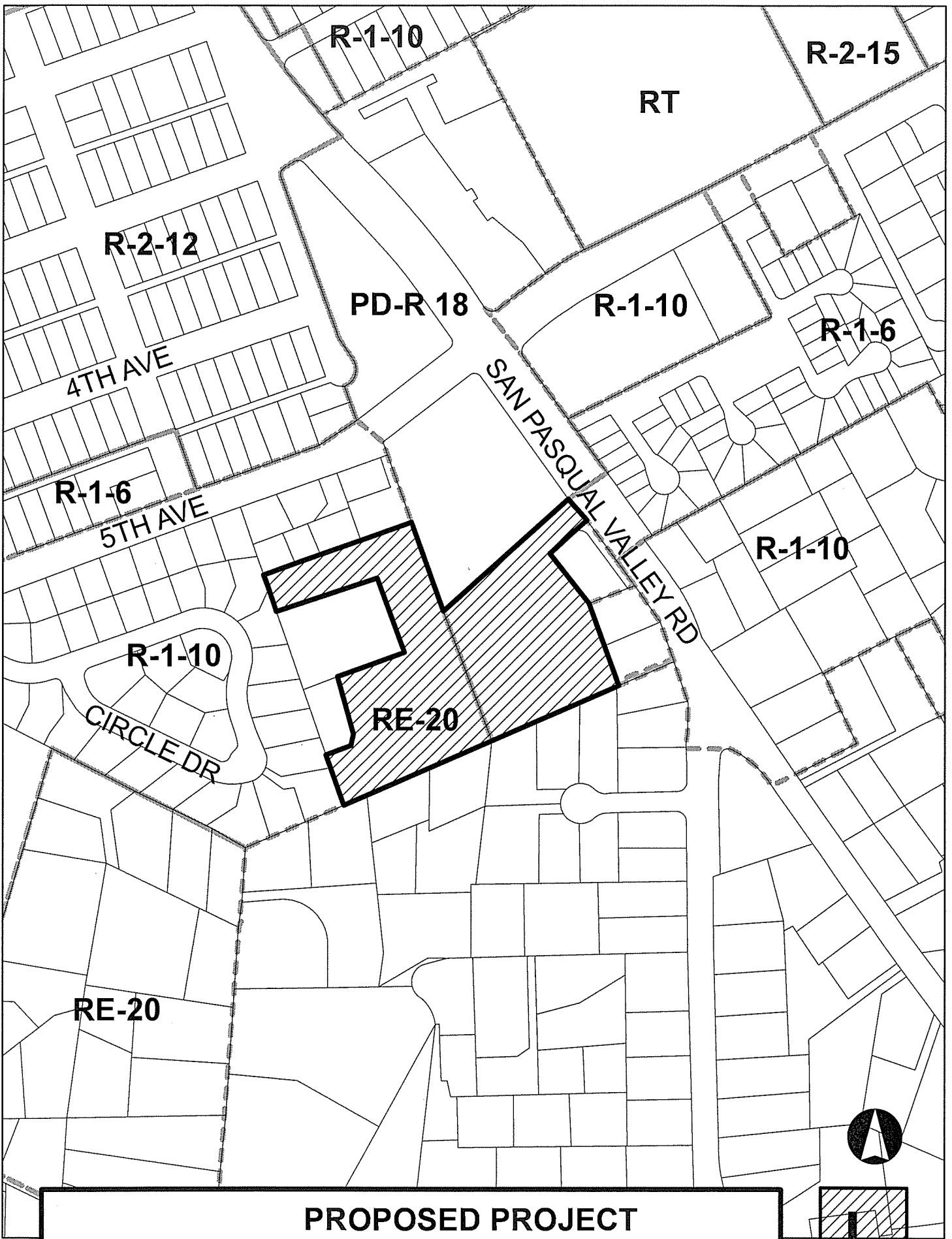
Jay Paul  
Associate Planner



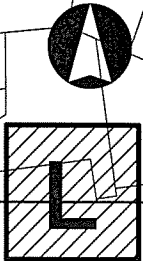
**PROPOSED PROJECT  
SUB 17-0003**



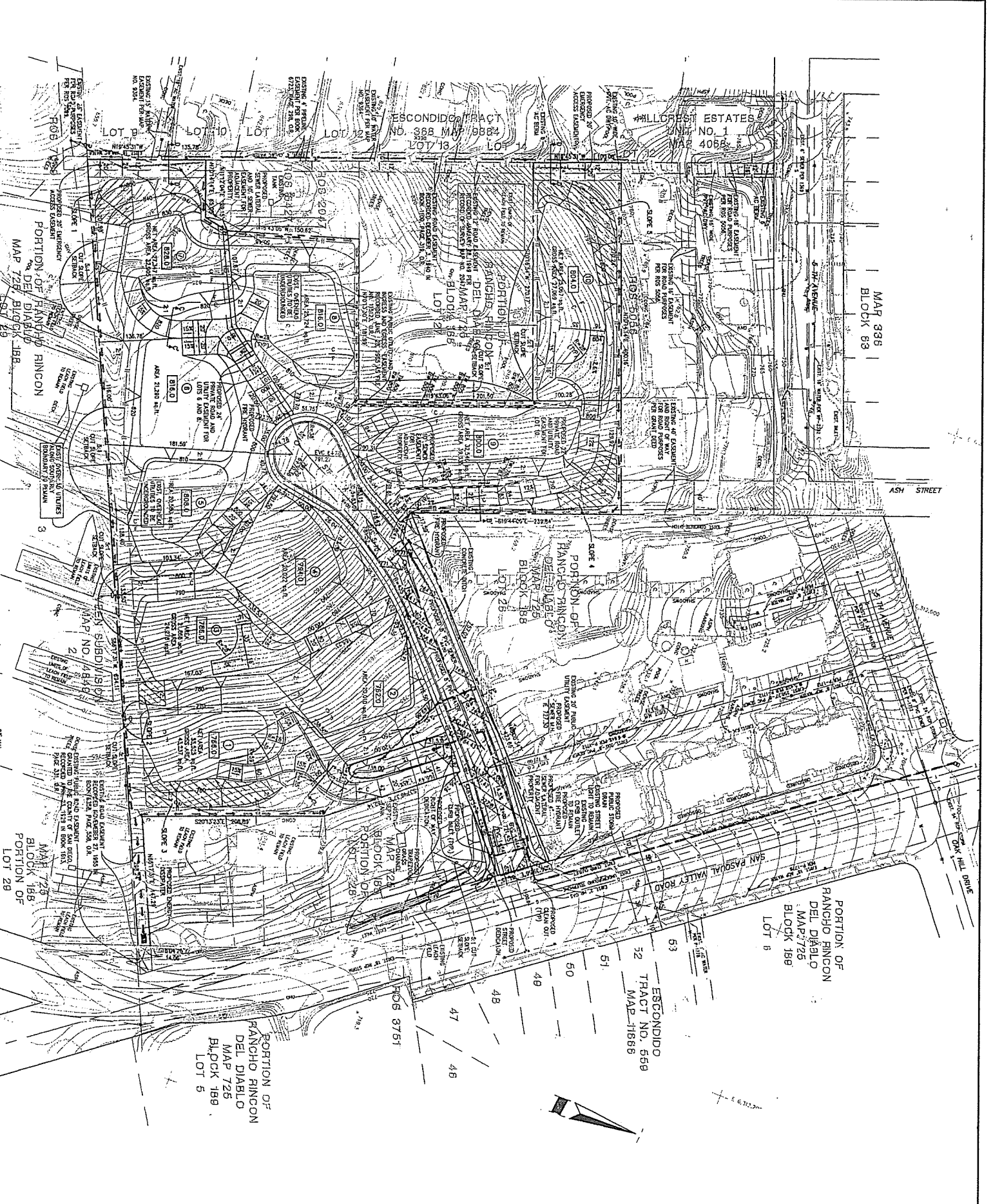
GENERAL PLAN



**PROPOSED PROJECT  
SUB 17-0003**



LOCATION/ZONING



MAP 386  
BLOCK 88

ASH STREET

PORTION OF  
RANCHO RINCON  
DEL DIABLO  
MAP 725  
BLOCK 186  
LOT 8

ESCONDIDO  
TRACT NO. 568  
MAP 1868

PORTION OF  
RANCHO RINCON  
DEL DIABLO  
MAP 725  
BLOCK 189  
LOT 5

**PROPOSED PROJECT**  
**PHG 17-0003**

**TM**

TENTATIVE MAP



**EXHIBIT "A"**  
**FINDINGS OF FACT**  
**SUB17-0003**  
**TR 898 Extension of Time**

Tentative Subdivision Map TR 898 and Grading Exemptions

1. The General Plan land-use designation for the project site is Estate II (up to two single-family dwelling units per acre) with a minimum lot size of 20,000 SF, and Suburban (up to 3.3 du/ac) with a minimum lot size of 10,000 SF. The Estate II land-use designation is often applied in transitional areas between more intensive suburban and less intensive estate and rural development. The suburban designation applies to areas generally surrounded by the urbanized core of the community and accommodates single family detached homes on relatively large lots. The project is consistent with the adopted General Plan land use designations, which anticipates single-family residential estate and suburban development on the project site. The proposed subdivision would be consistent with the General Plan density provisions because the density of the project would be approximately 1.4 du/ac (10 du/7.14 gross/net acres). Ten lots also would be consistent with the allowable yield for the project site, which would allow up to 13 lots based on the slope analysis originally prepared for the project, which is detailed in the Planning Commission staff report and Supplemental Comments attached to the Mitigated Negative Declaration (Case No. ER 2004-35).
2. The proposed project would not disrupt or divide the physical arrangement of the area since the site is zoned for residential uses, and is adjacent to similar single-family residential uses to the north, south, west and east across San Pasqual Valley Road/SR 78. Higher density attached residential housing also is located immediately to the north. The project density, yield, and lot sizes would be consistent with the underlying Estate II and Suburban land-use designations, and compatible with adjacent residential development and lot sizes. Access would be provided by a new internal cul-de-sac street intersecting San Pasqual Valley Road/SR 78 on the east. Development of the project, new street and proposed improvements to San Pasqual Valley Road would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available, and water and sewer service can be provided to the project with extension of nearby existing facilities.
3. The project would not result in the destruction of significant or desirable natural features, nor be visually obstructive or disharmonious with surrounding areas since the project site is adjacent to similar residential development to the north, south, west, and east across San Pasqual Valley Road/SR 78. The development of the future homes on the proposed lots would not result in any significant adverse visual impacts or result in the obstruction of any scenic view or vista open to the public because the sloping/steeper topography necessitates the proposed cut/fill design that steps up the topography; the grading design would be similar to surrounding hillside topography and pad elevations along the western and southern boundary, larger lots are proposed along the eastern and northern perimeter to reduce the density on this generally fill slope lots; orientation of the lots would not be incompatible with adjacent development; and increased grading/slope setbacks would be provided adjacent to county parcels and septic systems. The Grading Exemptions are requested in order to create buildable pads which are typical for residential developments throughout the City which contain similar hillside topography. Adequate slope and building setbacks and perimeter landscaping would be provided to adequately address any potential visual, compatibility, drainage and septic issues. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public for the reasons stated above. In addition, all manufactured slopes would be landscaped to soften the effects of grading and blend the development into adjacent residential developments. Views on-site from surrounding properties would most likely consist of building pads/manufactured slopes, future one- and two-story structures, perimeter fencing/walls, and front, side and rear-yard landscaping.

The development of the proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan since the site is not identified for preservation on the Draft Multiple Habitat Conservation Plan maps. The site is not listed as an open space corridor or animal migration corridor because much of the property was disturbed and surrounded by residential development. The loss of non-native grassland on the site would be mitigated as required by the appropriate Wildlife Agencies. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional plan.

4. The site is suitable for this residential type of development proposed since the project site is zoned for single-family development and the site is adjacent to similar single-family and estate size residential zoning and development. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots as discussed in the land-use compatibility and analysis sections of the staff report and Mitigated Negative Declaration (Case No. ER 2004-35). Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
5. The site is physically suitable for the proposed density of the underlying General Plan Estate II and Suburban land-use designation as described in the sections above and the Planning Commission staff report dated December 11, 2007. Adequate access and public utilities can be provided to the site. The design of the lots would be in conformance with the proposed RE-20 standards, and would be compatible with the general pattern of residential development throughout the area. The proposed project also would not result in any significant impacts to biological resources on and off the site since all identified impacts would be mitigated to less than a significant level, as detailed in the Mitigated Negative Declaration issued for the proposed project.
6. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems, with the implementation of the recommended Conditions of Approval and Mitigation Measures. Appropriate grading/slope setbacks have been provided to avoid potential impacts to adjacent septic systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage nor injure fish, wildlife or their habitat since any existing non-native grassland located on the site would be mitigated as required by the appropriate Wildlife Agencies. The project would not create any significant noise impacts to adjacent properties due to the residential nature of the project, and limited traffic increase created by the project. Appropriate mitigation measures have been adopted to address noise issues from San Pasqual Valley Road/SR 78.
7. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map since any existing easements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
8. All of the requirements of the California Environmental Quality Act (CEQA) have been met and a Mitigated Negative Declaration (ER 2004-35) was issued for the proposed project on November 1, 2007. The findings of the analysis identified impacts that might potentially be significant, but mitigation measures would reduce these impacts to a less than significant level. Potential impacts identified in the Initial Study which require mitigation are related to potential noise, biology, hazardous materials and traffic/circulation. The mitigation measures have been included in the Conditions of Approval. The Final Mitigated Negative Declaration was adopted by the City Council on February 6, 2008 (City Council Resolution No. 2008-01-R) and a Notice of Determination was filed with the County Recorder's Office and the Office of Planning and Research.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provides opportunities for passive/solar heating.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will have been obtained prior to the recordation of the map.
11. The proposed map will not conflict with regional or local housing needs since all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The project would be developed with single-family residential homes in conformance with the Estate II land-use designation.
12. For the reasons stated in Sections 1 – 11 above, the bulk, scale, density and overall character of the proposed development would be compatible with the surrounding neighborhood and with any natural, cultural, scenic and open space resources of the area. As stated in the staff report and environmental review, and provided in the conditions of approval and mitigation measures, the location and design of the proposed development will protect the safety of current and future residents, and will not create a significant threat to life and property due to slope instability, fire, flood, mud flow, erosion or other hazards.

## Grading Exemptions

1. Granting the modification to the Grading Exemption and other grading modification are consistent with the Grading Design Guidelines for the following reasons:

a. Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Grading Exemptions for cut slopes up to 27 feet in height are proposed, along with combination fill/cut slopes up to 29 feet in height where the City's grading design criteria limits the height to 20 feet. The proposed cut and fill slopes generally follow the existing topography and step up the sloping terrain to provide suitable building pads, with the cut/fill transition typically located through the center of the pads. Increased setbacks for slopes adjacent to county parcels (5:1 cut slope setback) are required in order to avoid potential impacts to adjacent septic systems/leach fields, which are shown on the Tentative Map. The taller cut exemptions generally are located within the southwestern area of the site (Lots 6, 7 and 8) and along the western boundary of the project (Lot 3). The primary views through the site to the surrounding hillsides generally are from the adjacent homes on the west looking east, and from the county homes to the south looking north and northeast. The existing topography of the site along the western boundary is either similar or slightly higher than the adjacent southern homes. The proposed pad elevations along the southern perimeter (Lots 1, 3, 5, 6 and 8) range from approximately four feet higher to 14 feet lower than the adjacent county properties. The taller cut slopes are located towards the southwestern area of the project, which provides for lower pad elevations than the adjacent properties to the southwest and west to lessen potential view issues. The pad elevations for Lots 8 and 9 are approximately 20 feet lower than the adjacent homes/pads to the west. The applicant indicated that although lowering pad elevations is feasible, the cut/fill transition area would be altered, which also could affect the drainage design, increase the height of selected cut slopes, and the amount of export. The final design, setbacks, height and orientation of the future homes for the project (one- and two-story models) would be required to be reviewed and approved by the City's Design Review Board.

The proposed fill slopes are situated throughout the project site, with the higher fill slopes generally located along the eastern periphery (Lot 1) and northern boundary (Lots 9 and 10). The topography of the existing site ranges from 15 feet to approximately 27 feet higher than the adjacent homes to the north and northeast, and the proposed pads for Lots 9 and 10 would range from approximately 15 to 21 higher than the adjacent homes. Lot 1 would be situated approximately 25 higher than the homes to the east. Small retaining walls would be required to be incorporated along the toe of slope for Lots 1, 9 and 10 to move the bottom of the slopes further away from the property line to conform to slope setback requirements of the City's Grading Ordinance. The extent of proposed cut and fill slopes would be typical of other RE-20 hillside development and similar properties throughout the area. Potential impacts would be reduced through implementation of well landscaped slopes, replacement of mature trees in conformance with the City's Landscape and Grading Ordinance, and appropriate plotting and design of one- and two-story homes on specific lots. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.

b. The proposed design of the slopes would not adversely affect any adjoining septic systems since any affected lots would be connected to city sewer, or appropriate slope/grading setbacks have been incorporated into the design to avoid potential impacts. Conditions have been incorporated into the project which would require increased cut slopes along the project boundary (if necessary) to avoid disrupting any existing septic systems in the adjoining residential areas, or the developer must arrange to connect any adjoining existing dwelling units, now on private septic systems, to the public sewer system.

c. The proposed slopes would not intrude into or disturb the use of any adjacent property since they would not significant impact any scenic vistas or open space areas, disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcels.

2. Prior to grading permit issuance, the design of the slopes would be engineered to ensure the stability of the cuts and fills, and associated buildings placed upon the new pad area.

3. The grading exemption(s) and retaining walls generally are requested either to provide sufficient flat buildable area to accommodate a single-family home, reduce driveway grades, provide access to selected lots, and/or provide usable open space areas around the proposed homes.
4. For the reasons stated in the above sections, and further described in the Planning Commission staff reports and environmental review (ER 2004-35, Supplemental Comments), the grading has been designed to address on-site building constraints and has been minimized to the extent possible, preserving the character of the site while utilizing appropriate erosion control practices to avoid erosion, slides, or flooding in order to have as minimal an effect on the said environment as possible.

## **EXHIBIT "B"**

### **CONDITIONS OF APPROVAL SUB17-0003 TR 898 Extension of Time**

#### General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Chief.
4. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. Access for use of heavy fire fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
6. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
7. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
9. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
10. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division.
11. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
12. Three (3) copies of a revised tentative map, reflecting all modifications and any required changes shall be submitted the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
13. Any parcels not associated with this Tentative Map shall be labeled "Not a Part."
14. No street names are part of this approval. A separate request shall be submitted prior to Final Map.
15. Prior to recordation of the final map, the project shall establish a homeowner's association for the ongoing maintenance of the landscaping along the entry road and on-site water-quality basin, and any other common improvements. The establishment of the homeowners' association shall be included in the CC&Rs for the project. Storm water features and common landscape improvements shall be placed in appropriate landscape/stormwater/drainage easements, to the satisfaction of the Planning and Engineering Divisions.

16. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map and grading plans. The appropriate plan check fees shall be submitted with the CC&Rs.
17. All lots shall meet the average lot width and lot area requirements of the underlying zoning category. Panhandle lots shall meet all of the minimum net lot area and panhandle length requirements. The panhandle portion of the lot shall not exceed 120 feet in length. Conformance with these requirements shall be demonstrated on the Certified Tentative Map, grading and final map. Non-compliance with these minimum standards will result in revisions to the map.
18. Grading Exempted slopes shall not exceed the height approved by the Planning Commission and City Council and indicated in the Details of Request of the staff report, and on the certified tentative map as follows:
 

Lot 1	Pad 766' - up to 20' fill slope
Lot 2	Pad 762' - up to 24' cut/fill combo
Lot 3	Pad 786' - up to 22' cut/fill combo
Lot 4	Pad 794' - up to 29' cut/fill combination
Lot 5	Pad 808' – no exemptions
Lot 6	Pad 816' - up 23' cut
Lot 7	Pad 828' - up to 27 cut slope.
Lot 8	Pad 816' - up to 25'cut/fill combo
Lot 9	Pad 800' - up to 19' fill/retaining wall combo and up to 18' fill
Lot 10	Pad 804' - up to - 19' fill
19. Building pads with steep or long driveways shall incorporate an appropriate on-site turn around areas to eliminate vehicles backing up or down long or steep driveways, to the satisfaction of the Engineering Division. Provisions for the turn-around areas shall be demonstrated on the fine grading plans and plotting plans for the homes. For turn-around areas, a minimum 24-foot back up area should be provided for vehicles to exit the lot in a forward manner.
20. Panhandle lots or lots served by access easements shall incorporate parking for at least six vehicles on site, which includes, but not limited to a three-car garage with on-site paving for at least three cars.
21. Any impacts to off-site properties due to the grading and improvement of San Pasqual Valley Road/SR 78 shall be replaced/repaired to their previous condition (including any landscaping, paving, fencing, etc.). The removal of any mature trees shall be replaced with minimum 24-inch box-sized trees, to the satisfaction of the Planning Division and affected property owner.
22. This approval is subject to the parcels annexing into the City of Escondido.
23. Any retaining walls, perimeter walls or screen walls shall be constructed of decorative materials or finish, and detailed on the grading plans and landscape plans (materials and color).
24. Prior to issuance of any grading permits on the site, the applicant shall provide evidence that the Native American tribes (listed in the letter sent by the Native American Heritage Commission on November 26, 2007) have been contacted and given the opportunity to address any cultural issues or concerns by being allowed to observe or monitor grading activities. If any resources are discovered during construction activities, the tribes again shall be notified.
25. Concurrent with annexation of the subject parcels and prior to recordation of the Map, a Lot-Tie Agreement shall be recorded to tie Assessor's Parcel Numbers 230-410-44 and -45 in order to be in conformance with the minimum lot size requirements of 20,000 SF for the RE-20 zone.
26. If during construction/grading of the project, soil and/or groundwater contamination is suspected, construction/grading in the area should cease and appropriate health and safety procedures shall be implemented, as required in accordance with current regulatory requirements. Prior to the issuance of grading permits, appropriate soil sampling is required prior to disposal of any soils. The results of the soil samples and any remediation shall be submitted to the Planning and Engineering Divisions prior to commencement of grading operations. If the soil is contaminated, the material shall be assessed by a qualified professional and handled accordingly. Land Disposal Restrictions (LDRs) may be applicable to these soils. Any imported soils shall be free of contamination. The type of soils and condition of the soils shall be coordinated with the Engineering and Field Engineering Divisions.

27. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$1,926.75 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$1,876.75 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.
28. Lots 5 and 6 shall be restricted to one-story models with a maximum height of twenty-one feet to the top of the tallest ridge line. The pad elevations shall be no higher than 808 feet MSL for Lot 5 and 816 feet MSL for Lot 6 as indicated on the approved Tentative Map. Two-story additions shall not be allowed and no accessory structures shall be allowed on the lots in excess of 21 feet in height. This restriction shall be included in the notes on the Final Map and in the CC&Rs for the project. Deed restrictions for Lots 5 and 6 also shall be recorded concurrently with the Final Map to reflect these restrictions.
29. The turn-out areas along the western boundary of Lots 7 and 10 shall be posted with appropriate signs approved by the Fire Department indicating "NO PARKING FIRE LANE." The turn-out areas shall be constructed of heavy duty paving materials to reduce the need for future maintenance, to the satisfaction of the Engineering Division and Fire Department.

#### **Mitigation Measures-Conditions of Approval from ER 2004-35**

##### Biological Resources

30. The applicant shall obtain compensating land or credits for the loss of non-native grassland habitat in a mitigation bank approved by the City of Escondido, California Department of Fish and Game and U.S. Fish and Wildlife Service at a ratio of 0.5 acres of mitigation land for every one acre of land impacted, resulting in a requirement of acquisition of 3.57 acres of habitat or credits.

##### Traffic/Circulation

31. As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.

##### Hazards and Hazardous Materials:

32. Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements. If environmental concerns are encountered with any of the materials, the areas or substances of concern shall be assessed by a qualified professional and handled accordingly.
33. Prior to issuance of grading permits/construction operations, the soil sample results contained in the Phase I Environmental Site Assessment prepared by Environmental Business Solutions, dated December 23, 2004, shall be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.

## Noise:

34. Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report and on the building plans. Any additional recommendation of the INA shall be incorporated into the building plans.

## Landscaping

1. Seven copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Department prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, and also consistent with the State Model Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. Any existing trees to remain within the subdivision and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Any grove type does not need to be identified, unless to remain.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
5. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
6. Street trees shall be provided along every frontage within, or adjacent to this subdivision in conformance with the Escondido Landscape Ordinance and Street Tree List. Prior to the issuance of grading permits, a tree survey of the site shall be completed and submitted to the Planning Division showing the location and type of all (non-agricultural) trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed. Any existing trees to remain shall be identified on the grading and landscape plans, noted as "to remain" along with provisions to protect the trees during construction. If existing mature trees on site are removed, they shall be replaced with specimen sized trees in conformance with the City's tree preservation requirements. The removal of the oak trees on the site shall be replaced on a 1:1 basis with specimen sized trees (min. 24" box) or 2:1 basis with 15 gallon trees.
7. Appropriate plant materials shall be incorporated into the final landscape design in order not to adversely affect existing views (especially to the homes to the south and west), but to provide privacy where required. The manufactured slopes along the western and northwestern boundary of Lot 10 shall be heavily landscaped with appropriate trees and shrubs to provide a buffer area from the adjacent residences to the west and northwest, and reduce potential overlooking into rear yards.
8. The cut slope setback areas along the western boundary of the site shall contain appropriate landscaping and permanent irrigation. The most southerly panhandle/access easement on Lot 1 also shall provide appropriate landscape/hardscape treatment to avoid potential maintenance/visual impacts. Appropriate language to ensure the ongoing maintenance of the landscaping shall be included in the project CC&Rs.
9. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.



## Fire Department Conditions

1. Fire Hydrants capable of delivering 1,500 GPM at 20 PSI residual pressure are required every 500 feet. Additional hydrants may be required near intersections, fire department connections, or other locations.
2. Fire sprinklers will be required for structures exceeding 1,500 GPM needed fire flow. The ISO method of determining need flow must be used.
3. Access roads exceeding 20% slope are not allowed. Access roads over 15% slope require fire sprinkler systems in the served homes.
4. Access roads serving two or fewer homes are considered driveways and must be a minimum of 16 feet wide.
5. No parking will be allowed on 24-foot-wide private driveways. "No Parking" must be posted.
6. Driveways serving three or more homes are considered access roads and must be a minimum of 24 feet wide (Engineering may require a minimum width of 28 feet).
7. Minimum 16-foot-wide paved driveways must be provided within 150 feet of the structure.
8. Dead-end roads and driveways over 150 feet in length require a Fire Department turn-around.
9. All-weather paved access able to support the weight of a fire engine (50K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
10. A 28-foot inside radius is required on all corners.
11. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" are required in the turn-around.
12. Red curbs with 4" white lettering "NO PARKING FIRE LANE" signs are required in 24-foot-wide access areas. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Police Department.
13. Fuel Modification Zones must be permanently marked and provisions to provide on-going maintenance must be provided (min. 30').

## **ENGINEERING CONDITIONS OF APPROVAL ESCONDIDO TRACT 898- Time Extension**

### **GENERAL**

1. The applicant shall provide the City Engineer with a current Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this Subdivision.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
  - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
  - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

### **STREET IMPROVEMENTS AND TRAFFIC**

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

**STREET**

**CLASSIFICATION**

**Street "A"  
San Pasqual Valley Road**

**Residential Cul-De-Sac (36'/56')  
Major Road (HWY 78, 82'/102')**

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. The developer shall construct San Pasqual Valley Road in accordance with City design standards for a Major Road and to the requirements of CALTRANS at project entrance and along adjacent property to the southeast (230-410-4500). The developer shall also construct proper transition to provide adequate line of site based on a line of sight study approved by the CALTRANS.
4. The developer shall improve the existing access easement along the westerly property line with widening of the roadway along project frontage to minimum 24 feet (with guard rail along lot 7) and provide 20' wide public utilities and emergency access easement over that section of the roadway. The developer also shall improve the existing roadway from 5<sup>th</sup> Avenue to southerly property line to the satisfaction of the Fire Marshal.
5. The project access entrance shall be designed as street intersection with curb returns, cross gutters and spandrels, sidewalk ramps, etc. with a minimum throat width of 36 feet.
6. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
7. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
8. Plans for construction within any right-of-way under a jurisdiction other than the City of Escondido will be subject to the review by both the City of Escondido and the other jurisdiction. The developer shall be responsible for securing all necessary permits from the appropriate agencies.
9. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the City Engineer and CALTRANS. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
11. An encroachment permit shall be obtained from CALTRANS for all work within the CALTRANS right-of-way.
12. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
13. The developer shall be required to construct a LED street lights in accordance with Escondido Standard Drawing No. E-1-E at the project entrance and along Street "A" per City of Escondido Design Standards.

## GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.
3. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
4. Increased cut slope setbacks may be required along the project boundary to avoid disrupting any existing septic systems in the adjoining residential areas and may be required to avoid encountering ground water problems. Actual setbacks to be used will be based on recommendations of the soils engineer. The requirements of the San Diego County Health Department should be consulted in this regard. In lieu of these requirements, or if the County Health Department requirements cannot be met, the developer must arrange to connect adjoining existing dwelling units, now on private septic systems, to the public sewer system. In this regard, the developer will be required to make necessary arrangements for all main extensions, easements and payment of all connection and permit fees. Any dwellings in the unincorporated areas must have special approval of the City Council before being connected to the City sewer system. This requirement shall also apply to off-site road and utility improvements where existing septic systems are jeopardized as a result of these improvements.
5. It shall be the responsibility of the developer to pay all plan check and inspection fees required by the San Diego County Health Department.
6. All setbacks shall be in compliance with the Grading Ordinance.
7. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
8. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. A WDID number shall be obtained and be included on the Grading plans.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
11. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
12. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings. All driveways proposed for Fire Truck access shall be special designed to meet the loading requirements and require a clear turn around at the end that cannot be used for parking.
13. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

### **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Drainage Study to be prepared by the engineer of work.
2. The project is required to construct an off-site storm drain line in San Pasqual Valley Road from 5<sup>th</sup> Avenue to the Bio-Retention basin along Street "A". This off-site storm drain will be constructed primarily within the jurisdiction of CALTRANS and the improvement plans for these drainage facilities shall be subject to their review and approval.
3. A Final Storm Water Quality Management Plan (SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
4. All storm water treatment and retention facilities and their drains including the bio-retention basins, and their HMP underground storage basins shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the home owners' association. Provisions stating the maintenance responsibilities shall be included in the CC&Rs.
5. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. This agreement shall be referenced in the CC&Rs.

### **WATER SUPPLY**

1. Required water main improvements shall include construction of an 8-inch water main in Street "A" to the requirements of the City Engineer and Director of Utilities.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

## SEWER

1. The location and sizing of all sewer main extensions shall be designed per the City of Escondido Design Standards and Standard Drawings to the satisfaction of the City Engineer and Director of Utilities.
2. All onsite sewer mains shall be public and all sewer laterals shall be considered private. The Home Owners will be responsible for all maintenance and repair of their sewer laterals. This shall be clearly stated in the CC&Rs.
3. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.
4. Due to impacts to the septic system of the adjacent property (230-410-4500), the developer shall be required to connect the subject property to public sewer (including payment of the connection fee) prior to impacting the septic system.

## FINAL MAP - EASEMENTS AND DEDICATIONS

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

### STREET

### CLASSIFICATION

**Street "A"  
San Pasqual Valley Road**

**Residential Cul-De-Sac (36'/56')  
Major Road (HWY 78, 82'/102')**

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. The developer is responsible for making the arrangements to quitclaim all easements of record, which conflict with the proposed development prior to approval of the Final Map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

## REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices

items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.

2. This subdivision is contiguous to the facilities of another public agency. This agency may be required to review and/or sign the improvement plans. It will be the responsibility of the developer to establish an account with this jurisdiction to pay for all fees for plan checking and permit approval.
3. The developer shall be required to pay all development fees of the City (along with any other appropriate permitting or outside agencies/jurisdictions (if necessary) then in effect at the time, and in such amounts as may prevail when building permits are issued.

### **CC&Rs**

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&Rs for maintenance by the Home Owners Association of all parkway landscaping and irrigation along Street "A", the storm water bio-retention basin(s) and drainage facilities, any emergency gates, common open spaces, public utilities easement access roads and pedestrian pathways. These provisions in the CC&Rs must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
4. The CC&Rs must state that the Home Owners Association assumes liability for damage and repair to City improvements and/or utilities in the event that damage is caused by the Home Owners Association's repair or replacement of private utilities or drainage facilities.

### **UTILITY UNDERGROUNDING AND RELOCATION**

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance.
2. All new dry utilities to serve the project shall be constructed underground.
3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

## Attachment "A"

### MITIGATION MONITORING REPORT

**PROJECT NAME:** Escondido Tract 898 (San Pasqual Valley Road/SR 78))  
**PROJECT DESCRIPTION:** 10 lot single-family residential development

**NEG .NEC. NO.** ER 2004-35  
**ASSOC. CASE NO.:** 2004-67-GE/PZ, 2004-04-AN  
**APPROVAL BODY/DATE:**  
**PROJECT MANAGER:** Jay Paul, Assoc. Planner

**PROJECT LOCATION:** 701, 711 & 715 San Pasqual Valley Road and 1201 E. 5th Ave  
 APNs 230-410-31, -33, 44 and -55

**CONTACT PERSON:** Ted Goldberg, Walton Escondido, LLC  
**PHONE NUMBER:** (760) 943-7745

Phase at which the Mitigation  
 Measures are to be Implemented

Prior to Grading Permit, Final Map and Building Permits

Nature of Impact	Mitigation Measure	Identification No. Location in Doc.	Responsibility For Implementation	Certified Initial Date	Comments
Transportation/Traffic	As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.	III. Traffic #1	Project Applicant  Engineering Div, to review traffic control plan and ensure appropriate traffic control implemented prior to issuance of grading permits/ construction		
Biological Resources	Prior to issuance of grading permits for the project, impacted non-native grassland (7.14 acres) shall be mitigated at a 0.5:1 ratio (3.57 acres/credits) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.	V. Biological Resources #1	Planning Division to verify evidence of purchase of mitigation credits prior to issuance of grading permits		
Hazards and Hazardous Materials	Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements.	VIII. Hazardous Materials #1	Project Applicant  Planning Division to verify removal of any trash/debris		
Hazards and Hazardous Materials	Prior to issuance of grading permits/construction operations, the soil sample results be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of	VIII. Hazardous Materials #2	Project Applicant  Planning Division and Engineering to verify disclosure and appropriate materials/safety plan prior to issuance of grading		



	grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.		plans/development plans		
Noise	Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report. The buildings plans will need to incorporate the recommendations in the final INA.	XI. Noise #1	Applicant to submit noise study Planning Div. and Building Div. to review noise analysis prior to issuance of building plans		

**CODE COMPLIANCE**

Ongoing monitoring to ensure compliance with all mitigation measures, conditions of approval, operational requirements, standards, codes and regulations.	Project Applicant City of Escondido Planning Division Wildlife Agencies	Public Works Dept. Code Enforcement Div. Police Dept.	Building Dept. City Attorney Fire Dept.
Enforcement of the project conditions, mitigation measures, codes, standards and regulations are handled through inspection and evaluation procedures by the above mentioned City Departments and upon failure to comply with the conditions, the project may be referred to the Planning Commission for review and possible modification or revocation of the permit.	City of Escondido		

## PLANNING COMMISSION

Agenda Item No.: G.3  
Date: December 11, 2007

**CASE NUMBER:** TR 898, 2004-67-GE/PZ, 2004-04-AN and ER 2004-35

**APPLICANT:** Walton Escondido, LLC

**LOCATION:** Generally located on the western side of San Pasqual Valley Road, south of 5th Avenue, north of Ranrido Drive, addressed as 701 San Pasqual Valley Road and 1201 E 5th Avenue (APNs 230-410-31 and -33). An additional developed County property (which consists of two parcels addressed as 711 and 715 San Pasqual Valley Road, APNs 230-410-44 and -45) also is proposed to be included in the annexation.

**TYPE OF PROJECT:** Tentative Subdivision Map, Grading Exemptions, Prezone and Annexation/Reorganization

**PROJECT DESCRIPTION:** Tentative Subdivision Map (TR 898) for ten single-family residential lots on approximately 7.1 acres of land along with Grading Exemptions for 12 cut and fill slopes up to approximately 29 feet in height. The eastern section/parcel of the project site (APN 230-410-31) is located within an unincorporated area of the county, and would annex to the City of Escondido. An additional developed County property (which consists of two parcels addressed as 711 and 715 San Pasqual Valley Road, APNs 230-410-44 and -45) also is proposed to be included in the annexation. A Prezone is included to rezone the subject parcels from county zoning to City of Escondido Zoning (PZ RE-20).

**STAFF RECOMMENDATION:** Approval, subject to conditions

**GENERAL PLAN DESIGNATION/TIER:** Estate II (up to 2 dwelling units per acre)  
Central Neighborhood/Subarea, Tier 1

**ZONING:** Existing: RE-20 (Residential Estate, 20,000 SF min. lot size) and  
County RS-4, (Single-Family Residential, 10,000 SF min. lot size, up to 4 du/ac).  
Proposed: RE-20 (Residential Estate, 20,000 SF min lot size).

### BACKGROUND/SUMMARY OF ISSUES:

The project consists of a proposed ten-lot Tentative Subdivision Map along with a Prezone and Annexation to the City of Escondido. Proposed lot sizes range from approximately 20,010 SF to 43,237 SF. Access to the project would be provided by a new internal cul-de-sac street intersecting San Pasqual Valley Road (SR 78) on the east. An existing paved private access and public utility easements located along the western boundary of the property would not provide primary access to the project or direct access to any of the lots. Private internal access easements/driveways would provide access to six of the lots from the new cul-de-sac street.

Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Difficult excavation conditions could be anticipated, which might require blasting in areas of deep cuts. Twelve Grading Exemptions for cut slopes up to 27 feet in height are proposed, along combination fill/cut slopes up to 29 feet in height. Off-site grading and tree removal is proposed to accommodate the proposed new cul-de-sac street and to improve the appropriate sight distance along San Pasqual Valley Road/SR 78 south of the project site. Any necessary road improvements/grading within the San Pasqual Valley Road/SR 78 right-of-way would require the appropriate permits from the California Department of Transportation (Caltrans).

The eastern section of the project site (APN 230-410-31) is located within an unincorporated area of the county, and would annex to the City of Escondido. This parcel maintains a City of Escondido General Plan land-use designation of Estate II, which allows for a maximum density of up to two dwelling units per acre and minimum lot size of 20,000 SF. An additional developed County property (which consists of two parcels, APNs 230-410-44 and -45) also is proposed to be included in the annexation since off-site grading and road dedication (approx. 426 SF of area) is necessary to accommodate the improvement of proposed Street "A." The proposed off-site grading necessary to support the new

cul-de-sac street design/location could impact the county parcel's septic system (APNs 230-410-44 and -45). Therefore, the adjacent developed county parcel would need to be connected to City sewer, which requires annexation to the City of Escondido. The proposal also includes a jurisdictional reorganization consisting of annexation to the City of Escondido and detachment from County Communications District Service Area 135 (San Diego Regional Communication system), and detachment from Rincon del Diablo Municipal Water District (MWD) I "E.". A Prezone is necessary to rezone the subject parcels from county zoning to City of Escondido Zoning (PZ RE-20). When the annexation becomes final, the zoning then would be RE-20 (Residential Estate, 20,000 SF min. lot size). The proposed Reorganization/Annexation would need to be approved by the Local Agency Formation Commission (LAFCO).

Staff feels the issues are as follows:

1. Appropriateness of the proposed Prezone designation of PZ-RE-20.
2. Appropriateness of the proposed Annexation Boundaries.
3. Appropriateness of the project design, grading, and whether the proposed subdivision would be compatible with surrounding development.
4. Appropriateness of the proposed access from San Pasqual Valley Road

**REASONS FOR STAFF RECOMMENDATION:**

1. Staff feels the proposed Prezone designation of PZ-RE-20 would be appropriate since the underlying Estate II General Plan Land-Use Designation would allow RE-20 zoning with minimum lot sizes of 20,000 SF, and a maximum density of 2 du/ac. The proposed density of the project is 1.4 du/ac would be consistent with the Estate II land-use designation and compatible with surrounding residential densities. All of the lots would meet or exceed the RE-20 minimum lot size requirement of 20,000 SF and average lot width of 100 feet. The size and configuration of the lots could support a reasonable sized single-family residential home, garage, and usable open space areas.
2. The proposed annexation boundaries would allow for the orderly development of the City without adversely affecting adjacent properties. Although the annexation would result in the creation of a small county island, the remaining county area would not adversely impact the ability to provide continued public and other services to the two remaining county parcels. The two remaining parcels only are separated from adjacent county parcels to the south by a narrow public access and utility easement and the property owners do not want to be included in the annexation.
3. The proposed lot sizes would be in conformance with the General Plan Estate II land-use designation, and the lot configurations and proposed average widths of 100 feet would conform to the Hillside Ridgeline requirements for lots in proximity to intermediate ridgelines. Staff feels the density, lot configurations, and lot sizes would be compatible with the surrounding area since the density of the project is similar or less than existing residential densities to the north, south and west. The proposed lots sizes are approximately 20,010 SF to 43,237 SF, which generally is larger than adjacent residential development to the north and east, and similar to residential lot sizes to the south and west. Lot widths also would be similar or larger than adjacent lot widths.

Although Grading Exemptions are proposed for cut and fill slopes up to approximately 29 feet in height, staff feels the grading design would not result in any significant adverse visual or compatibility impacts to adjacent properties based on the topographical constraints of the site; similar hillside topography and pad elevations surrounding the site; orientation of the proposed lots, and increased grading/slope setbacks from adjacent county parcels. The Grading Exemptions are requested in order to create buildable pads, which are typical for residential developments throughout the City which contain similar hillside topography. Adequate slope and building setbacks and perimeter landscaping would be provided to adequately address any potential visual, compatibility, drainage and septic issues.

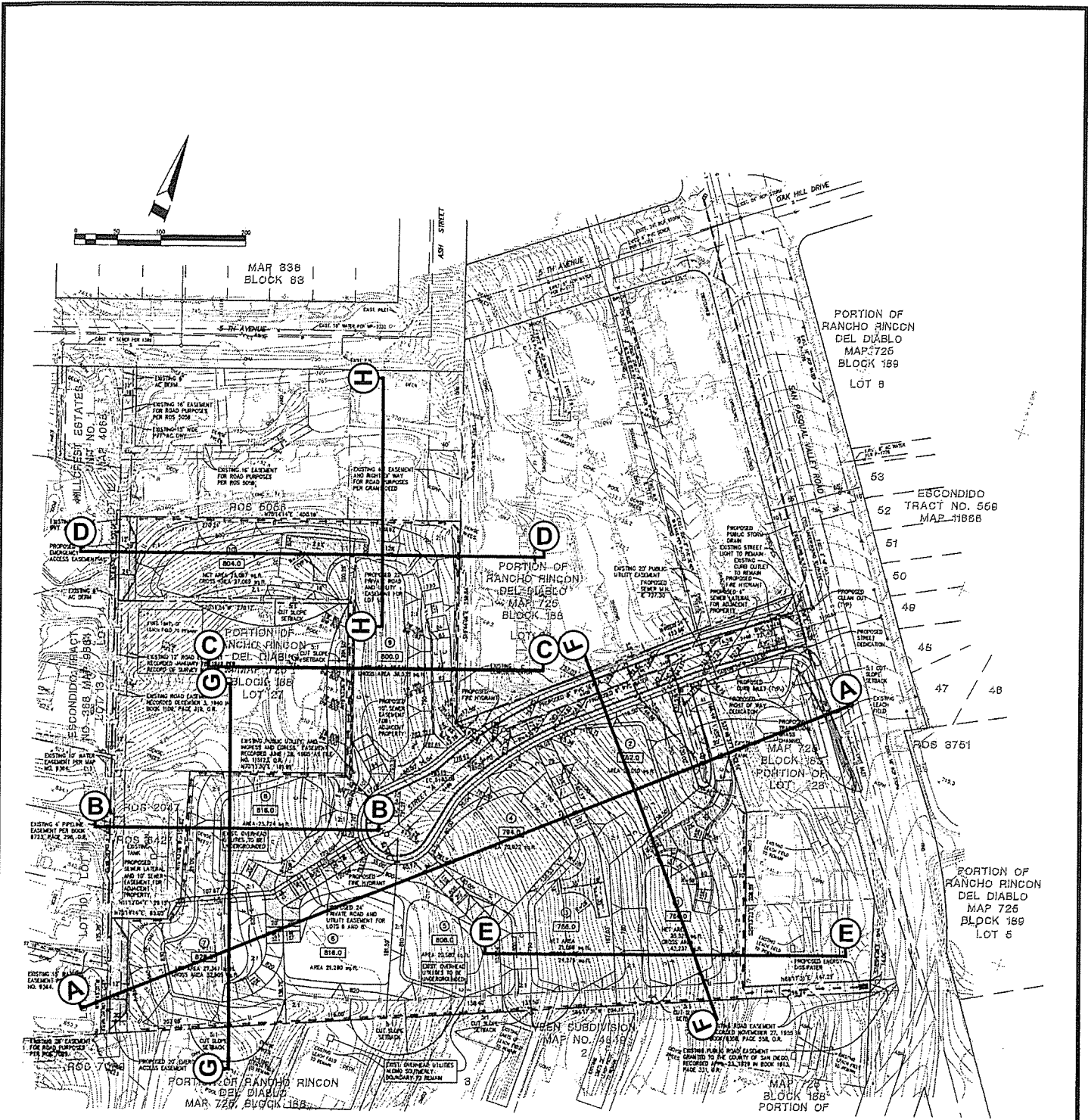
4. Access to the proposed development would be provided by a new cul-de-sac street intersecting San Pasqual Valley Road to the east. The Department of Transportation (Caltrans) indicated that due to the project's access constraints, Caltrans would allow access to the State Highway, subject to conformance with the Department's standards for public road intersection and sight distance requirements, which would be incorporated into the project design.

Respectfully submitted,



Jay Paul  
Associate Planner





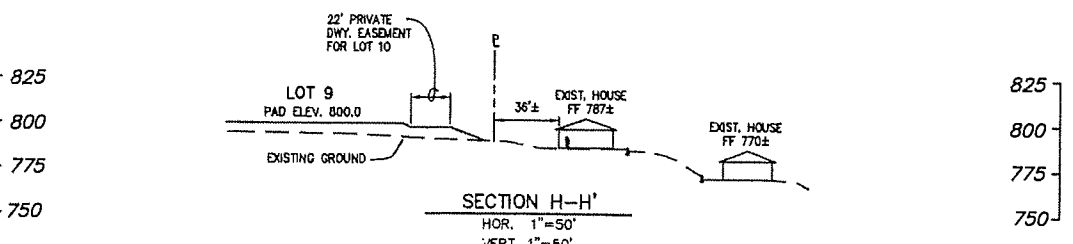
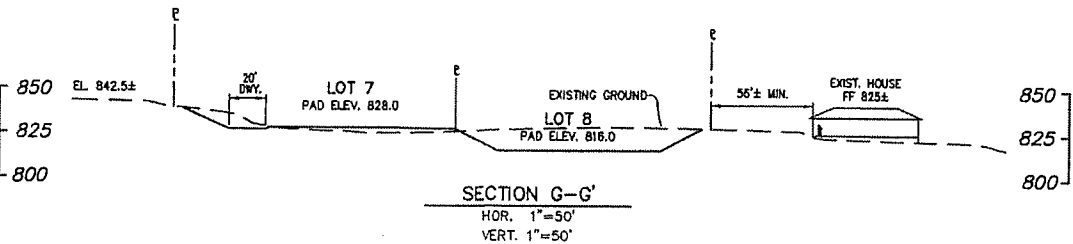
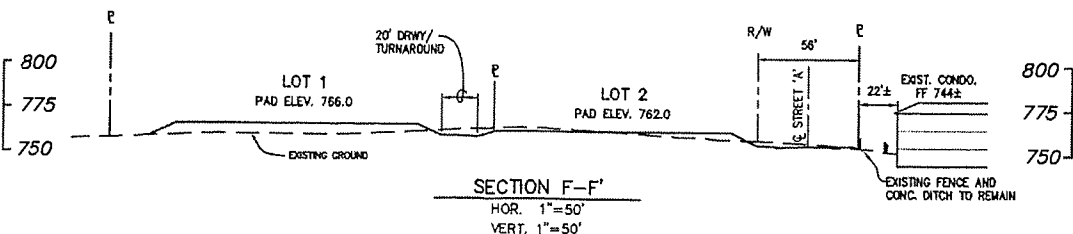
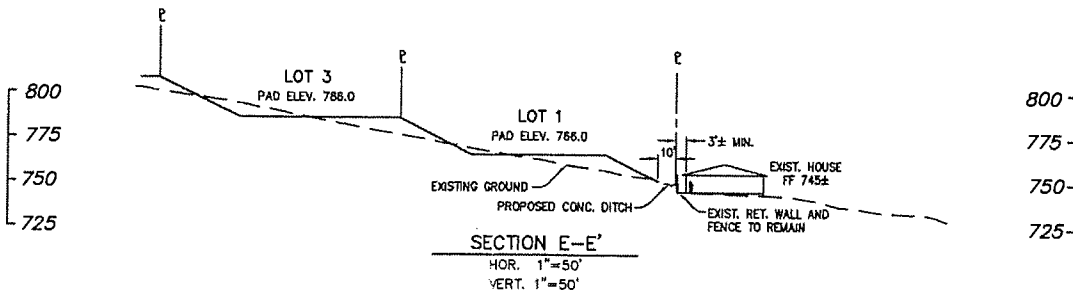
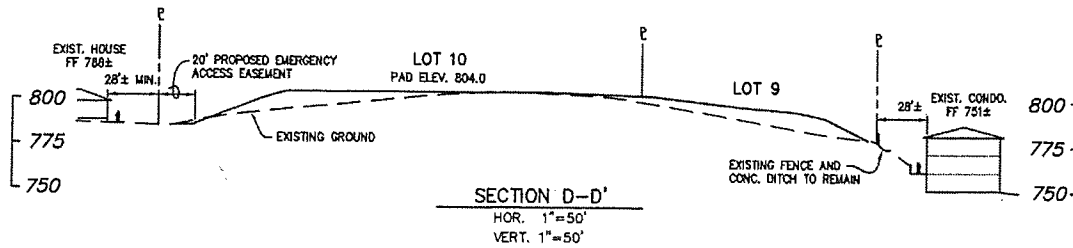
CROSS SECTION INDEX

**PROPOSED SUBDIVISION, GRADING EXEMPTION, PREZONE, AND ANNEXATION TR 898, 2007-67-GE/PZ, & 2004-04-AN**

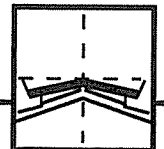


TENTATIVE MAP



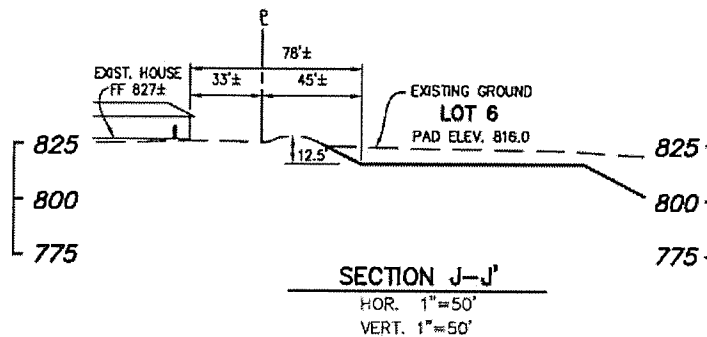
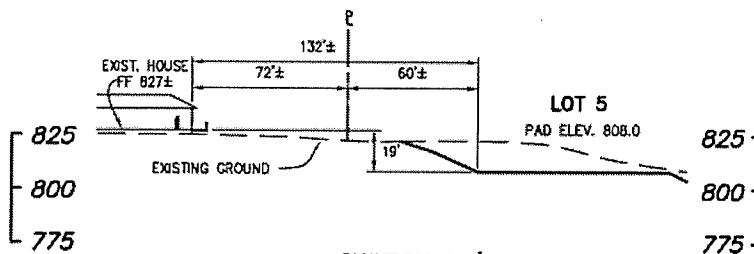
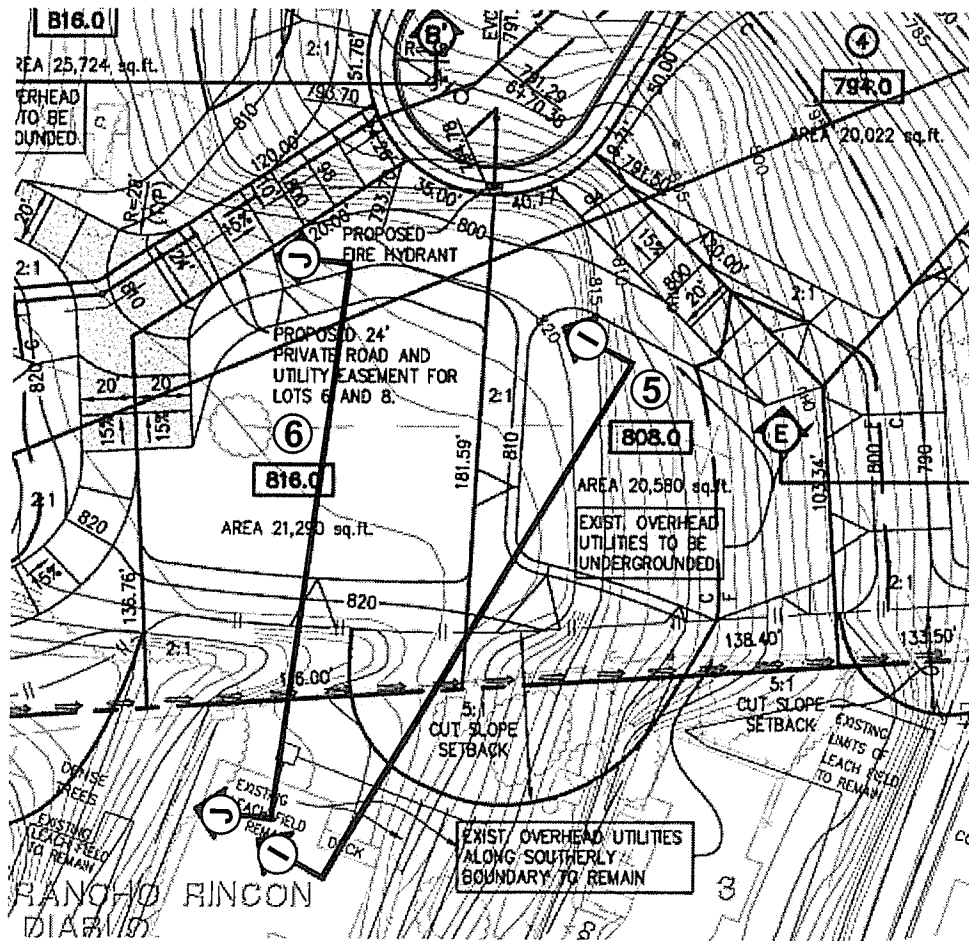


**PROPOSED SUBDIVISION, GRADING EXEMPTION, PREZONE, AND ANNEXATION TR 898, 2007-67-GE/PZ, & 2004-04-AN**

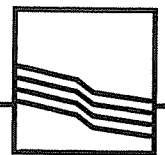


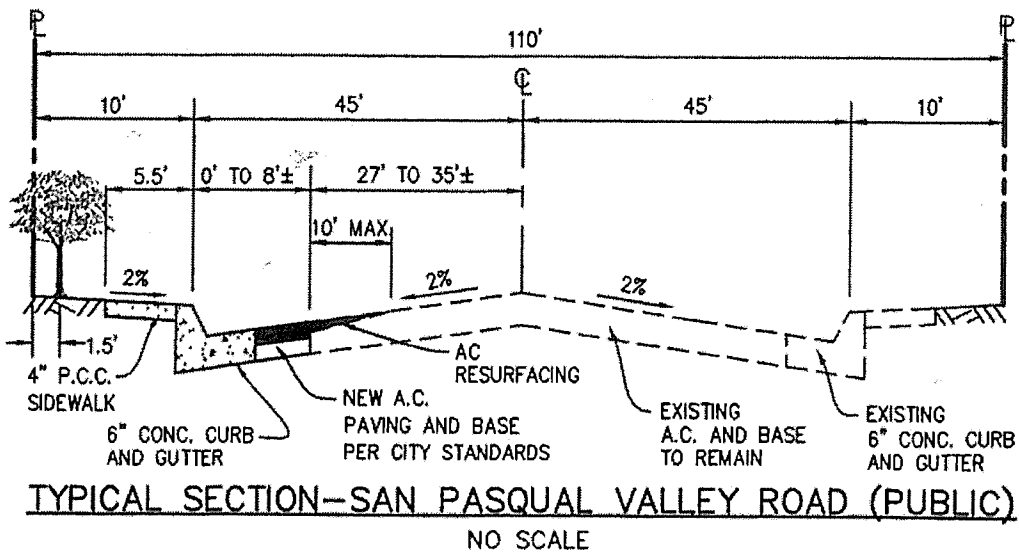
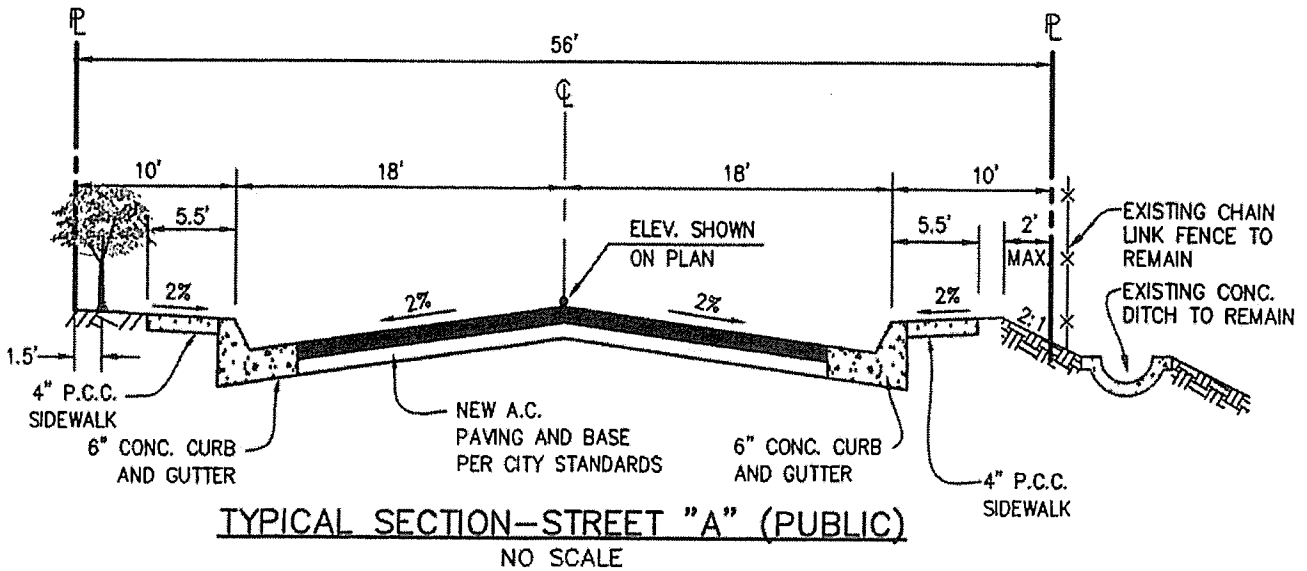
SECTIONS



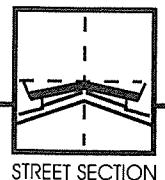


**PROPOSED SUBDIVISION, GRADING  
EXEMPTION, PREZONE, AND ANNEXATION  
TR 898, 2007-67-GE/PZ, & 2004-04-AN**





**PROPOSED SUBDIVISION, GRADING EXEMPTION, PREZONE, AND ANNEXATION TR 898, 2007-67-GE/PZ, & 2004-04-AN**



# ANALYSIS

## A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH:** City PD-R-18 and R-1-10 zoning (Planned Development Residential, 18 dwelling units per acre, and Single-Family Residential, 10,000 SF min. lot size). A multi-family/condominium residential development is located north of the western/county parcel at a lower elevation. The adjacent multi-family development consists of two-story, multi-unit buildings. Chain-link fencing is located along the northern property line. A concrete brow ditch is located along the shared boundary of the subject site and adjacent condo complex, which intercepts any runoff from the subject site. Single-family, generally one-story homes on lots ranging in size from approximately 6,842 SF to approximately 14,000 SF are located north of the eastern city parcel at a lower elevation. Off-site vegetation consists of ornamental landscaping associated with the adjacent condominiums and single-family residences.
- SOUTH:** County zoning (RS-4, 10,000 SF min. lot size). Single-family, single-story homes are located to the south on lots ranging in size from approximately 17,000 SF to 32,000 SF. The homes generally are situated at a similar or slightly lower elevation than the project site as the parcels generally follow the sloping topography from east to west. The rear of these homes generally orient towards the project site. A utility easement is located along the southern boundary of the site, which contains overhead utility lines. A combination of wooden fencing and/or chain-link fencing is located along the southern property boundary. Off-site vegetation to the south generally consists of mature trees and ornamental vegetation associated with the adjacent development. The density of the vegetation varies lot by lot.
- EAST:** R-1-6 and R-1-10 zoning (Single-Family Residential, 6,000 and 10,000 SF min. lot size). San Pasqual Valley Road/SR 78 is located immediately to the east of the project site. San Pasqual Valley Road/SR 78 is a State Highway and classified as a Major Road (102' R-O-W) on the City of Escondido's Circulation Element. San Pasqual Valley Road has not been improved to its ultimate width across the project frontage or to the south. The roadway has been improved immediately north of the project site within the City of Escondido. Single-family residential homes, one- and two-story, are located east across San Pasqual Valley Road.
- WEST:** R-1-10 zoning (Single-Family Residential, up to 10,000 SF min. lot size). Single-family homes, single- and two-story, are located immediately west of the project site on lots ranging in size from approximately 8,600 SF to 1.31 acres. The homes generally are situated at a higher elevation than the project site. A narrow, paved private access road and utility easement is located along the western boundary of the project site, which provides access to some of the homes. The front yards of some of the homes orient towards the project site, and the rear of other orient towards the site. Off-site vegetation generally consists of mature trees and ornamental landscaping associated with the residential development.

## B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department has indicated their ability to adequately serve the proposed project. The project is served by Fire Stations 1 and 2.
3. Traffic -- San Pasqual Valley Road (SR 78) operates as a four-lane undivided roadway (Major Road - two lanes each direction) north of the project site with a Level-of-Service "B." Existing ADTs are approximately 22,600 from Grand Avenue to Oak Hill Drive with a volume to capacity ratio (v/c) of 0.61. San Pasqual Valley Road operates as a two-lane Collector Road south of the project site with one lane in each direction, a paved shoulder, and a continuous two-way center turn lane. Parking generally is restricted along the roadway. Existing ADTs from Oak Hill Drive to Birch Avenue are approximately 19,300 trips. Based on existing roadway conditions and design capacity, this segment of San Pasqual Valley Road operates at LOS "F" with a v/c of 1.28. San Pasqual Valley Road is not improved to its ultimate width across the project frontage. The intersection of San Pasqual Valley Road/Ash Street at Oak Hill Drive north of the project site is signalized and operates at LOS "C" or better.

Under the City of Escondido's adopted standards, a direct significant impact would occur on a street if project implementation degrades the LOS to worse than mid-level "D" and increases the v/c ratio by more than 0.02. If the segment already operates at mid-LOS D or worse in the baseline condition, a significant cumulative impact would result if the project increases v/c by more than 0.02. Based on SANDAG Traffic Generation Rates for the San Diego region, the proposed project is anticipated to generate approximately 12 Average Daily Trips per lot/unit or approximately 120 ADT (9.6 a.m. and 12 p.m. peak hour trips). The Engineering Department indicated that 120 trips would not result in a significant direct impact to the existing Levels of Service on the adjacent streets or intersection(s) since a stable flow of traffic is maintained along the street segments. The Engineering Department also indicated the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the Levels of Service on any of the adjacent roadways or intersections since the project would not add 200 additional trips to a circulation element street with a service level below the mid-range of LOS D, and the v/c ratio would not increase more than 0.02. Based on the anticipated traffic (and relatively low peak hour trips) that would be generated by the project, there are no intersections in the area that the project would increase the delay by more than the permissible 2.0 seconds. Therefore, the project traffic would not result in a significant impact to the environment. The developer would be required to pay all traffic development and impact fees of the City and any other appropriate permitting or affected agencies/jurisdictions.

4. Utilities – Sewer and water service would be provided by the City of Escondido and is available from existing mains and the extension of nearby facilities. The City Public Utilities staff have confirmed capacity exists in the City's reservoir and treatment facilities to adequately serve the project. In order to provide reliable, looped water service to this development, the project has been conditioned to connect the existing City watermain on San Pasqual Valley Road to the existing watermain at San Pasqual Valley Road and Birch. Appropriate easements (min. 20 feet width) for the existing watermain that runs along the western boundary of the project also will need to be provided in order to provide future maintenance of this older line which was constructed in the early 1950s. Overhead utility lines are located throughout the site, and a high capacity line bisects the site from north to south. This line is proposed to be undergrounded as part of the project, and accommodated within the development within appropriate utility easements. The Engineering Division indicated the cost to underground the existing utilities would be significant given the type and capacity of the lines that run through the site. The final engineering design of the lots will need to be coordinated with SDG&E for the appropriate placement and access to the easements.
5. Solid Waste – Trash service would be provided by Escondido Disposal.
6. Drainage – A Hydrology and Hydraulic Study was prepared for the proposed project by JP Engineering, dated October 19, 2006. Based on the hydraulic calculations presented in the report, the proposed storm drainage system would be adequate to handle the anticipated peak discharge rate as a result of the proposed development. The proposed drainage pattern generally would follow the existing, historical drainage pattern, and runoff from the project site would be directed to on-site storm water facilities, and then to the existing on- and off-site drainage facilities located around the project site. Prior to any of the storm water entering the existing manufactured or the natural drainage channel along the western property boundary, the water would be treated by a system of on-site landscape features and biofilters (which includes grass-lined swales) incorporated into the design of the project. On-site drainage would be treated before it enters the existing storm drain system either by a system of individual lot landscaping, bio swales and a grass-lined detention/water quality basin, in accordance with local and regional water quality requirements. Appropriate features also would be incorporated into the design to prevent any erosion to the adjacent natural drainage channel or downstream properties. The proposed detention/water quality basin would be located within a proposed drainage/maintenance easement that would be maintained by a Landscape Maintenance District. Storm water drainage maintenance provisions would be detailed in the project conditions and required CC&Rs. A final Water Quality Technical Report will be prepared for the project to determine the full range of methods necessary to ensure water quality is not adversely affected.

### **C. ENVIRONMENTAL STATUS**

1. A Mitigated Negative Declaration (ER 2004-35) was issued for the proposed project on November 1, 2007. The proposed project would result in potential significant impacts to Biological Resources, Hazardous Materials/Soils, and Noise. The Mitigated Negative Declaration contains appropriate mitigation measures to reduce identified impacts to less than a significant level. Staff feels the environmental document adequately addresses all project related issues and the comments received from the public and outside agencies do not raise any additional issues that would rise to a level of significance.

2. In staff's opinion, no significant environmental issues remain unresolved through compliance with mitigation measures, project design, code requirements and the recommended conditions of approval. A copy of the Mitigated Negative Declaration is attached with this report. The final environmental document attached with this report includes additional corrections or clarification of issues to respond to comments from various City Departments, outside agencies, or other relevant comments, which also have been reflected in the project conditions of approval and mitigation measures.

**D. CONFORMANCE WITH CITY POLICY**

General Plan-Density and Yield - The City of Escondido General Plan designates the site as Estate II, which allows single family residential development. The objective of the Estate II category is to promote single-family estate development on wider and deeper lots with a maximum density of 2.0 units per acre and minimum lot size of 20,000 sq. ft. The proposed density of the project is 1.4 du/ac (10 lots / 7.14 ac.) The extent of dwelling units permitted is dependent on the topography of the site. The General Plan indicates the maximum development yield of Estate II lands shall be calculated according to the following topography/slope categories.

The extent of dwelling units permitted is dependent on the topography of the site. The City's General Plan indicates the maximum development yield of Estate II lands shall be calculated according to the following topography/slope categories.

<u>General Plan Yield</u>	<u>Existing Topography</u>	<u>Yield</u>
0-25%: 2 dwelling per 1 acres	6.65 ac	13.3 lots
25 – 35% 1 unit per 1 acre	0.29 ac	0.29 lots
35% +: 1 dwelling unit per 20 acres	<u>0.2 ac</u>	<u>0.004 lots</u>
	7.14 ac	13.59 lots

**E. PROJECT ANALYSIS**

Public Input - A neighborhood meeting was conducted by the project applicant on April 23, 2007, and approximately nine people attended. Neighborhood issues generally concerned whether the proposed grading design would impact adjacent septic systems of the county parcels to the south and east; would the proposed pad elevations and grading exemptions affect existing views and privacy, especially the homes to the south; would the project affect the existing easement road along the western boundary of the site; how would access be provided and sight distance/turn movement issues be addressed along San Pasqual Valley Road; and would other adjacent county residents be required to annex. Staff received a letter from an adjacent property owner to the south (Pietro & Donna Tabone – 842 Ranrindo Drive) expressing concern regarding the appropriateness of the proposed pad elevations along the southern boundary of the project site (specifically Lot 6) and whether the grading/pad elevations would adversely impact existing views across the site towards the mountain to the north. The Tabones requested that a one-story home be required on Lot 6 to reduce potential view issues through the site and also to alleviate potential privacy issues from overlooking into their rear yards from two-story homes.

**Whether the Project Design, Grading and Grading Exemptions would be Compatible with the Surrounding Neighborhood**

Grading Design and Exemptions – Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Grading Exemptions for cut slopes up to 27 feet in height are proposed and combination fill/cut slopes up to 29 feet in height where the City's grading design criteria limits the height to 20 feet. The proposed cut and fill slopes generally follow the existing topography and step up the sloping terrain to provide suitable building pads, with the cut/fill transition typically located through the center of the pads. Increased setbacks for slopes adjacent to county parcels (5:1 cut slope setback) are required in order to avoid potential impacts to adjacent septic systems/leach fields, which are shown on the Tentative Map. The taller cut exemptions generally are located within the southwestern area of the site (Lots 6, 7 and 8) and along the western boundary of the project (Lot 3). The primary views through the site to the surrounding hillsides generally are from the adjacent homes on the west looking east, and from the county homes to the south looking north and northeast. The existing topography of the site along the western boundary is either similar

or slightly higher than the adjacent southern homes. The proposed pad elevations along the southern perimeter (Lots 1, 3, 5, 6 and 8) range from approximately four feet higher to 14 feet lower than the adjacent county properties. The taller cut slopes are located towards the southwestern area of the project, which provides for lower pad elevations than the adjacent properties to the southwest and west to lessen potential view issues. The pad elevations for Lots 8 and 9 range from approximately 20 feet lower than the adjacent homes/pads to the west. The applicant indicated that although lowering pad elevations is feasible, the cut/fill transition area would be altered, which also could affect the drainage design, increase the height of selected cut slopes, and the amount of export. The final design, setbacks, height and orientation of the future homes for the project (one- and two-story models) would be required to be reviewed and approved by the City's Design Review Board.

The proposed fill slopes are situated throughout the project site, with the higher fill slopes generally located along the eastern periphery (Lot 1) and northern boundary (Lots 9 and 10). The topography of the existing site ranges from 15 feet to approximately 27 feet higher than the adjacent homes to the north and northeast, and the proposed pads for Lots 9 and 10 would range from approximately 15 to 21 higher than the adjacent homes. Lot 1 would be situated approximately 25 higher than the homes to the east. The extent of proposed cut and fill slopes would be typical of other RE-20 hillside development and similar properties throughout the area. Staff feels the grading design and proposed exemptions would not result in any significant adverse visual or compatibility impacts to adjacent properties since the proposed fill slopes would not obstruct existing views, and the proposed cut slopes/pads along the western and southern boundary generally would be situated at a similar or lower elevation than adjacent lots. The Grading Exemptions are requested in order to create buildable pads, which are typical for residential developments throughout the City which contain similar hillside topography. The orientation of the proposed lots would be compatible with adjacent developed lots and increased grading/slope setbacks from adjacent county parcels adequately address any potential visual, compatibility, drainage and septic issues. Potential impacts also would be further reduced through implementation of well landscaped slopes, replacement of mature trees in conformance with the City's Landscape and Grading Ordinance, and appropriate plotting and design of one- and two-story homes on specific lots. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties.

**Whether Appropriate Access is Provided to the Site**

Access to the proposed development would be provided by a new cul-de-sac street intersecting San Pasqual Valley Road to the east. Access to the site currently is provided by an existing paved private access road along the western boundary which intersects 5th Avenue on the north. However, this easement road would not provide primary access to the project lots since the existing easements are not sufficient to widen the road to current standards to provide appropriate two-way access. Although access would not be provided from this road, various sections of the easement road would be widened (adjacent to Lots 7 and 10) in accordance with Fire Department requirements.

The Department of Transportation (Caltrans) indicated that due to the project's access constraints, Caltrans would allow access to the State Highway, subject to conformance with the Department's standards for public road intersection and sight distance requirements. Current sight restrictions along San Pasqual Valley Road/SR 78 are due to the existing curve and alignment of the street south of the project site. A Sight Distance Study (which was forwarded to Caltrans) for the project was prepared by the project engineer (JP Engineering, Inc.) to evaluate the sight distance issues looking north and south along San Pasqual Valley Road from the project entrance. For a design speed of 45 MPH, the study indicated a minimum sight distance of 495 feet could be provided which would be in conformance with Caltrans requirements (Highway Design Manual, Table 405.1A) in the northbound and southbound directions. In order to meet the sight distance requirements to the south, a portion of the existing slope along the western side of the roadway within the Caltrans right-of-way south of proposed Street "A" would need to be cut back and regraded (along the frontage of APN 230-410-44, and small area along the frontage of APN 230-410-09 within the existing right-of-way). An existing mature eucalyptus tree located about 70 feet south of proposed Street "A" would need to be removed and the existing utility pole immediately south of proposed Street "A" would need to be relocated or utilities undergrounded as part of the final plans that would be prepared by coordination with SDG&E Co. Any necessary road improvements/grading within the San Pasqual Valley Road/SR 78 right-of-way would require the appropriate permits from Caltrans. In order to further address potential vehicular conflicts along San Pasqual Valley Road, the City's Engineering Division may restrict access to the project from southbound traffic to right-in/right-out turns at the new project entrance/cul-de-sac street if required by Caltrans and the City based on final engineering design and sight analysis. Appropriate signage and/or physical improvements may be required to restrict the turn movements. Any left-turn movements into the project from northbound traffic would be subject to Caltrans approval and the turn lane would need to be re-stripped to accommodate the new public road. Any additional or required

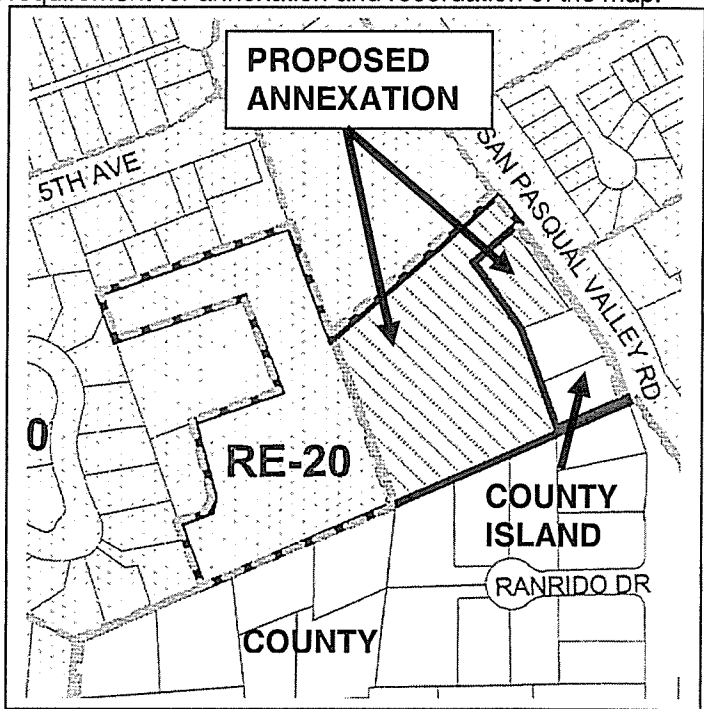
improvements/restrictions within the Caltrans right-of-way would be subject to the approval of the Caltrans and require the issuance of an encroachment permit from the Department of Transportation.

**Appropriateness of the Proposed Prezone Designation**– The current zoning on the existing eastern county portion of the project site and adjacent county properties is County RS-4, which allows for residential development on minimum 10,000 SF lots (up to 4 du/ac). The surrounding area has been developed with single-family, multi-family and estate development. Staff feels the proposed Prezone designation of PZ-RE-20 would be appropriate since the Estate II General Plan Land-Use Designation would allow RE-20 zoning with minimum lot sizes of 20,000 SF and maximum density of 2 du/ac, which requires larger lots than the underlying county zoning designation. The proposed project lot sizes are approximately 20,010 SF to 43,237 SF, which generally is larger than the residential lot sizes to the north and east, and similar to the lot sizes south and west. The density of the project also is similar or less than surrounding residential densities.

3.22  
**Appropriateness of the Proposed Annexation Boundaries**

The proposed annexation consists of one 4.1-acre parcel (APN 230-410-31) associated with the proposed subdivision and an additional property (which consists of two parcels) which are not part of the lots within the subdivision. It is necessary to include this additional property in the annexation since off-site grading and road dedication (approx. 426 SF of area, which the owners have signed an initial agreement to dedicate the right-of-way) is necessary to accommodate the improvement of proposed Street "A." which could impact the parcel's septic system. Therefore, the adjacent parcel would need to be connected to City sewer, which requires annexation to the City of Escondido. The total combined area of the two off-site parcels is approximately 21,969 SF, which would be consistent with the proposed RE-20 zoning designation which requires a minimum 20,000 SF lot size. In order to ensure the parcel is consistent with the proposed RE-20 zoning designation and setback requirements, the project has been conditioned to record a Lot-Tie Agreement between the two properties as a requirement for annexation and recordation of the map.

Annexation of the subject parcels would result in the creation of a small county island consisting of two developed parcels (APNs 230-410-08 and -09). The island would be created since a narrow panhandle section (14 feet in width) of the larger 4.1-acre parcel separates the remaining two county parcels from the larger county area immediately to the south. LAFCO policy prohibits the creation of unincorporated islands, unless it would be detrimental to the orderly development of the community. LAFCO suggested the adjacent remaining county parcels that would make up the island be encouraged to annex. If those parcels are unwilling to annex, then LAFCO recommends the City provide a detailed statement of overriding concerns to justify the creation of unincorporated islands. The owners of these two parcels were surveyed early in the annexation process and did not wish to annex to the City. They also were recently asked if they would like to annex and both declined. The City's currently policy is not to require annexation if the owners do not wish to annex. Staff feels the proposed annexation boundaries and creation of the small county island would not be detrimental to adjacent county parcels since the small island area is immediately adjacent to a larger



county area to the south and the island only would be separated by a narrow access and utility easement; the island would not be separated from the larger county area by new city development/homes since the subject parcels front onto and take access from a Circulation Element Street; and the proposed subdivision would not alter or affect the ability of service providers to access or continue to provide adequate service to the subject county parcels.





8. Landscaping: All landscaping to comply with Landscape Ord. requirements including street trees, slope landscaping and erosion control. The loss of any ornamental or native mature trees to be replaced with min. 24" box sized trees. Agricultural groves/trees are exempt from the replacement requirements.

**C. CODE COMPLIANCE ANALYSIS**

1. General Plan:

- a. Land Use Element Designation: The proposed subdivision would be consistent with the General Plan density provisions since the density of the project would be approximately 1.4 du/ac (10 du/7.14 gross/net acres) within the Estate II land-use designation. 10 lots also would be consistent with the allowable yield for the project site, which would allow up to 13 lots based on the slope analysis prepared for the project.
  
- b. Circulation Element: The project site fronts onto San Pasqual Valley Road/SR 78 , which is classified as a Major Road (102' R-O-W) on the City's Circulation. The proposed internal cul-de-sac street would be constructed to City standards.
  
- c. Noise Element: The eastern boundary of the site is adjacent to a projected 1990 noise contour of 60 dB or greater due to the proximity to San Pasqual Valley Road/SR 78 to the east. An exterior noise wall is not required, but interior noise mitigation would be required for several of the lots. All habitable buildings are required to be constructed with sound attenuation measures to maintain interior levels at 45 dB or less.
  
- d. Trails: The City's Master Plan for Parks, Trails and Open Space does not identify any proposed trails that would affect the project site.
  
- e. Hillside/Ridgeline: The project is not located on an identified Intermediate Ridgeline.

## EXHIBIT "A"

### FINDINGS OF FACT FACTORS TO BE CONSIDERED TR 898, 2004-67-GE/PZ, 2004-04-AN

#### Tentative Subdivision Map TR 898 and Grading Exemptions

1. The General Plan land-use designation for the project site is Estate II (up to two single-family dwelling units per acre) with a minimum lot size of 20,000 SF. This designation is often applied in transitional areas between more intensive suburban and less intensive estate and rural development. The project is consistent with the adopted General Plan land use designations, which anticipates single-family residential estate development on the project site. The proposed subdivision would be consistent with the General Plan density provisions since the density of the project would be approximately 1.4 du/ac (10 du/7.14 gross/net acres). Ten lots also would be consistent with the allowable yield for the project site, which would allow up to 13 lots based on the slope analysis prepared for the project, which is detailed in the Planning Commission staff report and Supplemental Comments attached to the Mitigated Negative Declaration (Case No. ER 2004-35).
2. The proposed project would not disrupt or divide the physical arrangement of the area since the site is zoned for residential uses, and is adjacent to similar single-family residential uses to the north, south, west and east across San Pasqual Valley Road/SR 78. Higher density attached residential housing also is located immediately to the north. The project density, yield, and lot sizes would be consistent with the underlying Estate II land-use designations, and compatible with adjacent residential development and lot sizes. Access would be provided by a new internal cul-de-sac street intersecting San Pasqual Valley Road/SR 78 on the east. Development of the project, new street and proposed improvements to San Pasqual Valley Road would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available, and water and sewer service can be provided to the project with extension of nearby existing facilities.
3. The project would not result in the destruction of significant or desirable natural features, nor be visually obstructive or disharmonious with surrounding areas since the project site is adjacent to similar residential development to the north, south, west, and east across San Pasqual Valley Road/SR 78. The development of the future homes on the proposed lots would not result in any significant adverse visual impacts or result in the obstruction of any scenic view or vista open to the public because the sloping/steeper topography necessitates the proposed cut/fill design that steps up the topography; the grading design would be similar to surrounding hillside topography and pad elevations along the western and southern boundary, larger lots are proposed along the eastern and northern perimeter to reduce the density on this generally fill slope lots; orientation of the lots would not be incompatible with adjacent development; and increased grading/slope setbacks would provided adjacent to county parcels and septic systems. The Grading Exemptions are requested in order to create buildable pads, which are typical for residential developments throughout the City which contain similar hillside topography. Adequate slope and building setbacks and perimeter landscaping would be provided to adequately address any potential visual, compatibility, drainage and septic issues. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public for the reasons stated above. In addition, all manufactured slopes would be landscaped to soften the effects of grading and blend the development into adjacent residential developments. Views on-site from surrounding properties would most likely consist of building pads/manufactured slopes, future one- and two-story structures, perimeter fencing/walls, and front, side and rear-yard landscaping.

The development of the proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan since the site is not identified for preservation on the Draft Multiple Habitat Conservation Plan maps. The site is not listed as an open space corridor or animal migration corridor since much of the property was disturbed and surrounded by residential development. The loss of non-native grassland on the site would be mitigated as required by the appropriate Wildlife Agencies. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional plan.

4. The site is suitable for this residential type of development proposed since the project site is zoned for single-family development and the site is adjacent to similar single-family and estate size residential zoning and development. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots as discussed in the land-use compatibility and analysis sections of the staff report and Mitigated Negative Declaration (Case No. ER 2004-35). Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
5. The site is physically suitable for the proposed density of the underlying General Plan Estate II land-use designation as described in the sections above and the Planning Commission staff report dated December 11, 2007. Adequate access and public utilities can be provided to the site. The design of the lots would be in conformance with the proposed RE-20 standards, and would be compatible with the general pattern of residential development throughout the area. The proposed project also would not result in any significant impacts to biological resources on and off the site since all identified impacts would be mitigated to less than a significant level, as detailed in the Mitigated Negative Declaration issued for the proposed project.
6. The design of the residential map and the type of improvements are not likely to cause serious public health problems since the project would not degrade the levels of service on the adjoining streets or drainage systems, with the implementation of the recommended Conditions of Approval and Mitigation Measures. Appropriate grading/slope setbacks have been provided to avoid potential impacts to adjacent septic systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage nor injure fish, wildlife or their habitat since any existing non-native grassland located on the site would be mitigated as required by the appropriate Wildlife Agencies. The project would not create any significant noise impacts to adjacent properties due to the residential nature of the project, and limited traffic increase created by the project. Appropriate mitigation measures have been adopted to address noise issues from San Pasqual Valley Road/SR 78.
7. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map since any existing easements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
8. All of the requirements of the California Environmental Quality Act (CEQA) have been met and a Mitigated Negative Declaration (ER 2004-35) was issued for the proposed project on November 1, 2007. The findings of the analysis identified impacts that might potentially be significant, but mitigation measures would reduce these impacts to a less than significant level. Potential impacts identified in the Initial Study which require mitigation are related to potential noise, biology, hazardous materials and traffic/circulation. The mitigation measures have been included in the Conditions of Approval.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provides opportunities for passive/solar heating.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will have been obtained prior to the recordation of the map.
11. The proposed map will not conflict with regional or local housing needs since all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The project would be developed with single-family residential homes in conformance with the Estate II land-use designation.
12. For the reasons stated in Sections 1 – 11 above, the bulk, scale, density and overall character of the proposed development would be compatible with the surrounding neighborhood and with any natural, cultural, scenic and open space resources of the area. As stated in the staff report and environmental review, and provided in the conditions of approval and mitigation measures, the location and design of the proposed development will protect the safety of current and future residents, and will not create a significant threat to life and property due to slope instability, fire, flood, mud flow, erosion or other hazards.

## Grading Exemptions

1. Granting the modification to the Grading Exemption and other grading modification are consistent with the Grading Design Guidelines for the following reasons:

- a. Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Grading Exemptions for cut slopes up to 27 feet in height are proposed, along with combination fill/cut slopes up to 29 feet in height where the City's grading design criteria limits the height to 20 feet. The proposed cut and fill slopes generally follow the existing topography and step up the sloping terrain to provide suitable building pads, with the cut/fill transition typically located through the center of the pads. Increased setbacks for slopes adjacent to county parcels (5:1 cut slope setback) are required in order to avoid potential impacts to adjacent septic systems/leach fields, which are shown on the Tentative Map. The taller cut exemptions generally are located within the southwestern area of the site (Lots 6, 7 and 8) and along the western boundary of the project (Lot 3). The primary views through the site to the surrounding hillsides generally are from the adjacent homes on the west looking east, and from the county homes to the south looking north and northeast. The existing topography of the site along the western boundary is either similar or slightly higher than the adjacent southern homes. The proposed pad elevations along the southern perimeter (Lots 1, 3, 5, 6 and 8) range from approximately four feet higher to 14 feet lower than the adjacent county properties. The taller cut slopes are located towards the southwestern area of the project, which provides for lower pad elevations than the adjacent properties to the southwest and west to lessen potential view issues. The pad elevations for Lots 8 and 9 are approximately 20 feet lower than the adjacent homes/pads to the west. The applicant indicated that although lowering pad elevations is feasible, the cut/fill transition area would be altered, which also could affect the drainage design, increase the height of selected cut slopes, and the amount of export. The final design, setbacks, height and orientation of the future homes for the project (one- and two-story models) would be required to be reviewed and approved by the City's Design Review Board.

The proposed fill slopes are situated throughout the project site, with the higher fill slopes generally located along the eastern periphery (Lot 1) and northern boundary (Lots 9 and 10). The topography of the existing site ranges from 15 feet to approximately 27 feet higher than the adjacent homes to the north and northeast, and the proposed pads for Lots 9 and 10 would range from approximately 15 to 21 higher than the adjacent homes. Lot 1 would be situated approximately 25 higher than the homes to the east. Small retaining walls would be required to be incorporated along the toe of slope for Lots 1, 9 and 10 to move the bottom of the slopes further away from the property line to conform to slope setback requirements of the City's Grading Ordinance. The extent of proposed cut and fill slopes would be typical of other RE-20 hillside development and similar properties throughout the area. Potential impacts would be reduced through implementation of well landscaped slopes, replacement of mature trees in conformance with the City's Landscape and Grading Ordinance, and appropriate plotting and design of one- and two-story homes on specific lots. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.

- b. The proposed design of the slopes would not adversely affect any adjoining septic systems since any affected lots would be connected to city sewer, or appropriate slope/grading setbacks have been incorporated into the design to avoid potential impacts. Conditions have been incorporated into the project which would require increased cut slopes along the project boundary (if necessary) to avoid disrupting any existing septic systems in the adjoining residential areas, or the developer must arrange to connect any adjoining existing dwelling units, now on private septic systems, to the public sewer system.
  - c. The proposed slopes would not intrude into or disturb the use of any adjacent property since they would not significant impact any scenic vistas or open space areas, disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcels.
2. Prior to grading permit issuance, the design of the slopes would be engineered to ensure the stability of the cuts and fills, and associated buildings placed upon the new pad area.

3. The grading exemption(s) and retaining walls generally are requested either to provide sufficient flat buildable area to accommodate a single-family home, reduce driveway grades, provide access to selected lots, and/or provide usable open space areas around the proposed homes.
4. For the reasons stated in the above sections, and further described in the Planning Commission staff reports and environmental review (ER 2004-35, Supplemental Comments), the grading has been designed to address on-site building constraints and has been minimized to the extent possible, preserving the character of the site while utilizing appropriate erosion control practices to avoid erosion, slides, or flooding in order to have as minimal an effect on the said environment as possible.

## **FACTORS TO BE CONSIDERED**

### Prezone – 2004-67-GE/PZ

1. The General Plan land-use designation for the project site is Estate II (up to two single-family dwelling units per acre) with a minimum lot size of 20,000 SF. This designation is often applied in transitional areas between more intensive suburban and less intensive estate and rural development. The proposed Prezone to PZ-RE-20 zoning (Residential Estate, 20,000 SF min. lot size) is consistent with the adopted General Plan land use designation, which anticipates single-family residential estate development on the project site. The proposed subdivision would be consistent with the General Plan density provisions since the density of the project would be approximately 1.4 du/ac (10 du/7.14 gross/net acres). Ten lots also would be consistent with the allowable yield for the project site, which would allow up to 13 lots based on the slope analysis prepared for the project, which is detailed in the Planning Commission staff report and Supplemental Comments attached to the Mitigated Negative Declaration (Case No. ER 2004-35).
2. The property involved is suitable for the uses permitted by the proposed PZ-RE-20 zone since the General Plan land-use designation allows for single-family development and the site is adjacent to similar single-family and estate size residential zoning and development. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots, nor adversely or unreasonably impact any significant views. Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
3. The public health, safety and welfare will not be adversely affected by the proposed Prezone from County RS-4 residential zoning (min. 10,000 SF lot size, 4 du/ac) to City RE-20 (Residential Estate, 20,000 SF min. lot size) since the underlying Estate II General Plan Land-Use Designation would allow for single-family residential development. The proposed project lots sizes are approximately 20,010 SF to 43,237 SF, which generally is similar or larger than the adjacent residential development on all sides. The density of the project also is similar or less than existing surrounding residential densities. The proposed Prezone and single-family residential development would not result in any significant unmitigated impacts to the environment, as demonstrated in Mitigated Negative Declaration ER 2004-35, or be incompatible with adjacent single- and multi-family residential development. Adequate water and sewer could be provided to the site. The project would not create any significant noise impacts to adjacent properties due to the residential nature of the project, and limited traffic increase created by the project. Appropriate mitigation measures have been adopted to address noise issues from San Pasqual Valley Road/SR 78. As stated in the staff report and environmental review, and provided in the conditions of approval and mitigation measures, the proposed prezone, location, and design of the proposed development will protect the safety of current and future residents, and will not create a significant threat to life and property due to slope instability, fire, flood, mud flow, erosion or other hazards.
4. The uses permitted by the proposed PZ-RE-20 zone would not be detrimental to surrounding properties since the site currently is zoned for residential development and the proposed City estate residential zoning would allow for estate residential development with minimum 20,000 SF lot sizes.
5. The proposed Prezone to PZ-RE-20 would not conflict with any specific plans for the area since the project would be in conformance with the Estate II land-use designation, which allows for single-family development and minimum lot sizes of 20,000 SF. There are no adopted specific planning areas or overlay zones designated for the subject property.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL TR 898, 2004-67/GE/PZ

#### General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Chief.
4. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. Access for use of heavy fire fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
6. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
7. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
9. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
10. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division.
11. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
12. Three (3) copies of a revised tentative map, reflecting all modifications and any required changes shall be submitted the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
13. Any parcels not associated with this Tentative Map shall be labeled "Not a Part."
14. No street names are part of this approval. A separate request shall be submitted prior to Final Map.
15. Prior to recordation of the final map, the project shall annexation into a Landscape Maintenance District for the ongoing maintenance of the landscaping along the entry road and on-site water-quality basin. The establishment

of the Landscape Maintenance District shall be included in the CC&Rs for the project. These area shall be placed landscape/stormwater easements, to the satisfaction of the Planning and Engineering Divisions.

16. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map and grading plans. The appropriate plan check fees shall be submitted with the CC&Rs.
17. All lots shall meet the average lot width and lot area requirements of the underlying zoning category. Panhandle lots shall meet all of the minimum net lot area and panhandle length requirements. The panhandle portion of the lot shall not exceed 120 feet in length. Conformance with these requirements shall be demonstrated on the Certified Tentative Map, grading and final map. Non-compliance with these minimum standards will result in revisions to the map.
18. Grading Exempted slopes shall not exceed the height approved by the Planning Commission and City Council and indicated in the Details of Request of the staff report, and on the certified tentative map as follows:
  - : Lot 1 Pad 766' - up to 20' fill slope
  - Lot 2 Pad 762' - up to 24' cut/fill combo
  - Lot 3 Pad 786' - up to 22' cut/fill combo
  - Lot 4 Pad 794' - up to 29' cut/fill combination
  - Lot 5 Pad 808' – no exemptions
  - Lot 6 Pad 816' - up 23' cut
  - Lot 7 Pad 828' - up to 27' cut slope.
  - Lot 8 Pad 816' - up to 25'cut/fill combo
  - Lot 9 Pad 800' - up to 19' fill/retaining wall combo  
and up to 18' fill
  - Lot 10 Pad 804' - up to - 19' fill
19. Building pads with steep or long driveways shall incorporate an appropriate on-site turn around areas to eliminate vehicles backing up or down long or steep driveways, to the satisfaction of the Engineering Division. Provisions for the turn around areas shall be demonstrated on the fine grading plans and plotting plans for the homes. For turn around areas, a minimum 24-foot back up area should be provided for vehicles to exit the lot in a forward manner.
20. Panhandle lots or lots served by access easements shall incorporate parking for at least six vehicles on site, which includes, but not limited to a three-car garage with on-site paving for at least three cars.
21. Any impacts to off-site properties due to the grading and improvement of San Pasqual Valley Road/SR 78 shall be replaced/repared to their previous condition (including any landscaping, paving, fencing, etc.). The removal of any mature trees shall be replaced with minimum 24-inch box-sized trees, to the satisfaction of the Planning Division and affected property owner.
22. This approval is subject to the parcels annexing into the City of Escondido.
23. Any retaining walls, perimeter walls or screen walls shall be constructed of decorative materials or finish, and detailed on the grading plans and landscape plans (materials and color).
24. Prior to issuance of any grading permits on the site, the applicant shall provide evidence that the Native American tribes (listed in the letter sent by the Native American Heritage Commission on November 26, 2007) have been contacted and given the opportunity to address any cultural issues or concerns by being allowed to observe or monitor grading activities. If any resources are discovered during construction activities, the tribes again shall be notified.
25. Concurrent with annexation of the subject parcels and prior to recordation of the Map, a Lot-Tie Agreement shall be recorded to tie Assessor's Parcel Numbers 230-410-44 and -45 in order to be in conformance with the minimum lot size requirements of 20,000 SF for the RE-20 zone.
26. If during construction/grading of the project, soil and/or groundwater contamination is suspected, construction/grading in the area should cease and appropriate health and safety procedures shall be implemented, as required in accordance with current regulatory requirements. Prior to the issuance of grading permits, appropriate soil sampling is required prior to disposal of any soils. The results of the soil samples and any

remediation shall be submitted to the Planning and Engineering Divisions prior to commencement of grading operations. If the soil is contaminated, the material shall be assessed by a qualified professional and handled accordingly. Land Disposal Restrictions (LDRs) may be applicable to these soils. Any imported soils shall be free of contamination. The type of soils and condition of the soils shall be coordinated with the Engineering and Field Engineering Divisions.

27. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$1,850.00 for a project with a Negative Declaration. In addition, these fees include an additional authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.

### **Mitigation Measures-Conditions of Approval from ER 2004-35**

#### **Biological Resources**

28. The applicant shall obtain compensating land or credits for the loss of non-native grassland habitat in a mitigation bank approved by the City of Escondido, California Department of Fish and Game and U.S. Fish and Wildlife Service at a ratio of 0.5 acres of mitigation land for every one acre of land impacted, resulting in a requirement of acquisition of 3.57 acres of habitat or credits.

#### **Traffic/Circulation**

29. As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.

#### **Hazards and Hazardous Materials:**

30. Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements. If environmental concerns are encountered with any of the materials, the areas or substances of concern shall be assessed by a qualified professional and handled accordingly.
31. Prior to issuance of grading permits/construction operations, the soil sample results contained in the Phase I Environmental Site Assessment prepared by Environmental Business Solutions, dated December 23, 2004, shall be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.

#### **Noise:**

32. Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report and on the building plans. Any additional recommendation of the INA shall be incorporated into the building plans.



## Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of Grading or Building permits, and shall be equivalent or superior to the concept plan attached as exhibit(s) to the satisfaction of the Planning Division. A plan check fee of \$1,040.00 will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in Ordinance 93-12. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. Any existing trees to remain within the subdivision and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Any grove type do not need to be identified, unless to remain.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
5. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
6. All slopes shall be landscaped with suitable material to control erosion. All manufactured slopes over three feet in height shall be landscaped with a combination of trees, shrubs and groundcover. Fill slopes shall have a minimum of six (6) trees, fifteen (15) gallon in size and ten (10) shrubs, five (5) gallon size per 1,000 square feet of slope area plus ground cover. Groundcover shall provide one hundred percent coverage within one year of installation. Cut slopes shall have a minimum of six (6) trees, five (5) gallon in size and ten (10) shrubs, one (1) gallon size per 1,000 square feet of slope area plus ground cover. Groundcover shall provide one hundred percent coverage within one year of installation. The type of plant material shall be low maintenance, drought resistant, and fast growing, to the satisfaction of the Planning Department. In particular, the ground cover shall be a fast-growing species which establishes quickly and is capable of choking out weeds. All slopes over three vertical feet shall be irrigated with an individual lot irrigation system approved by the Planning and Building Departments.
7. Street trees shall be provided along every frontage within, or adjacent to this subdivision in conformance with the Escondido Landscape Ordinance and Street Tree List. Prior to the issuance of grading permits, a tree survey of the site shall be completed and submitted to the Planning Division showing the location and type of all (non-agricultural) trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed. Any existing trees to remain shall be identified on the grading and landscape plans, noted as "to remain" along with provisions to protect the trees during construction. If existing mature trees on site are removed, they shall be replaced with specimen sized trees in conformance with the City's tree preservation requirements. The removal of the oak trees on the site shall be replaced on a 1:1 basis with specimen sized trees (min. 24" box) or 2:1 basis with 15 gallon trees.
8. Appropriate plant materials shall be incorporated into the final landscape design in order not to adversely affect existing views (especially to the homes to the south and west), but to provide privacy where required.
9. The cut slope setback areas along the western boundary of the site shall contain appropriate landscaping and permanent irrigation. The most southerly panhandle/access easement on Lot 1 also shall provide appropriate landscape/hardscape treatment to avoid potential maintenance/visual impacts.
10. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

## Fire Department Conditions

1. Fire Hydrants capable of delivering 1,500 GPM at 20 PSI residual pressure are required every 500 feet. Additional hydrants may be required near intersections, fire department connections, or other locations.
2. Fire sprinklers will be required for structures exceeding 1,500 GPM needed fire flow. The ISO method of determining need flow must be used.
3. Access roads exceeding 20% slope are not allowed. Access roads over 15% slope require fire sprinkler systems in the served homes.
4. Access roads serving two or fewer homes are considered driveways and must be a minimum of 16 feet wide.
5. No parking will be allowed on 24-foot-wide private driveways. "No Parking" must be posted.
6. Driveways serving three or more homes are considered access roads and must be a minimum of 24 feet wide (Engineering may require a minimum width of 28 feet).
7. Minimum 16-foot-wide paved driveways must be provided within 150 feet of the structure.
8. Dead-end roads and driveways over 150 feet in length require a Fire Department turn-around.
9. All-weather paved access able to support the weight of a fire engine (50K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
10. A 28-foot inside radius is required on all corners.
11. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" are required in the turn-around.
12. Red curbs with 4" white lettering "NO PARKING FIRE LANE" signs are required in 24-foot-wide access areas. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Police Department.
13. Fuel Modification Zones must be permanently marked and provisions to provide on-going maintenance must be provided (min. 30').

## **ENGINEERING CONDITIONS OF APPROVAL ESCONDIDO TRACT NUMBER 898**

### **GENERAL**

1. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this Subdivision.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
  - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
  - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.
8. The developer shall annex this project in to City's Landscape Maintenance District prior to approval of the Final Map.

### **STREET IMPROVEMENTS AND TRAFFIC**

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street

improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.

2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
<b>Street "A"</b> <b>San Pasqual Valley Road</b>	<b>Residential Cul-De-Sac (36'/56')</b> <b>Major Road (HWY 78, 82'/102')</b>

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. The developer shall construct San Pasqual Valley Road in accordance with City design standards for a Major Road and to the requirements of CALTRANS at project entrance and along adjacent property to the southeast (230-410-4500). The developer shall also construct proper transition to provide adequate line of site based on a line of sight study approved by the CALTRANS.
4. The developer shall improve the existing access easement along the westerly property line with widening of the roadway along project frontage to minimum 24 feet (with guard rail along lot 7) and provide 20' wide public utilities and emergency access easement over that section of the roadway. The developer also shall improve the existing roadway from 5<sup>th</sup> Avenue to southerly property line to the satisfaction of the Fire Marshal.
5. The project access entrance shall be designed as street intersection with curb returns, cross gutters and spandrels, sidewalk ramps, etc. with a minimum throat width of 36 feet.
6. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
7. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
8. Plans for construction within any right-of-way under a jurisdiction other than the City of Escondido will be subject to the review by both the City of Escondido and the other jurisdiction. The developer shall be responsible for securing all necessary permits from the appropriate agencies.

9. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the City Engineer and CALTRANS. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
11. An encroachment permit shall be obtained from CALTRANS for all work within the CALTRANS right-of-way.
12. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
13. The developer shall be required to construct a 180 watt street light in accordance with Escondido Standard Drawing No. 6 at project entrance.

### **GRADING**

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
3. Increased cut slope setbacks may be required along the project boundary to avoid disrupting any existing septic systems in the adjoining residential areas and may be required to avoid encountering ground water problems. Actual setbacks to be used will be based on recommendations of the soils engineer. The requirements of the San Diego County Health Department should be consulted in this regard. In lieu of these requirements, or if the County Health Department requirements cannot be met, the developer must arrange to connect adjoining existing dwelling units, now on private septic systems, to the public sewer system. In this regard, the developer will be required to make necessary arrangements for all main extensions, easements and payment of all connection and permit fees. Any dwellings in the unincorporated areas must have special approval of the City Council before being connected to the City sewer system. This requirement shall also apply to off-site road and utility improvements where existing septic systems are jeopardized as a result of these improvements.

4. It shall be the responsibility of the developer to pay all plan check and inspection fees required by the San Diego County Health Department.
5. All setbacks shall be in compliance with the Grading Ordinance.
6. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
7. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres.
8. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
9. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
10. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
11. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings. All driveways proposed for Fire Truck access shall be special designed to meet the loading requirements and require a clear turn around at the end that can not be used for parking.
12. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

### **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The Drainage Study and Water Quality Technical Report in conformance with the City of Escondido Standards. The project is required to construct a off-site storm drain line in San Pasqual Road from 5<sup>th</sup> Avenue to cul-de-sac "A" water quality basin.
2. The drainage from this project will flow directly onto adjoining property within the jurisdiction of the County of San Diego or CALTRANS. Any drainage plans for facilities within the jurisdiction of these agencies shall be subject to their review and approval.

3. A Water Quality Technical Report shall be prepared for the project in accordance with the City's Storm Water Management Requirements. Water Quality Technical Report shall include post construction storm water treatment measures and maintenance requirements.

### **WATER SUPPLY**

1. Required water main improvements shall include construction of an 8-inch water main in cul-de-sac "A" to the requirements of the Utilities Manager.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

### **SEWER**

1. Required sewer main improvements include construction of an 8 inch sewer main in San Pasqual Valley Road from intersection of Oak Hill Drive to the southerly boundary of adjacent property to the south (230-410-4500) and in cul-de-sac "A" to the satisfaction of the Utilities Manager. Due to impact to the septic system of the adjacent property (230-410-4500), the developer shall construct the sewer main in San Pasqual Valley Road and connect the subject property to sewer (including payment of connection fee) prior to impacting the septic system.

### **FINAL MAP - EASEMENTS AND DEDICATIONS**

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

#### **STREET**

#### **CLASSIFICATION**

**Street "A"  
San Pasqual Valley Road**

**Residential Cul-De-Sac (36'/56')  
Major Road (HWY 78, 82'/102')**

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. The developer shall dedicate Landscape Maintenance Easement to the City for maintenance of the Water Quality Basin and landscaping along cul-de-sac "A" (The entire north side and to the westerly boundary of the Water Quality basin on the south side). The exact area of the dedication shall be determined at the time the drainage study and Water Quality Technical Reports are reviewed.

5. The developer is responsible for making the arrangements to quitclaim all easements of record, which conflict with the proposed development prior to approval of the final map. . If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

### **REPAYMENTS AND FEES**

1. A cash security or other security satisfactory to the City Engineer shall be posted to pay any costs incurred by the City for cleanup or damage caused by erosion of any type, related to project grading. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading work up to a maximum of \$30,000, unless a higher amount is deemed necessary by the City Engineer. The balance of the grading work shall be secured by performance bonds, an instrument of credit, a letter of credit or such other security as may be approved by the City Engineer and City Attorney.
2. This subdivision is contiguous to the facilities of another public agency. This agency may be required to review and/or sign the improvement plans. It will be the responsibility of the developer to establish an account with this jurisdiction to pay for all fees for plan checking and permit approval.
3. The developer shall be required to pay all development fees of the City (along with any other appropriate permitting or outside agencies/jurisdictions if necessary) then in effect at the time, and in such amounts as may prevail when building permits are issued.

### **CC&Rs**

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.

### **UTILITY UNDERGROUNDING AND RELOCATION**

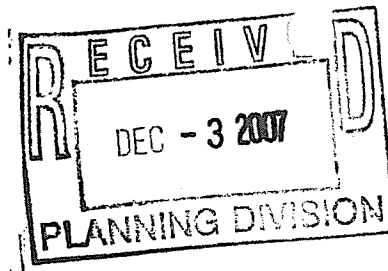
1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

Tr898.doc



November 27, 2007

Pietro & Donna M. Tabone  
842 Ranrido Drive  
Escondido, CA 92025



Re: Case No. ER 2004-35

To: Mr. Jay Paul...Associate Planner

This is a letter expressing my concern about the Tentative Map currently being processed by Walton Escondido, LLC. The case number is ER 2004-35, and the Tentative Map Number is 898.

I am concerned about the impacts the proposed subdivision will have on the view from my home, and my personal privacy. I am particularly concerned with Lot 6 that the view of the mountains that I currently enjoy from my home will be blocked, and my personal privacy will be violated, as my bedroom is in the back of the house, and could potentially be in somebody's line of sight who might live in a house situated on Lot 6. Here are my comments in regard to the Mitigated Negative Declaration that was prepared for the project:

I do not see the initial study discussion on *Aesthetics*, which is typically Roman numeral I, right above Agricultural Resources, on an initial study checklist. The Initial Study Checklist included for this particular project has *Land Use Planning* as a first category, which is typically Roman numeral IX on the initial study checklist. Furthermore, the *Aesthetics* section typically asks the following questions of a project:

Would the project:

Have a substantial adverse effect on a scenic vista?

Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Substantially degrade the existing visual character or quality of the site and its surroundings?

Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

If I have missed this section and discussion in the document that was circulated for public review, please let me know where I might find it so I can review it. I would like to see the points above discussed with regard to the current proposed subdivision.

I was initially told that the grade for the pad behind my house (Lot 6) would be about 20 to 25 feet below my pad elevation. The map that was circulated with the MND is rather difficult to decipher, but it seems as though my pad elevation is shown at 825 feet. The pad elevation of Lot 6 is shown at 816 or 818, a difference of only 7-9 feet. If somebody builds a two-story house on this lot, I am concerned that my view from my home will be impeded and that my privacy will be violated, as that person may have a direct line of sight into my kitchen and worse yet, my bedroom.

Might I see a cross section similar to section A-A that would use my home as a starting point and show the pad elevation of proposed lot 6 relative to my pad? As I stated, according to TTM 898, my pad elevation looks to be 825 feet. I would appreciate some clarification on this issue.

In addition, assuming that the pad elevation difference between the proposed pad and my existing pad is not greater than the 7-9 foot difference that I see, would it be possible to have a condition of approval added to the map resolution that states that for Lot 6, only a 1-story product shall be permitted? I realize that the project is only in the tentative map stage, and a builder and housing product have not been decided upon, but this may be another way to solve the view and privacy issue that I am concerned about.

I was relieved to see that there will not be blasting for this project, and all construction noise will be done in accordance with the City Noise Ordinance. It has been my experience that in some jurisdictions, signs are posted on-site with the developer's and city's contact information so that citizens may contact the appropriate parties if construction is performed outside of the allowed hours of operation. Does the City of Escondido adhere to a policy like this or something similar to it? Please let me know.

I would appreciate responses in writing to my comments regarding the Mitigated Negative Declaration for TTM 898. I understand that development happens, and your job is to get your customer's project approved. However, I would like to get some answers to my questions, and hopefully, have my concerns alleviated. Please contact me with any questions.

Sincerely,



Donna Tabone  
760-747-4467



**CITY OF ESCONDIDO**  
 Planning Division  
 201 North Broadway  
 Escondido, CA 92025-2798  
 (760) 839-4671

**Environmental Checklist Form**

1. Project title: ER 2004-35, TR 898, 2004-67-GE/PZ, 2004-04-AN
2. Lead agency name and address: City of Escondido, Planning Division  
201 N. Broadway, Escondido, CA 92025
3. Contact person and phone number: Jay Paul, Associate Planner, (760) 839-4537
4. Project location: Approximately 7.1 acres (2 parcels) generally located on the western side of San Pasqual Valley Road, south of 5th Avenue, north of Ranrido Drive, addressed as 701 San Pasqual Valley Road and 1201 E 5th Avenue (APNs 230-410-31 and -33). An additional property located at 711 and 715 San Pasqual Valley Road/SR 78 (APNs 230-410-44 and -45) would be included in the annexation request, but not the subdivision.
5. Project sponsor's name and address: Walton Escondido, LLC, P.O. Box 699, Cardiff, CA 92007  
Project Engineer – JP Engineering (Jorge Palacios) 4849 Ronson Court, Suite 105, San Diego, CA 92111

6. General Plan designation: Estate II (up to 2 du/ac)
7. Zoning: RE-20 (City Residential Estate, 20,000 SF min. lot size and County Zoning Residential RS-4)

Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Tentative Subdivision Map (TR 898) for ten single-family residential lots on approximately 7.1 acres of land with Grading Exemptions for cut slopes up to 27 feet in height and fill slopes up to 22 feet in height; Prezone from County RS-4 zoning to City RE-20 zoning; and Annexation to the City of Escondido

8. Surrounding land uses and setting (briefly describe the project's surroundings):  
North: Single-family residential development (R-1-10) and multi-family residential development (PD-R 18)  
South: County single-family residential development and zoning  
East: Single-family residential development and zoning (R-1-6 and R-1-10)  
West: Single-family residential development and zoning (R-1-10)
9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).  
California Department of Transportation (Caltrans)  
Local Agency Formation Commission (LAFCO)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                               | <input type="checkbox"/> Agriculture Resources                         | <input type="checkbox"/> Air Quality                       |
| <input checked="" type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                            | <input type="checkbox"/> Geology/Soils                     |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality                       | <input type="checkbox"/> Land Use/Planning                 |
| <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                |
| <input type="checkbox"/> Public Services                          | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems                | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.

  
\_\_\_\_\_  
Signature

Jay Paul, Associate Planner  
\_\_\_\_\_  
Printed Name

October 31, 2007  
\_\_\_\_\_  
Date

\_\_\_\_\_  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where it is available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance of criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant

**SAMPLE QUESTION**

**Issues:**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**I. LAND USE AND PLANNING**

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**II. AGRICULTURE RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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III. TRANSPORTATION/TRAFFIC

Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e. Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

f. Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IV. AIR QUALITY

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally projected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

VII. GEOLOGY AND SOILS

Would the project:

- a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:
  - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - ii. Strong seismic ground shaking?
  - iii. Seismic-related ground failure, including liquefaction?
  - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Cause an increase of impervious surfaces and associated run-off?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Cause potentially significant adverse impact on ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. <u>MINERAL RESOURCES</u></b>				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. <u>NOISE</u></b>				
Would the project result in:				
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. <u>POPULATION AND HOUSING</u></b>				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIII. <u>PUBLIC SERVICES</u></b>				
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIV. <u>RECREATION</u></b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

## **Source of Information/Material Used in Preparation of this Analysis**

Escondido General Plan and Environmental Impact Report  
Escondido General Plan Update and Environmental Impact Report, 2000  
Escondido Zoning Code and Land Use Maps  
SANDAG Summary of Trip Generation Rates  
Escondido Historic Sites Survey  
City of Escondido  
    Public Works Department  
    Engineering Division  
    Traffic Division  
    Building Division  
    Fire Department  
    Police Department  
    Planning Division  
FIRM maps (Flood Insurance Rate Maps)  
Draft MHCP maps (Multiple Habitat Conservation Program)  
USGS Map for San Diego (Escondido) area  
County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List  
A Noise Analysis prepared for the project by Urban Crossroads, dated June 1, 2007.  
A Storm Water Management Plan and Hydrology and Drainage Calculations prepared for the project by JP Engineering, dated October 19, 2006.  
Escondido Drainage Master Plan (1995)  
A Preliminary Soils Report prepared by Southern California Soil & Testing, Inc., dated December 15, 2004.  
Archaeological Survey prepared by Brian F. Smith and Associates, dated November 29, 2004.  
Biological Assessment and Tree Survey prepared by Pacific Southwest Biological Services, Inc., dated October 13, 2004.  
Air Quality Conformity Assessment prepared by Investigative Science and Engineering, Inc., for Escondido Tract 855, dated August 6, 2003.  
Recommendations by the Association of Environmental Professionals (AEP) on How to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents (Comment Draft, March 5, 2007).

# MITIGATED NEGATIVE DECLARATION

For

Escondido Tentative Subdivision Map 898 and Annexation  
(City File Nos. ER 2004-35, TR 898, 2004-67-GE/PZ and 2004-04-AN)

## ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND will be used by the City of Escondido to determine potential impacts associated with the proposed development.

### INTRODUCTION

This Mitigated Negative Declaration (MND) assesses the environmental effects of the proposed Re-Organization/Annexation, Pre-Zone, Tentative Subdivision Map and Grading Exemptions to construct a ten-lot, single-family residential subdivision on approximately 7.1 acres of land generally located on the western side of San Pasqual Valley Road, south of 5th Avenue, north of Ranrido Drive, addressed as 701 San Pasqual Valley Road and 1201 E 5th Avenue (APNs 230-410-31 and -33). The reorganization consists of annexation to the City of Escondido and detachment from County Communications District Service Area 135 (Regional 88 MHZ Radio). A MND is a written document that describes the potential impacts of a proposed project and why those impacts would not have a significant effect on the physical environment based upon implementation of mitigation measures that are a part of the project. The attached environmental Initial Study has been used to focus this study on physical factors that may be impacted by the proposed project. This Initial Study will serve to identify and evaluate any effects determined to be potentially significant. As provided by CEQA, the San Diego Local Agency Formation Commission (LAFCO) will act as a responsible agency because of their role in reviewing and potentially approving the reorganization. Reorganization for the site has been initiated by the City of Escondido City Council.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Mitigated Negative Declaration in writing before the end of the 30-day public review period starting on **November 5, 2007** and ending on **December 5, 2007**. Written comments on the Mitigated Negative Declaration should be submitted to the following address by 5:00 p.m., December 5, 2007. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and received comments in determining the approval of this project.

City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025-2798

Contact: Jay Paul, Planner  
Telephone: (760) 839-4537  
Fax: (760) 839-4313  
e-mail: jpaul@ci.escondido.ca.us



A hard copy of this document and plans are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division. The proposed project is tentatively scheduled for Planning Commission consideration on December 11, 2007.

## **PROJECT DESCRIPTION**

The project consists of a proposed ten-lot Tentative Subdivision Map on approximately 7.1 acres of land with Proposed lot sizes range from approximately 20,010 SF to 43,237 SF. Access to the project would be provided by a new cul-de-sac street intersecting San Pasqual Valley Road (SR 78) on the east. The existing paved private access and public utility easements located along the western boundary of the property would not provide primary access to the project or direct access to any of the lots. Private internal access easements/driveways would provide access to six of the lots from the new cul-de-sac street. Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Difficult excavation conditions could be anticipated, which might require blasting. Grading Exemptions for cut slopes up to 27 feet in height are proposed, along with combination fill/cut slopes up to approximately 29 feet in height. Off-site grading and tree removal is proposed to accommodate the proposed new cul-de-sac street and to improve the appropriate sight distance along San Pasqual Valley Road/SR 78 south of the project site. Any necessary road improvements/grading within the San Pasqual Valley Road/SR 78 right-of-way would require the appropriate permits from the California Department of Transportation (Caltrans).

The eastern section of the project site (APN 230-410-31) is located within an unincorporated area of the county, and would annex to the City of Escondido. This parcel maintains a City of Escondido General Plan land-use designation of Estate II, which allows for a maximum density of up to two dwelling units per acre and minimum lot size of 20,000 SF. An additional developed County property (which consists of two parcels, APNs 230-410-44 and -45) also is proposed to be included in the annexation since off-site grading and road dedication (approx. 426 SF of area) is necessary to accommodate the improvement of proposed Street "A." The proposed off-site grading necessary to support the new cul-de-sac street design/location could impact the parcel's septic system. Therefore, the adjacent parcel would need to be connected to City sewer, which requires annexation to the City of Escondido. The proposal consists of a jurisdictional reorganization consisting of annexation to the City of Escondido and detachment from County Communications District Service Area 135 (Regional 88 MHz Radio). A Prezone also is included to rezone the subject parcels from county zoning to City of Escondido Zoning (PZ RE-20). When the annexation becomes final, the zoning then would be RE-20 (Residential Estate, 20,000 SF min. lot size). The proposed Reorganization/Annexation would need to be approved by the Local Agency Formation Commission (LAFCO).

Two adjacent parcels that front onto San Pasqual Valley Road (721 and 735 San Pasqual Valley Road, APNs 230-410-08 and -09) were contacted by the project applicant regarding annexation as part of this project. However, the owners did not wish to be included in the annexation request. Potential impacts of annexation of these two parcels will be included in relevant sections of this document should these parcels wish to annexation in the future as part of this annexation/reorganization request.

## **PROJECT LOCATION AND ENVIRONMENTAL SETTING**

The approximately 7.1-acre development site is irregularly shaped and comprised of two parcels (APNs 230-410-31 and -33), generally located on the western side of San Pasqual Valley Road, south of 5th Avenue, north of Ranrido Drive, addressed as 701 San Pasqual Valley Road and 1201 E 5th Avenue. The eastern approximately 3.2-acre parcel (APN 230-410-31, 701 San Pasqual Valley Road) fronts onto San Pasqual Valley Road/SR 78 and is located within the County's jurisdiction. This parcel wraps around three smaller residential parcels within the County, and current access is provided by an approximately 80-foot-wide panhandle located towards the northeastern corner and runs along the northern property line, and a narrower, approximately 14-foot-wide panhandle located towards the southeastern corner and runs along the southern

boundary. The western approximately 4.03-acre parcel, (APN 230-410-33, 1201 E. 5<sup>th</sup> Avenue) is located within the City of Escondido, and primary access is provided by a narrow, paved private road easement that runs along the western boundary of the property, and intersects 5th Avenue to the north. The width of the pavement and easement varies along the project's length. Another 40-foot-wide easement located towards the northeastern corner of the parcel also could provide access to the site, but is not used for access. The western parcel wraps around two parcels located within the City's jurisdiction, which also take access from the westerly private easement road. An adjacent approximately 20,000 SF property (which consists of two parcels, APNs 230-410-44 and -45) located within the County's jurisdiction would be included in the annexation request, but is not part of the lots within the proposed subdivision. This parcel contains one single-family residence, which fronts onto and takes direct access from San Pasqual Valley Road. The design of the new cul-de-sac and grading would impact the adjacent parcel's size and septic system. Therefore, the parcel would need to be connected to City sewer which requires annexation. Two additional adjacent parcels that are developed with one single-family residence on each property (721 and 735 San Pasqual Valley Road, APNs 230-410-08 and -09) also front onto and take access from San Pasqual Valley Road, could annex to the City in the future, but are not included with this annexation/reorganization request.

Slope categories on proposed development site (APNs 230-41-031 and -33) are as follows:

0-25%:	6.65 ac
25 – 35%:	0.29 ac
<u>35% +:</u>	<u>0.20 ac</u>
	7.14 gross acres

The General Plan land-use designation for the project development area (APNs 230-410-31 and -33) is Estate II (up to 2.0 single-family dwelling units per acre) with a minimum lot size of 20,000 SF. The three adjacent county properties fronting onto San Pasqual Valley Road (APNs 230-410-08, -09, -44 and -45) also are within the City's Estate II General Plan land-use designation. The current County zoning for these parcels is RS-4 (10,000 SF min. lot size). The proposed development area and adjacent county parcels are surrounded by residential development on all sides, and San Pasqual Valley Road/SR 78 on the east. Primary access to the project site and three adjacent county properties is provided by San Pasqual Valley Road/State Route 78, which is a Circulation Element Street. The county parcels are served by individual septic systems.

The property supports mostly non-native vegetation/grassland and forbs. All native plant cover has been removed through past use of the site. The presence of several small declining orchard trees such as Sweet Orange, Mission Olive, Avocado and Peach, and the remnants of irrigation apparatus scattered throughout the site suggest the property formerly was devoted to the cultivation of these trees. With the exception of an orange trees located on the lower slopes of the property, none of the trees are currently being cared for. The grassland on the site appears to be mowed occasional for property/fire maintenance purposes. Eight tree species occur on the site, which includes Coast Live Oak. Many of the existing trees previously have been cut to ground level, and although neglected, are resprouting from the base. The two Coast Live Oaks located on the site do not have a minimum trunk size for designation as a mature oak under the City's tree preservation requirements. Development of the site would result in the loss of all of the grassland habitat (7.1 acres), therefore, mitigation would be required to compensate for the loss. No rare, threatened, endangered or sensitive animal species were observed on the site. Overhead utility lines are located throughout the site, and a high capacity line bisects the site from north to south. This line is proposed to be undergrounded as part of the project.

The zoning and land uses adjacent to the proposed development area are as follows:

North: City PD-R-18 and R-1-10 zoning (Planned Development Residential, 18 dwelling units per acre, and Single-Family Residential, 10,000 SF min. lot size). A multi-family/condominium residential development is

located north of the western/county parcel at a lower elevation. The adjacent multi-family development consists of two-story, multi-unit buildings. Chain-link fencing is located along the northern property line. A concrete brow ditch is located along the shared boundary of the subject site and adjacent condo complex, which intercepts any runoff from the subject site. Single-family, generally one-story homes on lots ranging in size from approximately 6,842 SF to approximately 14,000 SF are located north of the eastern city parcel at a lower elevation. Off-site vegetation consists of ornamental landscaping associated with the adjacent condominiums and single-family residences.

South: County zoning (RS-4, 10,000 SF min. lot size). Single-family, single-story homes are located to the south on lots ranging in size from approximately 17,000 SF to 32,000 SF. The homes generally are situated at a similar or slightly lower elevation than the project site as the parcels generally follow the sloping topography from east to west. The rear of these homes generally orient towards the project site. A utility easement is located along the southern boundary of the site, which contains overhead utility lines. A combination of wooden fencing and/or chain-link fencing is located along the southern property boundary. Off-site vegetation to the south generally consists of mature trees and ornamental vegetation associated with the adjacent development. The density of the vegetation varies lot by lot.

East: R-1-6 and R-1-10 zoning (Single-Family Residential, 6,000 and 10,000 SF min. lot size). San Pasqual Valley Road/SR 78 is located immediately to the east of the project site. San Pasqual Valley Road/SR 78 is a State Highway and classified as a Major Road (102' R-O-W) on the City of Escondido's Circulation Element. San Pasqual Valley Road has not been improved to its ultimate width across the project frontage or to the south. The roadway has been improved immediately north of the project site within the City of Escondido. Single-family residential homes, one- and two-story, are located east across San Pasqual Valley Road.

West: R-1-10 zoning (Single-Family Residential, up to 10,000 SF min. lot size). Single-family homes, single- and two-story, are located immediately west of the project site on lots ranging in size from approximately 8,600 SF to 1.31 acres. The homes generally are situated at a higher elevation than the project site. A narrow, paved private access road and utility easement is located along the western boundary of the project site, which provides access to some of the homes. The front yards of some of the homes orient towards the project site, and the rear of other orient towards the site. Off-site vegetation generally consists of mature trees and ornamental landscaping associated with the residential development.

## **I. LAND USE AND PLANNING**

### **Significance Criteria and Impact Analysis**

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

- a. *Physically divide an established community?*
- b. *Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The City of Escondido General Plan designates the proposed project site as Estate II, which allows single family residential development. The objective of the Estate II category is to promote single-family estate development on wider and deeper lots with a maximum density of 2.0 units per acre and minimum 20,000 sq. ft. lot sizes. This designation is often applied in transitional areas between more intensive suburban and less intensive estate and rural development. Public water and wastewater collection and treatment are required in these areas. The project is surrounded by residential development in all directions, including San Pasqual Valley Road/SR 78 on the east. From a land use perspective no adverse impacts are anticipated given the relatively

small size of the project, number of lots, and the residential character of the surrounding area. The proposed project would not disrupt or divide the physical arrangement of the area since the project is infill in nature and is adjacent to similar single-family residential development. The project density, yield and lot sizes would be consistent with the underlying Estate II and proposed RE-20 land-use and zoning designation. Access to the project site currently is provided by a public street (San Pasqual Valley Road/SR 78). Development of the project and proposed improvements would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. The project's construction also would not create any new land use barriers, or otherwise divide or disrupt the physical arrangement of the surrounding community. Further, the configuration of the areas' existing street network and sidewalks would not be affected by the project. Adequate public facilities are available and water and sewer service can be provided to the project and adjacent parcels along San Pasqual Valley Road with nominal extension of nearby existing facilities. Annexation of the project site and adjacent parcel would not affect the ability of existing utility and service providers to serve the remaining county parcels adjacent to and further south of the project site.

The extent of dwelling units permitted is dependent on the topography of the site. The City's General Plan indicates the maximum development yield of Estate II lands shall be calculated according to the following topography/slope categories.

	<u>General Plan Yield</u>	<u>Existing Topography</u>	<u>Yield</u>
0-25%:	2 dwelling per 1 acres	6.65 ac	13.3 lots
25 – 35%	1 unit per 1 acre	0.29 ac	0.29 lots
35% +:	1 dwelling unit per 20 acres	<u>0.2 ac</u>	<u>0.004 lots</u>
		7.14 ac	13.59 lots

The subject county parcel proposed for development (APN 230-410-31) is within the County of San Diego's North County Metropolitan Subregional Plan and is zoned RS-4, which provides for single-family residential development with minimum 10,000 SF lots and density of up to 4.0 du/ac. From a zoning "plan to plan" analysis, the current county zoning and City's General Plan for the 7.1-acre project site would allow approximately up to 18 single family units. The proposal involves a decrease of 8 units less than the County's zoning and City's General Plan for both parcels. The proposed lot sizes (which range from approximately 20,010 to 43,237 SF) would be in conformance with adjacent lots sizes to the north, south and west, and surrounding densities. From a "plan to ground" analysis, the proposal would add 10 units more than currently exist on the 7.1-acre site, which is an incremental increase given the number of homes in the area. This is not considered significant since the proposed project would be in conformance with the adopted City of Escondido density provisions for the site, and would be consistent with the surrounding development pattern. Therefore, no significant land use impacts would occur as a result of the proposed project.

*c. Conflict with any applicable habitat conservation plan or natural community conservation plan?*

The proposed project would not conflict with applicable environmental plans since the subject development area does not contain any sensitive species, or any area designated for preservation (as indicated on the latest MHCP maps) or any other conservation planning area. Appropriate mitigation has been provided for potential impacts to non-native grassland habitat. The removal of any mature trees (including oaks) would be replaced in conformance with the City's Landscape Ordinance with specimen sized trees at a minimum 1:1 ratio.

*d. Have a substantial adverse effect on a scenic vista?*

*e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

*f. Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project site (proposed 7.1-acre development area) is vacant and does not contain any significant visual resources or any significantly prominent topographical features. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. The project site is located on a east to west sloping hillside, and primary views of the project site are from San Pasqual Valley Road/SR 78 on the east. Existing residential properties on all sides currently have views across or over various sections of the property depending on their relative elevations and viewpoints. Adjacent properties to the east and west generally have views across the site to the distance hillsides to the north, northeast and east. The construction of residential development on the project site would alter the undeveloped character of the subject property and existing views through and across the property. Existing vegetation would be permanently replaced by residential development, associated infrastructure, and new ornamental landscaping. The project would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public since the site is not located along a State scenic highway and the property would be developed with single-family residences in accordance with the underlying General Plan land-use designation. Views on-site from surrounding properties would most likely consist of building pads, future one- and two-story structures, perimeter fencing/walls, and front and rear-yard landscaping, which would be consistent with the adjacent residential developments surrounding the property.

Conceptual grading includes approximately 36,100 cubic yards of cut and 20,555 cubic yards of fill with anticipated export of 15,545 cubic yards of material. The grading design generally would step up the site from west to east following the existing topography, with combination cut and fill slopes to provide usable building and garage pads for the future homes. Grading Exemptions are requested for cut slopes up to 27 feet in height and combination cut/fill slopes up to approximately 29 feet in height, where the City's grading criteria limits the height to 20 feet for cut and 10 feet for fill slopes. The proposed cut slopes generally orient inwards or are interior to the project, and primarily would be screened by the future homes and landscaping. The larger fill slopes generally are located along the eastern and northern perimeter of the site, and would face outward away from the project site. Fill slopes along the eastern boundary generally would be oriented parallel to the adjacent homes to the south. The perimeter fill slopes would be visible from adjacent residences. Although the request for Grading Exemptions raise issues regarding grading design, which is subject to discretionary review and approval by the Planning Commission at a public hearing, the exemptions do not rise to a level of significance in conformance with CEQA Guidelines. The extent of proposed cut and fill slopes would be typical of other RE-20 hillside development and similar properties throughout the area. Potential impacts would be reduced through implementation of well landscaped slopes, replacement of mature trees in conformance with the City's Landscape and Grading Ordinance, and appropriate plotting and design of one- and two-story homes on specific lots. The final plotting of the homes and design of the models (size, height, mass, scale) would need to be approved by the City's Design Review Board. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.

*g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Development of the subject site would create a new source of light and glare in the area. The primary source of light would be from new street lights and outdoor residential lighting. All proposed street lighting near adjacent residential properties would be designed to minimize the overflow of light onto these properties. Compliance with the City's Outdoor Lighting Ordinance would ensure that impacts related to light and glare, resulting from development of the site, are less than significant.

## II. AGRICULTURE RESOURCES

### **Significance Criteria and Impact Analysis**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. The effects of a project on agricultural resources are considered significant if the proposed project would:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The project site is not listed as Prime Agricultural Lands as identified in the General Plan Final EIR, which was prepared for the City's most recent General Plan revisions in 2000. Although the site appears to have been used for agricultural purposes (grove trees) in the past, the surrounding area has changed from agricultural uses to residential development on all sides. The agricultural operations on the subject site ceased long ago, and only remnants of the existing grove still remain on the site. The property is also not involved in a Williamson Act Contract or other agricultural land contract. Therefore, the proposed development of the site for residential purposes would not result in significant individual or cumulative impacts to agricultural resources.

## III. TRANSPORTATION/TRAFFIC

*According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts are considered significant if the project:*

1. *Causes the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or adds more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C".*
2. *Exceeds, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*
3. *Results in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
4. *Results in inadequate emergency access or parking capacity, or conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

*General Plan Circulation Policy D2.3 states that:*

*"... Due to the physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible in all areas at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system."*

The proposed development site consists of two parcels (APNs 230-410-31 and -33) which fronts onto and proposes to take access from San Pasqual Valley Road, which is a State Highway (SR 78). San Pasqual Valley Road is classified as a Major Road (102' R-O-W) on the City's Circulation Element. Access to the proposed development would be provided by a new cul-de-sac street intersecting San Pasqual Valley Road to the east.

All of the lots within the development would take access from the cul-de-sac (which would be designed to public street standards, 56' R-O-W). The proposed lots would not take direct access from any other streets. The Department of Transportation (Caltrans) indicated in their letter dated March 15, 2005, that due to the project's constraints (access constraints), Caltrans would allow access to the State Highway, subject to conformance with the Department's standards for public road intersection and sight distance requirements. The project would be required to widen San Pasqual Valley Road across the project frontage. One additional developed property, which consists of two parcels (APNs 230-410-44 and -45) is proposed to be included in the annexation request, and the project would be conditioned to complete the street improvements and extend utilities across the frontage of this parcel within the existing right-of-way. No additional right-of-way would be required to widen the street to its ultimate width. However, if additional right-of-way were required, dedication would be a condition of annexation. The applicant would be required to obtain permission for any off-site grading on private property. Any additional parcels along San Pasqual Valley Road (SR 78) that would choose to be included in this annexation also would be required to improve the street and extend utilities across their frontage. An encroachment permit would be required from Caltrans for any necessary work within the State right-of-way to install the new street/intersection, utilities, and any necessary off-site street widening and transition work along San Pasqual Valley Road (SR 78).

San Pasqual Valley Road (SR 78) operates as a four-lane undivided roadway (Major Road - two lanes each direction) north of the project site with a Level-of-Service "B." Existing ADTs are approximately 22,600 from Grand Avenue to Oak Hill Drive with a volume to capacity ratio (v/c) of 0.61. San Pasqual Valley Road operates as a two-lane Collector Road south of the project site with one lane in each direction, a paved shoulder, and a continuous two-way center turn lane. Parking generally is restricted along the roadway. The posted speed limit is 45 MPH traveling south and is signed 40 MPH at the curve. The posted speed traveling north is 45 MPH and transitions to 35 MPH north of Grand Avenue. The western side of the street across the project frontage is not improved to its ultimate width. The eastern side of the street directly across the project frontage is developed to its ultimate width, with curb, gutter and sidewalk. Existing ADTs from Oak Hill Drive to Birch Avenue are approximately 19,300 trips. Based on existing roadway conditions and design capacity, this segment of San Pasqual Valley Road operates at LOS "F" with a v/c of 1.28. San Pasqual Valley Road is not improved to its ultimate width across the project frontage. The intersection of San Pasqual Valley Road/Ash Street at Oak Hill Drive north of the project site is signalized and operates at LOS "C" or better.

Under the City of Escondido's adopted standards, a direct significant impact would occur on a street if project implementation degrades the LOS to worse than mid-level "D" and increases the v/c ratio by more than 0.02. If the segment already operates at mid-LOS D or worse in the baseline condition, a significant cumulative impact would result if the project increases v/c by more than 0.02. Based on SANDAG Traffic Generation Rates for the San Diego region, the proposed project is anticipated to generate approximately 12 Average Daily Trips per lot/unit or approximately 120 ADT (9.6 a.m. and 12 p.m. peak hour trips). The Engineering Department indicated that 120 trips would not result in a significant direct impact to the existing Levels of Service on the adjacent streets or intersection(s) since a stable flow of traffic is maintained along the street segments. The Engineering Department also indicated the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the Levels of Service on any of the adjacent roadways or intersections since the project would not add 200 additional trips to a circulation element street with a service level below the mid-range of LOS D, and the v/c ratio would not increase more than 0.02. Based on the anticipated traffic (and relatively low peak hour trips) that would be generated by the project, there are no intersections in the area that the project would increase the delay by more than the permissible 2.0 seconds. Therefore, the project traffic would not result in a significant impact to the environment.

Street Segment Operations

Segment	Existing Road Classification	LOS E Capacity	Mid-LOS D Capacity	Existing			Existing + Project		
				ADT	V/C	LOS	ADT	V/C	LOS
San Pasqual Valley Rd. (Grand to Oak Hill Dr.)	4-Lane Major	37,000	31,500	22,600	0.61	B	22,720	0.003	B
San Pasqual Valley Rd (Oak Hill to Bear Valley Pkwy)	2-Lane Major	15,000	11,250	19,300	1.28	F	19,420	0.008	F

(120 trips were added to both street segments to evaluate a worse case scenario)

Year 2030 Street Operations

Segment	Ultimate Roadway Classification	LOS D Capacity	Mid-LOS D Capacity	ADT	V/C	LOS
San Pasqual Valley Rd. (Grand to Oak Hill Dr.)	4-lane Major Rd.	37,000	31,500	25,800	0.7	C
San Pasqual Valley Rd (Oak Hill to Bear Valley Pkwy)	4-lane Major Rd.	37,000	31,500	23,000	0.62	B

Cumulative Impacts – The above traffic analysis indicated the project would not result in any significant direct or cumulative impact to the Levels-of-Service of the adjacent road segments and intersections. However, Caltrans supports the concept of “Fair Share Contributions” on the part of the developers due to traffic impacts from the proposed development to offset cumulative impacts if the project contributes to the problem in any amount. The project would be subject to any required “Fair Share Contributions” as determined by Caltrans, and the project would be conditioned accordingly. The project also is subject to all Citywide development and traffic impacts fees at the time of building permit issuance.

Temporary Construction Traffic – Temporary construction-related traffic impacts would occur during grading and construction activities. Heavy equipment used for grading and excavation generally would remain on site and would not contribute to a substantial increase in traffic. Additional traffic would be associated with employee trips to and from the site, equipment delivery and removal, and other related activities. The applicant’s engineer anticipated the grading activities would consist of approximately 36,100 cubic yards of cut and 20,555 cubic yards of fill with anticipated export of 15,545 cubic yards of material. Typical grading/loading/hauling would consist of the export of approximately one load of material every 15 to 20 minutes, which would result in up to approximately 32 loads per day (4 per hours/8 hour day) This would require an estimated 32 work days to complete removal of the material. Assuming trucks carry approximately 15 cubic yards per load, export of approximately 1,036 loads would result in an estimated 2,072 truck trips during the operation. It should be noted the number of loads per day could increase or decrease based on the final grading/hauling program. However, potential impacts would be avoided by requiring the project proponent to coordinate and implement safety/traffic control measures that minimize potential conflicts. Measures would be subject to approval by the City of Escondido and coordination with Caltrans prior to commencement of construction. All measures would be implemented prior to the onset of construction activities.

Design Features/Hazards/Emergency Access – Current sight restrictions along the southern road segment of San Pasqual Valley Road/SR 78 are due to the existing curve and alignment of the street south of the project



site. A Sight Distance Study for the project was prepared by the project engineer (JP Engineering, Inc.) to evaluate the sight distance issues looking north and south along San Pasqual Valley Road from the project entrance. For a design speed of 45 MPH, the study indicated a minimum sight distance of 495 feet could be provided which would meet the Caltrans requirements (Highway Design Manual, Table 405.1A) in the northbound and southbound directions (which was forwarded to Caltrans for review and comment). In order to meet the sight distance requirements to the south, the study indicated that a portion of the existing slope along the western side of the roadway within the Caltrans right-of-way south of proposed Street "A" would need to be cut back and regraded (along the frontage of APN 230-410-44, and small area along the frontage of APN 230-410-09). The areas to be cut back/regraded previously have been disturbed and do not contain any sensitive/protected habitat or species. Vegetation within the off-site areas to be regraded generally consists of ornamental shrubs and grasses associated with the adjacent homes. An existing mature eucalyptus tree located about 70 feet south of proposed Street "A" would need to be removed and the existing utility pole immediately south of proposed Street "A" would need to be relocated or utilities undergrounded as part of the final plans that would be prepared by coordination with SDG&E Co. All work would require a Caltrans encroachment permit. The removal of a mature eucalyptus tree would not be considered a significant impact, but the tree would need to be replaced in accordance with the City's Landscape and Grading Ordinance.

In order to further address potential vehicular conflicts along San Pasqual Valley Road, the City's Engineering Division might restrict access to the project from southbound traffic to right-in/right-out turns at the new project entrance/cul-de-sac street if required by Caltrans and the City Engineering Division based on final engineering design and sight analysis. Appropriate signage and/or physical improvements may be required to restrict the turn movements. Although not a mitigation measure, this requirements would be a condition of project approval. Left turn movements into the project from northbound traffic could be allowed from the existing two-way center turn lane since sight distance to the north is not restricted. Any left-turn movements would be subject to Caltrans approval and the turn lane would need to be re-stripped to accommodate the new public road.. Any additional or required improvements/restrictions within the Caltrans right-of-way would be subject to the approval of the Caltrans and require the issuance of an encroachment permit from the Department of Transportation.

The proposed development would not result in inadequate emergency access, as determined by the Fire Department. The new internal cul-de-sac street and the surrounding roadway network provide adequate emergency vehicle access to the site. Emergency and non emergency response times of the Escondido Fire Department would remain the same with the proposed development.

**Recommended Mitigation Measures:**

- 1. As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.**

On-Site Parking – Appropriate on-site parking could be provided for each of the lots. On-street parking also would be provided along the new cul-de-sac street.

Air-Impacts - The project is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks

Adopted Plans/Policies – The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. There currently are bus stops along both sides of San Pasqual Valley Road/SR 78. The proposed project would not impact any of these existing stops, or require the development of new or relocated bus stops.

#### IV. AIR QUALITY

##### Significance Criteria and Impact Analysis

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

##### City of Escondido Significance Criteria:

Project related impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

- Carbon Monoxide (CO) 550 lbs
- Reactive Organic Gases (ROG) 55 lbs
- Oxides of Nitrogen (NOx) 55 lbs
- Fine Particulate Matter (PM) 150 lbs

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

For long-term emissions, the direct impacts of a project can be measured by the project's consistency with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Estate II in calculating air quality impacts. According to CEQA Guidelines, a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation, or exposes sensitive receptors to substantial pollution concentrations.

Project-Related Impacts – Long-term emissions from the project are related to the amount of vehicular traffic generated by the new homes. The proposed subdivision would generate up to 12 trips per residence or 120 Average Daily Trips (ADT). San Pasqual Valley Road/SR 78 is classified as Major Road (102' ultimate R-O-W). The

Engineering Department indicated that an increase of 120 trips would not significantly impact the existing Levels of Service on the adjacent streets or intersections. Therefore, the anticipated daily emission would not exceed local or South Coast Air Quality Management District (SCAQMD) daily emissions criteria. Since the project would not deteriorate the level of service on adjacent streets and intersections, and is not anticipated to exceed SCAQMD thresholds of significance, the project would not result in a significant impact to local or regional air quality. While the proposed project would have an incremental impact to basin-wide air-quality, the individual impacts attributed to the project are immeasurably small on a regional scale and would not cause ambient air-quality standards to be exceeded on a regional scale. Therefore, the project will not have a significant impact on air quality and no mitigation measures are required.

#### Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Typical earthwork operations would include clearing, grubbing, and general pad and road alignment formation. Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Construction equipment primarily would be utilized in an incremental fashion over the course of construction, which is estimated to be approximately up to 4 months (for rough grading operations). Due to the limited amount of grading anticipated and small size of the project, no significant earthwork or diesel truck impacts are anticipated. Maximum daily emissions of NO<sub>x</sub> during construction periods are not projected to exceed City thresholds or APCD standards based on similar studies performed for similar size grading operations. Construction activities also are a source of fugitive dust emissions that may be a substantial, but temporary impact on local air quality. Dust from grading and other site preparation would generate particulate matter emission. With appropriate use of grading and operation procedures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely revegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

For project comparison and anticipated impacts, an Air-Quality Study was prepared by Investigative Science and Engineering, Inc., dated August 6, 2003. for an 18-lot hillside residential subdivision on approximately 11.8 acres of land (Escondido Tract 855) consisting of 18 single family residences with similar lot sizes and grading exemptions. The study evaluated worst-case construction scenarios to determine potential emission impacts of construction grading and hauling operations for the proposed 18-lot development. Typical earthwork operations included similar clearing, grubbing, and general pad and road alignment formation. Proposed onsite grading anticipated approximately 89,350 cubic yards of fill materials, 50,500 cubic yards of cut, and import of 38,850 cubic yards of material. The study concluded no significant earthwork or diesel truck impacts were identified. A screening risk assessment of diesel-fired toxics from construction haul trucks also was performed. Based on the study, all criteria pollutants were below the SDAPCD-recommended level of 1 in a million per ug/m<sup>3</sup> (i.e., all risk levels less than 1.0). Therefore, no impacts are expected or mitigation required.

Operations emissions come from area sources, including natural gas for space and water heating, and gasoline-powered landscaping and maintenance equipment, and from vehicle operations associated with the project. The proposed project would not significantly increase traffic volumes on local streets and intersections, as indicated in the Traffic/Transportation Section III above, and the proposed project would not result in a substantial increase in the number of vehicles operating in cold start mode or substantially increase the number of vehicles on local roadways. Therefore, the project would not cause an unacceptable concentration of CO at any project-affected intersection. Since the project would not adversely impact area roadways and intersections, the development of the site with eight residential lots would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would have a less than significant impact on local and regional air quality. Individual impacts attributed to the proposed project are small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts.

#### Consistency with the RAQS

Consistency with the Regional Air-Quality Standards (RAQS) assumptions is determined by analyzing the project with the assumptions in the RAQS. Forecasts used in the RAQS are developed by the San Diego Association of Governments (SANDAG). The SANDAG forecasts are based on local general plans and other related documents that are used to develop population projections and traffic projections. The current City plans allow for and encourage the project site to be developed as residential estate development, thus, the proposed project would not exceed the assumptions used to develop the RAQS and would not obstruct or conflict with the SDAPCD's RAQS.

#### Odors

During construction, diesel equipment operating at the site may generate some nuisance odors. However, due to the temporary nature of construction, odors associated with project construction would not be considered significant.

#### Global Climate Change

Global climate change alleged to be caused by greenhouse gases (GHG) is currently one of the important and widely debated scientific, economic, and political issues in the United States. Global climate change is a change in the average weather of the earth, which can be measured by wind patterns, storms, precipitation, and temperature. With the adoption of AB 32, the California Global Warming Solutions Act of 2006, the State of California has determined that global warming proposes a serious threat to the State's economy, public health and environment. As such, actions which may contribute to global warming are beginning to be addressed in CEQA documents. The adopted legislation defines the greenhouse gasses to be considered and regulated as follows: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. An individual project of this scale and nature would not generate enough greenhouse gas emissions to significantly influence global climate change. Greenhouse gas emissions occur in a worldwide system and the project does participate in this potential impact through its incremental contribution, which is combined with the cumulative increase of all other sources of greenhouse gases. There currently are no published thresholds for measuring the significance of a project's cumulative contribution to global climate change. The State of California currently is working to define the greenhouse gas inventory which existed in 1990 to provide a statewide benchmark against which to measure progress. Once that inventory is determined, AB 32 measures future acceptable emissions against that standard over a period of several years. Although the incremental contribution to CHG is not considered significant due to the relatively small size and potential impact from the project, newer projects and homeowners throughout the City of Escondido continue to implement certain California Air Resources Board Greenhouse Gas Emission Reduction Strategies for residential design such as:

- Urban Forestry – trees planted near dwelling units that act as insulators from weather decreasing energy requirements. Onsite trees also provide carbon storage.
- Building Energy Efficiency – Compliance with Title 24 Standards for building space heating, cooling and

water heating, and energy efficiency.

- Appliance Energy Efficiency – Use of energy efficient appliances (i.e., washer/dryer, refrigerator, etc.). Most new appliances are Energy Star rated.
- Water Use Efficiency – Features to increase water use efficiency include the installation and use of low flow appliances (i.e., toilets, shower heads, washing machines, etc).

## V. BIOLOGICAL RESOURCES

### **Significance Criteria and Impact Analysis**

The effects of a project on biological resources are considered to be significant if the proposed project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

A general biological assessment and tree survey on the 7.1-acre project site was prepared by Pacific Southwest Biological Services, Inc., dated October 13, 2004. All the native plant cover has been removed from the project site through past uses and the presence of several small declining orchard trees such as Sweet Orange (*Citrus sinensis*), Mission Olive (*Olea europaea*), Avocado (*Persea americana*), Peach (*Prunus persica*) and the remnants of irrigation apparatus scattered about suggest the site formally was devoted to the cultivation of these trees. The site frequently is mowed or cleared by other methods for property maintenance purposes. The project site contains one vegetation type/habitat which is non-native grassland (7.143 acres). Non-native grassland is considered sensitive because of its potential function as raptor foraging habitat. No sensitive flora occurs on the site, but the non-native grassland is considered a sensitive vegetation community. The loss of this habitat is considered a potentially significant impact and would require mitigation. The tree survey revealed the absence of any trees on the site or off-site that would be considered significantly aesthetic, biological or historic. No sensitive fauna occurs on the site.

The tree survey indicated the following trees occur on the site: Camphor Tree, Sweet Orange, Murray River Red Gum, Golden-Shower Tree, Mission Olive, Peach, Avocado and Coast Live Oak (*Quercus Agrifolia*). Many have been previously cut to ground level, and although neglected, are resprouting from the base. There are two small Coast Live Oaks on the property, but neither has a trunk size approaching the four-inch diameter at DBH required for designation as a mature oak under the City's Ordinance. Off-site to the south, on the adjacent residence yard at the proposed project entrance, there are three eucalyptus trees which meet the trunk diameter criterion for mature trees. The proposed grading plan for this entrance road (Street "A") would involve the removal of these trees. Removal of any mature trees on or off of the site would be required to be replaced on a 1:1 basis with specimen-sized trees in accordance with the City's Grading and Landscape Ordinance. Although not a mitigation measure, a requirements to include oak tree replacement as part of the final landscape design would be a condition of project approval.

The study prepared for the project concluded the quality of the non-native grassland habitat on the site is poor because of the high degree of disturbance and total absence of adjacent native vegetation. The site does not contain any federally and state-listed species or Species of Concern. No raptor nests were observed, although the eucalyptus trees on and adjacent to the site provide potential raptor nesting habitat. Proposed development of the site would have no indirect effect on adjacent wildlife because the site is surrounded by residential housing and adjacent to a major circulation element road. The development of the proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan. The project site is not considered biologically significant or strategically located to warrant being included in a regional or local natural open space preserve. No plant or animal species recognized as threatened or endangered by the U.S. Fish and Wildlife Service, or California Department of Fish and Game are located or anticipated to be present within the proposed development area. The site is not listed as an open space corridor or animal migration corridor since much of the property is disturbed, fenced and surrounded by development. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional plan. No Resource Agency permits would be required for the proposed development since the project would not remove any protected or endangered habitats. The project would impact all of the non-native grassland on the property. In order to offset the loss of the non-native grassland, the following mitigation would be required:

**Mitigation Measure:**

- 1. Prior to issuance of grading permits for the project, impacted non-native grassland (7.14 acres) shall be mitigated at a 0.5:1 ratio (3.57 acres/credits) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.**

**VI. CULTURAL RESOURCES**

**Significance Criteria and Impact Analysis**

The effects of a project on cultural resources are considered to be significant if the proposed project would:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d. Disturb any human remains, including those interred outside of formal cemeteries?*

An Archaeological Survey was prepared by Brian F. Smith and Associates ASM Affiliates dated November 29, 2004, and is available in the Planning Division of the City of Escondido. A field survey was conducted on the subject site on November 11, 2004, and an archaeological record search for the project was obtained from the South Coastal Information Center at SDSU. Six sites are recorded within one mile of the project; most are located on ridge tops and knolls near the project area. Several small granite bedrock outcrops are located within the project site, none of which contain evidence of prehistoric milling. No previously identified cultural resources were recorded within the project site, and based on the results of the field survey and record searches, no cultural resources are present within the boundaries of the project. Therefore, development of the property and proposed off-site improvements (including road improvements within the Caltrans R-O-W) would not result in any direct impacts to archaeological sites. The project area, adjacent lot(s) proposed for annexation, and San Pasqual Valley Road along the project frontage has been disturbed by previous agricultural and residential activities, including previous grading, road improvements and installation of utilities. Due to the extensive disturbance of the site and off-site properties, it is unlikely that significant subsurface archaeological deposits exist within the project area, therefore, no mitigation for cultural or archaeological

resources is required. The City of Escondido General Plan EIR (1990a) does not include the project site in areas identified as having potential paleontological resources. The site also does not contain any resources listed on the City's Historic Sites. Therefore, the project would not result in a significant impact to these resources and no mitigation is required.

## VII. GEOLOGY AND SOILS

### Significance Criteria and Impact Analysis

The effects of a project on geology and soils are considered to be significant if the proposed project would:

- a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
  - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
  - ii. *Strong seismic ground shaking?*
  - iii. *Seismic-related ground failure, including liquefaction?*
  - iv. *Landslides?*

Although Escondido is located within a Seismic Zone 4, the project site is not located within proximity to active faults as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest known active faults are the Rose Canyon Fault and the Elsinore Fault. The Rose Canyon Fault is located 15.4 miles southwest of the project site. The Julian segment of the Elsinore Fault is approximately 17.8 miles northeast of the project site. Accordingly, fault surface rupture is not likely at this project. In the event of a major earthquake on these faults or other faults within the Southern California region, the site could be subjected to moderate to severe ground shaking. However, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

A Preliminary Soil Investigation was prepared for the proposed project East County Soil Consultation and Engineering, Inc. prepared a site investigation and analysis for the proposed subdivision. Topography of the site contains sloping terrain that descends towards the east with elevations ranging from approximately 720 feet to 858 feet. Drainage appears to sheetflow towards broad shallow swales to the north and east. The site is underlain by the Cretaceous-age Granitic Batholith, Quaternary-age colluvium, associated topsoils and artificial fill. Fill soils associated with previous site development are located towards the southeastern portion of the site. Granitic bedrock underlies the surficial deposits. Most of the granitic bedrock consists of weathered decomposed, granitic rock. The granitic bedrock at the southeastern portion of the site becomes less decomposed at depth. The results of the seismic survey indicate the granitic bedrock is generally rippable with heavy equipment to depth of approximately 20 to 27 feet. Marginally rippable granitic rock should be anticipated at the southeastern corner of the site at a depth of about 13 feet. Difficult excavation conditions should be anticipated which would require heavy ripping. Non-rippable hard rock floaters may be encountered within the otherwise rippable rock. Granitic outcrops and floaters requiring special handling should be anticipated. Blasting would be necessary if nonrippable conditions were encountered. If blasting is required the contractor will be required to obtain the necessary permits and follow all City of Escondido procedures.

Groundwater was not encountered during the course of the investigation. However, it should be noted that perched water might develop on the very dense granitic bedrock. Typically, minor seepage and ponding can occur after development, even where none were present. Any minor seepage and ponding generally is effectively addressed on an individual basis if and when it develops through appropriate grading and drainage techniques/improvements.

- b. *Result in substantial soil erosion or the loss of topsoil?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The study concluded that no geotechnical conditions were encountered which would preclude the development of the site, subject to the site preparation recommendations of the study. The existing fill and colluvium deposits are consisted unsuitable and will require removal and replacement as compacted fill. The prevailing foundation soils were found to be nondetrimentally expansive. All grading and subsequent compaction of the site, as necessary, would be in conformance with city requirements and recommendations of the soils analysis. Therefore, no significant impacts are anticipated.

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project site would be served by an existing wastewater/sewer pipeline system within the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of the project.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

### Significance Criteria and Impact Analysis

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The project would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain, nor is the site in a dam inundation area. Due to the residential nature of the project and the lack of hazardous materials associated with the proposed development, the project would not result in the creation of any health hazards nor would it involve a risk of an explosion or the release of hazardous substances since there would be no hazardous substances associated with the residential project. The site is not listed in any of the searched regulatory databases. No significant odors, pools of liquid, significantly stained soils, indicators of underground storage tanks, pits or ponds were observed on the site. No evidence or indication of releases of petroleum hydrocarbons, heavy metals, hazardous chemicals, or other "recognized environmental conditions" have been revealed at the subject site in its present or previous conditions. Since the project is residential, development of the site would not involve the routine transport, use, or disposal of hazardous materials. The project does not



involve the use or storage of hazardous materials that would result in a reasonably foreseeable upset or accident conditions. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. Water for the site would be provided by the City of Escondido from existing mains located within the adjacent streets/easements. No groundwater wells would be used to supply water for the site. Accordingly, the project will not create a significant risk of upset or hazard to human health and safety.

A Phase I Environmental Site Assessment and Limited Soil Sampling were prepared for the proposed project by Environmental Business Solution, dated December 23, 2004. The study concluded that with the possible exception of small retail quantities of paint, paint solvents, gasoline and pesticides, no obvious indication of the use or storage of hazardous materials or petroleum products were observed at the site. No obvious indicators of the generation of hazardous wastes or the release of hazardous materials/wastes or petroleum products were observed at the site. Household debris was observed near the center of the property. Although judged unlikely to constitute a recognized environmental condition, the removal and disposal of the debris would need to be done in accordance with all local, state and federal requirements.

Due to the use of the site for past agricultural activities starting as early as 1928 and continuing to the late 1970s, there is a moderate likelihood that residual concentrations of organochlorine pesticides are present in the shallow surface soil beneath the site. Therefore, limited soil sampling was conducted as a precautionary measure to ensure that future uses of improvements, construction workers, and others are not exposed to elevated concentrations of pesticides, and also to determine whether soils to be transported off of the site could be classified as hazardous waste. Based on the sampling done, the study concluded there is a low likelihood that the concentrations of organochlorine pesticides and selected toxic metals (lead, copper and arsenic) in the shallow soil at the site represent a recognized environmental condition. However the following mitigation measures were recommended:

**MITIGATION MEASURE:**

- 1. Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements.**
  - 2. Prior to issuance of grading permits/construction operations, the soil sample results be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.**
- e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?*
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The project is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

- g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan. The proposed development is not expected to result in the need for additional emergency and fire facilities. The project would be required to comply with all applicable Fire, Building, and Health and Safety Code, which would eliminate any potential risk of upset.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The City Fire Department has indicated their ability to adequately serve the proposed project. The project would not expose people or structures to a significant risk of loss, injury or death involving wild fires since the site is in an urban setting and would be irrigated. The project is not located within an identified Fire Hazard Area as indicated on Figure 5.7.2 of the 2000 General Plan Update EIR.

## **IX. HYDROLOGY AND WATER QUALITY**

### **Significance Criteria and Impact Analysis**

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

- a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*
- b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?*
- e. Cause significant alteration of receiving water quality during or following construction?*
- f. Cause an increase of impervious surfaces and associated runoff?*
- g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- h. Cause potentially significant adverse impact on ground water quality?*
- i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*
- j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?*
- n. Otherwise substantially degrade water quality?*
- k. Create or exacerbate already existing environmentally sensitive areas?*

- l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*
- m. Impact aquatic, wetland or riparian habitat?*

The project site is located in the Carlsbad watershed and in the Escondido Creek hydrologic unit (904.62). The property generally drains northeasterly towards a public storm drain system located within San Pasqual Valley Road/SR 78. The proposed storm drain system for this project would discharge into an onsite filtration/detention basin at the proposed Lot 1 of the property. The filtration system only will receive stormwater runoff from the project site. The runoff velocities would be reduced to existing values. The amount of run-off from the site would be expected to incrementally increase upon development due to impervious surfaces associated with the development of the residences and paved surfaces. The project would be required to comply with National Pollution Discharge Elimination System (NPDES) standards; consequently, the Engineering Department has determined that runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities. The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The project is outside the 100-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows.

Typical urban pollutants associated with this type of public facility include oil, grease, solvents, antifreeze, cleaners, various fluids and fuels, trash/debris, fertilizers, and organic matter, which require proper use, storage, and disposal. Under the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit issued in 1990 to the County of San Diego and to the City of Escondido, as one of the co-permittees, all development and significant redevelopment is obligated to implement structural and non-structural non-point source pollution control measures known as Best Management Practices (BMPs) to limit urban pollutants reaching the waters of the U.S. to the maximum extent practical. The NPDES permit requires the preparation of a site-specific Stormwater Pollution Prevention Plan (SWPPP). The implementation of this permit system requires that specific management practices be implemented at the time of construction.

A Hydrology and Hydraulic Study was prepared for the proposed project by JP Engineering, dated October 19, 2006. Based on the hydraulic calculations presented in the report, the proposed storm drainage system would be adequate to handle the anticipated peak discharge rate as a result of the proposed development. The proposed drainage pattern generally would follow the existing, historical drainage pattern, and runoff from the project site would be directed to on-site storm water facilities, and then to the existing on- and off-site drainage facilities located around the project site. Prior to any of the storm water entering the existing manufactured or the natural drainage channel along the western property boundary, the water would be treated by a system of on-site landscape features and biofilters (which includes grass-lined swales) incorporated into the design of the project. On-site drainage would be treated before it enters the existing storm drain system either by a system of individual lot landscaping, bio swales and a grass-lined detention, in accordance with local and regional water quality requirements. Appropriate features also would be incorporated into the design to prevent any erosion to the adjacent natural drainage channel or downstream properties. Any common drainage facilities would be located within proposed drainage easements that would be maintained by the project homeowners' association. Storm water drainage maintenance provisions would be detailed in the project conditions and required CC&Rs. A final Water Quality Technical Report will be prepared for the project to determine the full range of methods necessary to ensure water quality is not adversely affected.

The project would not withdraw groundwater or interfere with groundwater recharge and groundwater table level. Grading operations associated with the project development are not expected to impact groundwater or be a factor during removal and any recompaction onsite. Water service to the site would be provided by the City of Escondido. Standard BMPs would be implemented during construction to adequately control erosion and siltation impacts to a less than significant level. The development of the site would not cause any diversion to or

from the existing watershed. Proper use of erosion and sediment control measures as well as BMPs (which are standard requirements as part of the grading permit) would reduce potential water quality impacts to less than significant. The project does not include activities that would discharge pollutants into groundwater aquifers.

- o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*
- r. Inundation by seiche, tsunami, or mudflow?*

The project site is located outside the 100-year flood zone according to SanGIS. Therefore, no structures would impede or redirect flood flows. The project does not propose to construct a levee or dam and would not otherwise expose people or structures to a significant risk of flooding. The project does not include activities that would increase the risk of inundation by seiche, tsunami, or mudflow.

## **X. MINERAL RESOURCES**

### **Significance Criteria and Impact Analysis**

The effects of a project on mineral resources are considered to be significant if the proposed project would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

No known locally important mineral resource recovery site is located on the project site or within the vicinity of the project site. The project would not change the existing availability of mineral resources that would be of value to the region and residents of the state.

## **XI. NOISE**

### **Significance Criteria and Impact Analysis**

The effects of a project on noise are considered to be significant if the proposed project would result in:

- a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

The City's General Plan Noise Element contains policies which outline acceptable noise levels associated with each type of land use. A 60 dBA CNEL exposure is considered normally acceptable for exterior residential land uses and 45 dBA CNEL for interior levels based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-

hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10dB to the average night hours (10 PM to 7AM), is applied to account for noise sensitivity during evening and nighttime hours.

The project site is located adjacent to a projected 1990 noise contour of 60 dB or greater due to the location of San Pasqual Valley Road/SR 78 to the east. A Preliminary Noise Analysis was prepared for the proposed project by Urban Crossroads, dated June 7, 2007. Ambient noise levels were measured at 55.2 dBA Leq. At buildout of the area, backyard noise levels (ground floor) at the proposed lots nearest to San Pasqual Valley Road/SR 78 would range from 59.0 to 59.6 dBA CNEL. Therefore exterior noise mitigation measures would not be required. General Plan Noise Policy E1.2 states the following: In accordance with Table IV-2, the goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less. However, a CNEL of 60 dB or less is a goal that may not necessarily be achievable in all residential areas within the realm of economic or aesthetic feasibility. This goal should be applied where outdoor use is a major consideration (e.g., back yards of single-family housing development, and recreation areas in multi-family housing developments). Based on the future traffic projections along San Pasqual Valley Road/SR 78, outdoor private use areas would not experience unmitigated exterior noise levels in excess of the City of Escondido 60 dBA CNEL standard for transportation related noise impacts. However, building façade noise levels were found to be above the California Code of Regulations (CCR) Title 24, Noise Insulation Standard, of 60 dBA for the second floors of Lots 1-4 and 9. Therefore, interior mitigation would be required to obtain an interior level of 45 dBA CNEL and the following mitigation measures are necessary:

#### **Mitigation Measures:**

- 1. Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report. The buildings plans will need to incorporate the recommendations in the final INA.**

#### **Construction Noise**

Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Noise levels within and adjacent to the specific construction sites would increase during the construction period. Construction would not cause long-term impacts since it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease. No pile driving or explosives blasting is anticipated as a result of the project and, thus, no significant vibrations or groundborne noise would be associated with construction of the proposed project. However, any blasting would be performed in conformance with City of Escondido regulations.

#### **Operational Noise**

The project would introduce up to ten single-family residences and their associated roadways and traffic into the area. Development of the homes would incrementally increase noise levels within the immediate area. However, there would not be any new or unusual noise sources introduced to the area which would impact existing residences adjacent to the project site since the project also is proposing single-family residences. Noises would be those associated with typical domestic activities and would not be considered significant. An increase of 120 additional vehicle trips along the area roadways would incrementally added to the noise level. However, these trips would be disbursed throughout the day and the incremental increase would not be

considered significant nor require any mitigation.

- e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

## **XII. POPULATION AND HOUSING**

### **Significance Criteria and Impact Analysis**

The effects of a project on population and housing are considered to be significant if the proposed project would:

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Population within the surrounding area and city would incrementally increase as a result of this residential project. However, the density of this development would be in conformance with the General Plan's land-use designation of Estate II and RE-20 zoning. The infill project site is located within an estate residential area of the city and adjacent to similar residential development and densities to the north, south, east and west. Lot sizes would be in similar to or larger than surrounding residential lots, as discussed in the Environmental Setting and Land Use Sections of this document. Therefore, the proposed development of up to ten new single-family residential homes would not significantly alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The adjacent parcels proposed for annexation currently are developed with single-family homes. The project site does not contain any existing housing or rental units. Therefore, development of the site would not displace any existing housing. The proposed project would add to the existing housing stock and would not create a demand for additional housing since it would be a residential subdivision consisting of up to ten single-family homes. The development also would contribute to the City's Regional Share housing requirements. The project would not be considered growth inducing since the project site is within an existing residential area and adequate public facilities are available within the area to serve the project and adjacent parcels proposed for annexation.

## **XIII. PUBLIC SERVICES**

### **Significance Criteria and Impact Analysis**

The effects of a project on public services are considered to be significant if the proposed project would:

- a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*
  - i. *Fire protection*

The City Fire Department has indicated their ability to adequately serve the proposed project. The area is served by Fire Station No 1 and 2..

*ii. Police protection*

Development of the site would result in an incremental increase in demand for Police Services. However, the Escondido Police Department indicated their ability to adequately serve the proposed project and no significant impacts to police services are anticipated.

*iii. Schools*

The City of Escondido is served by the EUSD (grades K-8) and the EUHSD (grades 9-12). The site is within the Escondido Union School District and the Escondido Union High School District. School District boundaries are determined by the school districts. Development of ten residential homes would result in additional elementary and high school students. The Escondido Elementary School District and Escondido High School District have indicated with past projects that due to the continuing growth throughout the area, they are unable to meet the Quality-of-Life Standards approved within the City of Escondido's General Plan without mitigation of student housing needs generated by new development. However, the incremental impact of proposed residential developments on the school system would be offset by the future impact fees collected upon issuance of building permits. These fees are set by the school district. The City's Growth Management provisions require a will serve letter from the school district prior to issuance of building permits.

*iv. Parks*

The project would result in an incremental increase in demand on the City's recreational facilities. However, the development fees paid by this project would offset the anticipated impact on the existing facilities. The project would not affect existing recreational opportunities since the site is not used for recreational activities and is not listed as a potential park site in the City's Master Plan of Parks, Trails and Open Space. Therefore, no significant impact to recreational resources would occur as a result of the project.

*v. Libraries*

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities or staff. The project would not result in an increased demand on library services, or the development of additional library spaces, books or other related items since it is a public facility.

*vi. Gas/Electric*

SDG&E would provide gas and electric facilities to the project. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities.

#### **XIV. UTILITIES AND SERVICE SYSTEMS**

##### **Significance Criteria and Impact Analysis**

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

- a. exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*

- b. require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- c. require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- d. have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*
- e. result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. comply with federal, state, and local statutes and regulations related to solid waste.*

Solid Waste – Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a class III landfill for disposal. Solid waste pick-up will be available for the project by EDI for all phases of project implementation, including from construction to residential curbside collection.

Sewer Service – Escondido's wastewater treatment plant, located on Hale Avenue, has the capacity to handle any potential increase in demand for service generated by the project. The anticipated increase is would be relatively small and would have an insignificant impact to the existing facilities. The project also complies with established General Plan Quality-of-Life Standards for Sewer Service. Sewer service could be provided by the extension of mains within the adjoining street system or easements.

Water Service – Water service could be provided by the extension of mains within the adjoining street system. The site is within the City's Municipal Water Service Area. Interviews with City Public Utilities staff have confirmed capacity exists in the City's reservoir and treatment facilities to adequately serve the project once the water line is extended.

Drainage Facilities – See analysis contained within Water Section No. IV.



## **MANDATORY FINDINGS OF SIGNIFICANCE**

Potential impacts to the environment as a result of this project are in the areas of Hazardous Materials, Noise Traffic and Biological Resources. With the implementation of the mitigation measures and conditions of approval, the project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

## SUMMARY OF MITIGATION MEASURES

### Biological Resources

1. The applicant shall obtain compensating land or credits for the loss of non-native grassland habitat in a mitigation bank approved by the City of Escondido, California Department of Fish and Game and U.S. Fish and Wildlife Service at a ratio of 0.5 acres of mitigation land for every one acre of land impacted, resulting in a requirement of acquisition of 3.57 acres of habitat or credits.

### Traffic/Circulation

1. As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.

### Hazards and Hazardous Materials:

1. Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements. If environmental concerns are encountered with any of the materials, the areas or substances of concern shall be assessed by a qualified professional and handled accordingly.
2. Prior to issuance of grading permits/construction operations, the soil sample results contained in the Phase I Environmental Site Assessment prepared by Environmental Business Solutions, dated December 23, 2004, shall be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.

### Noise:

1. Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report and on the building plans. Any additional recommendation of the INA shall be incorporated into the building plans.

## **Materials Use in Preparation of this Analysis**

Escondido General Plan and Environmental Impact Report  
Escondido General Plan Update and Environmental Impact Report, 2000  
Escondido Zoning Code and Land Use Maps  
SANDAG Summary of Trip Generation Rates  
Escondido Historic Sites Survey  
City of Escondido  
    Public Works Department  
    Engineering Division  
    Traffic Division  
    Building Division  
    Fire Department  
    Police Department  
    Planning Division  
FIRM maps (Flood Insurance Rate Maps)  
Draft MHCP maps (Multiple Habitat Conservation Program)  
USGS Map for San Diego (Escondido) area  
County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List  
A Noise Analysis prepared for the project by Urban Crossroads, dated June 1, 2007.  
A Storm Water Management Plan and Hydrology and Drainage Calculations prepared for the project by JP Engineering, dated October 19, 2006..  
Escondido Drainage Master Plan (1995)  
A Preliminary Soils Report prepared by Southern California Soil & Testing, Inc., dated December 15, 2004.  
Archaeological Survey prepared by Brian F. Smith and Associates, dated November 29, 2004.  
Biological Assessment and Tree Survey prepared by Pacific Southwest Biological Services, Inc., dated October 13, 2004.  
Air Quality Conformity Assessment prepared by Investigative Science and Engineering, Inc., for Escondido Tract 855, dated August 6, 2003.  
Recommendations by the Association of Environmental Professionals (AEP) on How to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents (Comment Draft, March 5, 2007).

**Attachment "A"**  
ER 2004-35

**MITIGATION MEASURES**

**Biological Resources**

1. The applicant shall obtain compensating land or credits for the loss of non-native grassland habitat in a mitigation bank approved by the City of Escondido, California Department of Fish and Game and U.S. Fish and Wildlife Service at a ratio of 0.5 acres of mitigation land for every one acre of land impacted, resulting in a requirement of acquisition of 3.57 acres of habitat or credits.

**Traffic/Circulation**

1. As a condition of project approval, prior to commencement of grading/construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.

**Hazards and Hazardous Materials:**

1. Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements. If environmental concerns are encountered with any of the materials, the materials or areas of concern shall be assessed by a qualified professional and handled accordingly.
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1. Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an Interior Noise Analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house designs shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report and on the building plans. Any additional recommendations of the INA shall be incorporated into the building plans.

# ACKNOWLEDGMENT OF ENFORCEABLE COMMITMENT

TR 898, 2004-67-GE/PZ, 2004-04-AN  
ER 2004-35

The items listed under the applicant's responsibility in Attachment "A," Mitigation Measures and Environmental Mitigation Monitoring Program, constitutes an enforceable commitment pursuant to Section 15070(b)(1) of the California Environmental Quality Act. The applicant will be required to provide and comply with all of the mitigation measures listed herein.

October 31, 2007  
Date

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written over a horizontal line.

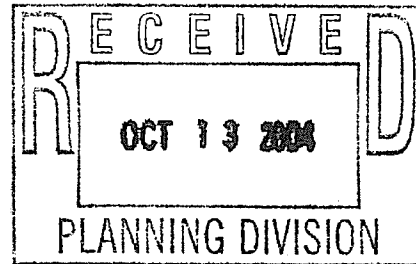
Applicant's Signature

**Chairwoman**

October 11, 2004

Patty Davis  
Councilmember  
City of Chula Vista

Jay Petrek  
City of Escondido Planning Division  
201 North Broadway  
Escondido, CA 92025-2798



**Vice Chairman**

Bud Pocklington  
South Bay Irrigation District

**Members**

**SUBJECT:** Request for Comments on San Pasqual Valley Road  
(2004-04-AN; TR 898; ER 2004-35; 2004-67-GE/PZ)

Donna Frye  
Councilmember  
City of San Diego

Dear Jay:

Jill D. Greer  
Councilmember  
City of Lemon Grove

Thank you for allowing the San Diego LAFCO to provide comments on the above-referenced project. LAFCO is responsible for encouraging the efficient provision of public services and has purview over changes to local government organization and any associated sphere of influence actions. Usually, LAFCO is a responsible agency for environmental review when jurisdictional changes and/or sphere amendments are proposed. Within its discretionary review, LAFCO can only utilize environmental documents that contain a discussion of the ability of existing agencies to provide services, a description of existing infrastructure, how the project area is proposed to receive public services, and the associated jurisdictional, sphere of influence, and municipal service review changes. Therefore, we offer the following comments:

Bill Horn  
County Board of  
Supervisors

Dianne Jacob  
County Board of  
Supervisors

Andrew L. Vanderlaan  
Public Member

Ronald W. Wootton  
Vista Fire Protection District

**Alternate Members**

The proposed project area includes one parcel (APN 230-410-33) that is already within the incorporated boundary of the city, and another parcel (APN 230-410-31) that is within the unincorporated territory of San Diego County. Parcel -31 is located within the adopted sphere of influence for the City of Escondido and is contiguous to the City's boundary. The proposed project would require parcel -31 to annex to the City of Escondido.

Greg Cox  
County Board of  
Supervisors

Harry Mathis  
Public Member

Andrew J. Menshek  
Padre Dam  
Municipal Water District

Annexation of APN 230-410-31 would necessitate the following jurisdictional changes: annexation to the City of Escondido, detachment from County Service Area (CSA) No. 135 (San Diego Regional Communications System), and detachment from Rincon del Diablo Municipal Water District (MWD) ID "E."

Betty Rexford  
Councilmember  
City of Poway

(Vacant)  
Councilmember  
City of San Diego

The proposed annexation of the parcel to the City would result in creating an unincorporated island (APNs 234-410-08, -09, -44, and -45). The potential benefit of reduction of an existing unincorporated island through annexation to the City could provide compelling reasons to justify the creation of the smaller

**Executive Officer**

Michael D. Ott

**Counsel**

William D. Smith

Mr. Petrek  
Page Two  
October 11, 2004

island. However, the proposed annexation area is not within an existing unincorporated island. LAFCO policy prohibits the creation of unincorporated islands, unless it would be detrimental to the orderly development of the community. Therefore, the adjacent parcels that would constitute unincorporated islands following the proposed annexation should be encouraged to join in the proposed annexation. If those parcels are unwilling to annex, the City should provide a detailed statement of overriding concerns to justify the creation of unincorporated islands.

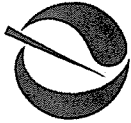
Because the proposed project requires changes to local governmental organization, San Diego LAFCO would be a responsible agency for environmental review. Should you have any questions, or if San Diego LAFCO may be of any further assistance, please contact me at (619) 531-5409.

Sincerely,



ROBERT BARRY  
Local Governmental Analyst

RB:trl



Linda S. Adams  
Secretary for  
Environmental Protection



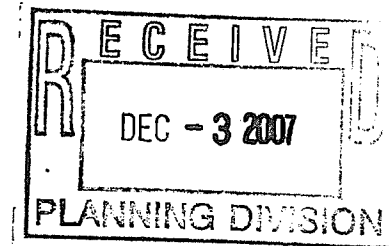
## Department of Toxic Substances Control



Arnold Schwarzenegger  
Governor

Maureen F. Gorsen, Director  
5796 Corporate Avenue  
Cypress, California 90630

November 29, 2007



Mr. Jay Paul  
Assistant Planner  
City of Escondido Planning Division  
201 N. Broadway  
Escondido, California 92025

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION (ND) FOR  
ER 2004-35, TR898, 2004-67-GE/PZ, 2004-04-AN (SCH # 2007111009)

Dear Mr. Paul:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: The project proposes "Re-Organization/Annexation, Pre-Zone, Tentative Subdivision Map and Grading Exemptions to construct a ten-lot, single-family residential subdivision on approximately 7.1 acres of land. An additional county property (approximately 21,965 square feet) also would be included in the annexation, but not part of the subdivision."

Based on the review of the submitted document DTSC has the following comments:

- 1) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight.
- 2) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 3) If during construction/grading of the project, soil and/or groundwater contamination is suspected, construction/grading in the area should cease and appropriate health and safety procedures should be implemented. If it is



Mr. Jay Paul  
November 29, 2007  
Page 2

determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

- 4) Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA please see [www.dtsc.ca.gov/SiteCleanup/Brownfields](http://www.dtsc.ca.gov/SiteCleanup/Brownfields), or contact Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489 for the VCA.

If you have any questions regarding this letter, please contact Ms. Eileen Khachatourians, Project Manager, at (714) 484-5349.

Sincerely,



Greg Holmes  
Unit Chief  
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research (via e-mail)  
State Clearinghouse

Mr. Guenther W. Moskat, Chief (via e-mail)  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control

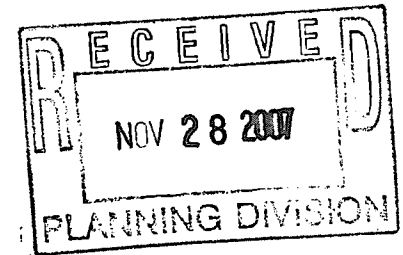
CEQA # 1923

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 e-mail: [ds\\_nahc@pacbell.net](mailto:ds_nahc@pacbell.net)



November 26, 2007



Mr. Jay Paul, Associate Planner  
**CITY OF ESCONDIDO PLANNING DIVISION**  
 201 North Broadway  
 Escondido, CA 92025-2798

Re: SCH#2007111009; CEQA Notice of Completion; Mitigated Negative Declaration for the Residential Project (ER 2004-35; TR 898, 2004-67-GE/PZ, 2004-04-AN; City of Escondido; San Diego County, California.

Dear Mr. Paul:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf> The record search will determine:
  - If a part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded in or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
  - \* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
  - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
  - \* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the

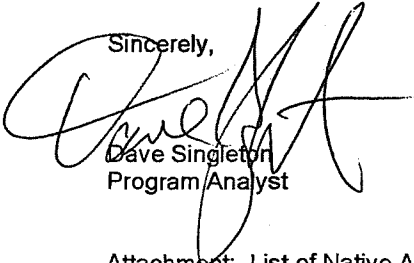
NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Dave Singleton', is written over the typed name and title.

Dave Singleton  
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

**Native American Contacts  
San Diego County  
November 26, 2007**

**Pauma & Yuima**  
Christobal C. Devers, Chairperson  
P.O. Box 369 Luiseno  
Pauma Valley , CA 92061  
paumareservation@aol.com  
(760) 742-1289  
(760) 742-3422 Fax

**San Luis Rey Band of Mission Indians**  
Mark Mojado, Cultural Resources  
1889 Sunset Drive Luiseno  
Vista , CA 92081 Cupeno  
(760) 724-8505  
  
(760) 586-4858 (cell)

**Rincon Band of Mission Indians**  
Angela Veltrano, Rincon Culture Committee  
P.O. Box 68 Luiseno  
Valley Center , CA 92082  
council@rincontribe.org  
(760) 749-1051  
(760) 749-8901 Fax

**Cupa Cultural Center (Pala Band)**  
Shasta Gaughen, Assistant Director  
35008 Pala-Temecula Rd. PMB Box 445 Luiseno  
Pala , CA 92059  
cupa@palatribe.com  
(760) 742-1590  
(760) 742-4543 - FAX

**San Luis Rey Band of Mission Indians**  
Russell Romo, Chairman  
12064 Old Pomerado Road Luiseno  
Poway , CA 92064  
(858) 748-1586

**Mel Vernon**  
San Luis Rey Band of Mission Indians  
1044 North Ivy Street Luiseno  
Escondido , CA 92026  
(760) 746-8692  
melvern@aol.com

**San Luis Rey Band of Mission Indians**  
Carmen Mojado, Co-Chair  
1889 Sunset Drive Luiseno  
Vista , CA 92081  
(760) 724-8505

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed CH#2007111009; CEQA Notice of Completion; Mitigated Negative Declaration for Residential Development (ER 2004-35, R 898, 2004-67-GE/PZ, 2004-04-AN) City of Escondido Planning Division; San Diego County, California.

**ERIC GIBSON**  
INTERIM DIRECTOR



## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (658) 694-2960  
TOLL FREE (800) 411-0017

December 5, 2007

Mr. Jay Paul  
Planning Division  
201 North Broadway  
Escondido, CA 92025-2798

#### **COMMENTS ON THE PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED TENTATIVE SUBDIVISION MAP TR898; PREZONE FROM COUNTY OF SAN DIEGO RS-4 TO CITY OF ESCONDIDO RE-20; AND ANNEXATION TO THE CITY OF ESCONDIDO**

The County of San Diego has received and reviewed the Mitigated Negative Declaration for the proposed tentative subdivision map TR898; rezone from County of San Diego RS-4 zoning to City of Escondido RE-20 Zoning; and Annexation to the City of Escondido, dated November 1, 2007 and appreciates this opportunity to comment. In response to the document the County, as a responsible agency under CEQA Section 15381, has comments that identify potentially significant environmental issues that may have an affect on the unincorporated lands of San Diego County, reasonable alternatives, and mitigation measures.

County Department of Planning and Land Use (DPLU) and Department of Public Works (DPW) staff have completed their review and have the following comments regarding the content of the above documents:

#### **GENERAL COMMENTS**

1. The County of San Diego, Land Use and Environment Group has developed Guidelines for Determining Significance that are used as guidance for determining the significance of environmental impacts in the unincorporated

portions of the County of San Diego. The Guidelines also provide mitigation options for addressing potentially significant impacts. Project impacts that could have potentially significant adverse effects to the unincorporated County or County facilities should evaluate and mitigate environmental impacts using the guidance described in the County of San Diego Guidelines for Determining Significance, available online at:  
<http://www.sdcounty.ca.gov/dplu/Resource/3~procguid/html#guide>.

## **AESTHETICS**

2. The MND Environmental Information Form should include a section on the analysis of the impacts to aesthetics that may result from the implementation of the proposed project.

The project location and environmental setting section notes that 0.49 acres within the proposed development site is comprised of steep slopes greater than 25%. County of San Diego Resources Protection Ordinance, available online at: [http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/res\\_prot\\_ord.pdf](http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/res_prot_ord.pdf), states that "in designing lot configuration on steep slope lands in all land use designations, parcels shall be created in a manner which minimizes encroachment onto steep slope lands."

The MND should evaluate the adequacy of the project's proposed configuration to ensure that minimal encroachment onto steep slope areas will occur. Where encroachment does occur, should mitigation be required, additional details about the proposed landscape palette should be included and maintenance of the landscaping should be discussed.

## **TRANSPORTATION/TRAFFIC**

3. The project/MND should compare the City's land use plan (10 residential units) and trip generation potential to the County's land use plan and trip generation potential. The assessment of potential traffic impacts should consider any proposed increase in land use densities when compared to the County's current plan.
4. The proposed project will put trips on County roads. Therefore, the proposed project should pay the County's full Transportation Impact Fee (TIF) in order to mitigate its regional and local cumulative traffic impacts as required by the County's TIF ordinance.
5. The MND should assess the need for a left turn lane/pocket along San Pasqual Valley Road/SR-78 at the project's access driveway.
6. Sight distance at the project driveway along San Pasqual Valley Road/SR-78 should conform to Caltrans and County standards.

7. The County would require construction and encroachment permits for any work performed within the County's right-of-way.
8. Construction of the project will require the export of 15,550 cubic yards of materials. The project should provide a Traffic Control Plan (TCP) to address construction impacts. The TCP should identify the truck hauling routes and address detours, road closures, and avoidance of peak traffic periods.

#### NOISE

9. The MND should note that construction activities proposed at the project site will be consistent with County of San Diego Noise Standards because the project will still be adjacent to unincorporated lands after the annexation. The County's noise standards are available at <http://sdcounty.ca.gov/dplu/Resource/3~procguid/3~procguid.html#noise>.

Pursuant to the Noise Ordinance, Section 36.410, the MND should state that:

- i. Construction outside the hours of 7:00 a.m. and 7:00 p.m., Mondays through Saturdays, is prohibited.
- ii. "no equipment or combination of equipment...shall be operated so as to cause noise at a level in excess of seventy-five (75) decibels for more than 8 hours during any twenty-four hour period when measured at or within the property lines of any property which is developed and used either in part or whole for residential purposes."

The County of San Diego appreciates the opportunity to participate in the environmental review process for the rezone from County of San Diego RS-4 to City of Escondido RE-20, and annexation of these parcels to the City of Escondido. We look forward to receiving any future environmental documents related to this project or providing additional assistance at your request. If you have any questions regarding these comments, please contact Bobbie Stephenson at (858) 694-3680.

Sincerely,



ERIC GIBSON, Interim Director  
Department of Planning and Land Use

cc: Dustin Steiner, Policy Advisor, Board of Supervisors, District 5, MS A500  
Vince Nicoletti, CAO Staff Officer, DCAO, M.S. A-6  
Michael Ott, Executive Officer, LAFCO, M.S. A216

John Kross, Deputy Director, General Services, M.S. 0200  
Trish Boaz, Chief, County Department of Parks and Recreation, MS 029  
Eric Brennecke, Project Manager, Department of Public Works, MS 0336  
Francisco "Nick" Ortiz, Department of Public Works, Transportation Division,  
MS 0334  
Bobbie Stephenson, Land Use/Environmental Planner, Department of Planning  
and Land Use, MS 0650  
Priscilla Jaszowskiak, Administrative Secretary, Department of Planning and  
Land Use, MS 0650

Reference County Project IJN 07-165





45 Years in North County



Stan Kellerup Broker Associate

Cell: 760-207-3333
Bus: 760-745-3366x225
Fax: 760-747-0437
Free: 800-804-2676

Hanson Realty
633 N Escondido Blvd
Escondido, CA 92025

www.hansonrealty.com
E-mail: kellerup@juno.com

'Your Real Estate Authority'



Letter of Intent and Agreement
Between Escondido Walton, LLC
Ted Goldberg, Managing Partner and
Marshall L Lowrey, Jr. & Minalou Lowrey,
Dated April 6, 2005

It is our Intent to cooperate with Walton Escondido, LLC, developer of Escondido Tentative Tract Map 898, and grant the City of Escondido an easement for road access across a portion of the North Westerly corner of our property known as APN 230-410-44-00. Details of such an arrangement and compensation will be worked out as the Developer's Engineer, Jorge Palacios, discovers the requirements required by the City of Escondido Planning Department.

Acknowledged by:

[Signature]
Escondido Walton, LLC, Ted Goldberg, Managing Partner
Dated: 4/14/05

[Signature: Marshall L Lowrey]
Marshall L Lowrey
Dated: 4-13-05

[Signature: Minalou Lowrey]
Minalou Lowrey
Dated: 4-13-05

**EXHIBIT "A"**  
**LEGAL DESCRIPTION – STREET DEDICATION**

THAT PORTION OF LOT 28 IN BLOCK 188 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY OF SAID SAN DIEGO COUNTY AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 2 DESCRIBED IN GRANT DEED RECORDED NOVEMBER 24, 2004 IN SAID RECORDER'S OFFICE AS DOCUMENT NO. 2004-1115475, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF SAN PASQUAL VALLEY ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 35°39'56" EAST 28.60 FEET TO A POINT ON THE CUSP OF A 20.00 FOOT CURVE, CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 54°20'04" EAST; THENCE LEAVING SAID RIGHT OF WAY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET; THENCE TANGENT TO SAID CURVE SOUTH 54°20'04" WEST 59.26 FEET; THENCE NORTH 48°08'34" EAST 79.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 427 SQUARE FEET, MORE OR LESS.



\_\_\_\_\_  
JORGE H. PALACIOS, RCE 32031

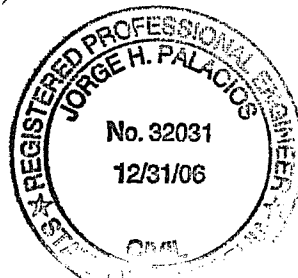


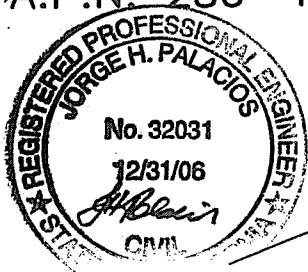
EXHIBIT "B"  
55'

PORTION OF  
RANCHO RINCON  
DEL DIABLO  
MAP 725  
BLOCK 188

ESCONDIDO  
TRACT NO. 559  
MAP 11666

LOT 28

A.P.N. 236-410-48



SAN PASQUAL VALLEY ROAD

51

50

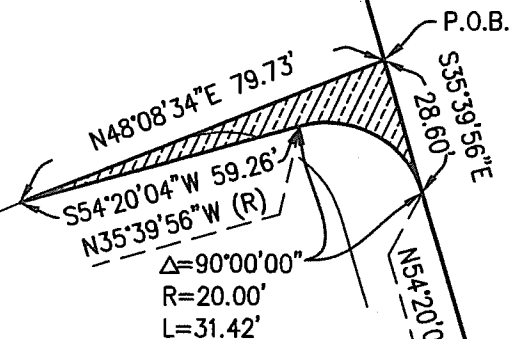
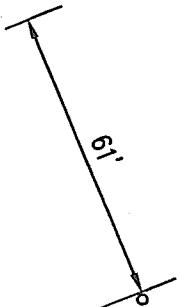
49

48

47

EXST. R/W

EXST. R/W



A.P.N.  
236-410-45  
BLOCK 188  
PORTION OF  
LOT 28

A.P.N. 236-410-44



ROS  
3751

LEGEND



INDICATES STREET DEDICATION  
AREA = 427 SQ. FT.

SCALE: 1"=40'

0 20 40



REVISED:		CITY OF ESCONDIDO		
DRAWN BY: JL	03-14-06	SAN PASQUAL VALLEY ROAD DEDICATION PLAT		SCALE: 1"=40'
CHECKED BY: JHP	03-14-06			SHEET: 1 OF 1
APPROVED BY:				

RESOLUTION NO. 2017-84

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING A THREE-YEAR EXTENSION  
OF TIME FOR A TEN-LOT TENTATIVE  
SUBDIVISION MAP

Case No. SUB 17-0003 (TR 898)

WHEREAS, pursuant to Chapter 32 of the Escondido Zoning Code, the City Council did, on February 6, 2008, consider and approve a request for a ten-lot Tentative Subdivision Map (TR 898) on approximately 7.14-acres of land, along with Grading Exemptions for a cut and fill slopes up to 29 feet in height. The project site generally is located on the western side of San Pasqual Valley Road, south of Fifth Avenue, north of Ranrido Drive, address as 701 San Pasqual Valley Road and 1201 E. Fifth Avenue (APNs 230-410-50 and -33), more particularly described in Exhibit "C," which is incorporated by this reference; and

WHEREAS, the Tentative Subdivision Map originally was approved for three years and subsequent automatic map extensions granted by the State Legislature (AB333, AB208 and AB116) extended the tentative map until February 6, 2017. The applicant submitted a local time extension request on January 19, 2017, which was received prior to the February 6, 2017, expiration date; and

WHEREAS, the City Council reviewed and adopted the Mitigated Negative Declaration prepared for the project (City File No. ER 2004-35) and determined the project would not have any significant impacts to the environment because all project related impacts have been mitigated; and

WHEREAS, the applicant requests that the City Council approve an extension of time for three years as permitted by the Subdivision Map Act and Chapter 33, Article 2 of the City of Escondido Zoning Code; and

WHEREAS, this City Council has considered the extension request, the staff report, and incorporates by reference the findings made therein; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said extension of time.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the Findings of Fact attached as Exhibit "A" were made by said Council, which is incorporated by this reference.
3. That upon consideration of the Findings, all material in the staff report (a copy of which is on file in the Planning Division) this City Council extends the Tentative Subdivision Map (TR 898) for three years, as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to the Conditions of Approval as set forth as Exhibit "B," which is incorporated by this reference.
4. That this Tentative Subdivision Map shall be null and void unless a Final Map, conforming to the Tentative Subdivision Map and all required conditions, is filed within 36 months of the expiration date for the Tentative Map, or unless an Extension of Time is granted pursuant to Section 66452.6 of the California Government Code.

**EXHIBIT "A"**  
**FINDINGS OF FACT**  
**SUB17-0003**  
**Extension of Time TR 898**

Tentative Subdivision Map TR 898 and Grading Exemptions

1. The General Plan land-use designation for the project site is Estate II (up to two single-family dwelling units per acre) with a minimum lot size of 20,000 SF, and Suburban (up to 3.3 du/ac) with a minimum lot size of 10,000 SF. The Estate II land-use designation is often applied in transitional areas between more intensive suburban and less intensive estate and rural development. The suburban designation applies to areas generally surrounded by the urbanized core of the community and accommodates single family detached homes on relatively large lots. The project is consistent with the adopted General Plan land use designations, which anticipates single-family residential estate and suburban development on the project site. The proposed subdivision would be consistent with the General Plan density provisions because the density of the project would be approximately 1.4 du/ac (10 du/7.14 gross/net acres). Ten lots also would be consistent with the allowable yield for the project site, which would allow up to 13 lots based on the slope analysis originally prepared for the project, which is detailed in the Planning Commission staff report and Supplemental Comments attached to the Mitigated Negative Declaration (Case No. ER 2004-35).
2. The proposed project would not disrupt or divide the physical arrangement of the area since the site is zoned for residential uses, and is adjacent to similar single-family residential uses to the north, south, west and east across San Pasqual Valley Road/SR 78. Higher density attached residential housing also is located immediately to the north. The project density, yield, and lot sizes would be consistent with the underlying Estate II and Suburban land-use designations, and compatible with adjacent residential development and lot sizes. Access would be provided by a new internal cul-de-sac street intersecting San Pasqual Valley Road/SR 78 on the east. Development of the project, new street and proposed improvements to San Pasqual Valley Road would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. Adequate public facilities are available, and water and sewer service can be provided to the project with extension of nearby existing facilities.
3. The project would not result in the destruction of significant or desirable natural features, nor be visually obstructive or disharmonious with surrounding areas since the project site is adjacent to similar residential development to the north, south, west, and east across San Pasqual Valley Road/SR 78. The development of the future homes on the proposed lots would not result in any significant adverse visual impacts or result in the obstruction of any scenic view or vista open to the public because the sloping/steeper topography necessitates the proposed cut/fill design that steps up the topography; the grading design would be similar to surrounding hillside topography and pad elevations along the western and southern boundary, larger lots are proposed along the eastern and northern perimeter to reduce the density on this generally fill slope lots; orientation of the lots would not be incompatible with adjacent development; and increased grading/slope setbacks would be provided adjacent to county parcels and septic systems. The Grading Exemptions are requested in order to create buildable pads, which are typical for residential developments throughout the City which contain similar hillside topography. Adequate slope and building setbacks and perimeter landscaping would be provided to adequately address any potential visual, compatibility, drainage and septic issues. The project also would not damage any significant scenic resources within a designated State scenic highway or create an aesthetically offensive site open to the public for the reasons stated above. In addition, all manufactured slopes would be landscaped to soften the effects of grading and blend the development into adjacent residential developments. Views on-site from surrounding properties would most likely consist of building pads/manufactured slopes, future one- and two-story structures, perimeter fencing/walls, and front, side and rear-yard landscaping.

The development of the proposed project would not conflict with the provisions of an adopted or proposed Habitat Conservation Plan since the site is not identified for preservation on the Draft Multiple Habitat Conservation Plan maps. The site is not listed as an open space corridor or animal migration corridor because much of the property was disturbed and surrounded by residential development. The loss of non-native grassland on the site would be mitigated as required by the appropriate Wildlife Agencies. The project site is not listed on the City' Parks, Trails and Open Space Plan, or any local or regional plan.

4. The site is suitable for this residential type of development proposed since the project site is zoned for single-family development and the site is adjacent to similar single-family and estate size residential zoning and development. The proposed grading design would not result in any significant visual or compatibility impacts with adjacent lots as discussed in the land-use compatibility and analysis sections of the staff report and Mitigated Negative Declaration (Case No. ER 2004-35). Adequate access and public utilities can be provided to the site. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersections.
5. The site is physically suitable for the proposed density of the underlying General Plan Estate II and Suburban land-use designation as described in the sections above and the Planning Commission staff report dated December 11, 2007. Adequate access and public utilities can be provided to the site. The design of the lots would be in conformance with the proposed RE-20 standards, and would be compatible with the general pattern of residential development throughout the area. The proposed project also would not result in any significant impacts to biological resources on and off the site since all identified impacts would be mitigated to less than a significant level, as detailed in the Mitigated Negative Declaration issued for the proposed project.
6. The design of the residential map and the type of improvements are not likely to cause serious public health problems because the project would not degrade the levels of service on the adjoining streets or drainage systems, with the implementation of the recommended Conditions of Approval and Mitigation Measures. Appropriate grading/slope setbacks have been provided to avoid potential impacts to adjacent septic systems. Adequate water and sewer could be provided to the site. The project would not cause substantial environmental damage nor injure fish, wildlife or their habitat since any existing non-native grassland located on the site would be mitigated as required by the appropriate Wildlife Agencies. The project would not create any significant noise impacts to adjacent properties due to the residential nature of the project, and limited traffic increase created by the project. Appropriate mitigation measures have been adopted to address noise issues from San Pasqual Valley Road/SR 78.
7. The design of the map and the type of improvements will not conflict with easements of record, or easements established through court judgments, or acquired by the population at large, for access through, or use of property within the proposed map since any existing easements will either be accommodated within the project design; be quitclaimed prior to recordation of the map; or alternate provisions provided.
8. All of the requirements of the California Environmental Quality Act (CEQA) have been met and a Mitigated Negative Declaration (ER 2004-35) was issued for the proposed project on November 1, 2007. The findings of the analysis identified impacts that might potentially be significant, but mitigation measures would reduce these impacts to a less than significant level. Potential impacts identified in the Initial Study which require mitigation are related to potential noise, biology, hazardous materials and traffic/circulation. The mitigation measures have been included in the Conditions of Approval. The Final Mitigated Negative Declaration was adopted by the City Council on February 6, 2008 (City Council Resolution No. 2008-01R) and a Notice of Determination was filed with the County Recorder's Office and the Office of Planning and Research.
9. The design of the map has provided, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Lot sizes and subdivision configuration provides opportunities for passive/solar heating.
10. All permits and approvals applicable to the proposed map pursuant to the Escondido Zoning Code will have been obtained prior to the recordation of the map.
11. The proposed map will not conflict with regional or local housing needs since all lots maintain all development standards of the applicable zone and observe the density of the General Plan. The project would be developed with single-family residential homes in conformance with the Estate II land-use designation.
12. For the reasons stated in Sections 1 – 11 above, the bulk, scale, density and overall character of the proposed development would be compatible with the surrounding neighborhood and with any natural, cultural, scenic and open space resources of the area. As stated in the staff report and environmental review, and provided in the conditions of approval and mitigation measures, the location and design of the proposed development will protect the safety of current and future residents, and will not create a significant threat to life and property due to slope instability, fire, flood, mud flow, erosion or other hazards.

### Grading Exemptions

1. Granting the modification to the Grading Exemption and other grading modification are consistent with the Grading Design Guidelines for the following reasons:

a. Proposed grading consists of approximately 36,100 cubic yards of cut and approximately 20,550 cubic yards of fill, with export of approximately 15,550 cubic yards of material. Grading Exemptions for cut slopes up to 27 feet in height are proposed, along with combination fill/cut slopes up to 29 feet in height where the City's grading design criteria limits the height to 20 feet. The proposed cut and fill slopes generally follow the existing topography and step up the sloping terrain to provide suitable building pads, with the cut/fill transition typically located through the center of the pads. Increased setbacks for slopes adjacent to county parcels (5:1 cut slope setback) are required in order to avoid potential impacts to adjacent septic systems/leach fields, which are shown on the Tentative Map. The taller cut exemptions generally are located within the southwestern area of the site (Lots 6, 7 and 8) and along the western boundary of the project (Lot 3). The primary views through the site to the surrounding hillsides generally are from the adjacent homes on the west looking east, and from the county homes to the south looking north and northeast. The existing topography of the site along the western boundary is either similar or slightly higher than the adjacent southern homes. The proposed pad elevations along the southern perimeter (Lots 1, 3, 5, 6 and 8) range from approximately four feet higher to 14 feet lower than the adjacent county properties. The taller cut slopes are located towards the southwestern area of the project, which provides for lower pad elevations than the adjacent properties to the southwest and west to lessen potential view issues. The pad elevations for Lots 8 and 9 are approximately 20 feet lower than the adjacent homes/pads to the west. The applicant indicated that although lowering pad elevations is feasible, the cut/fill transition area would be altered, which also could affect the drainage design, increase the height of selected cut slopes, and the amount of export. The final design, setbacks, height and orientation of the future homes for the project (one- and two-story models) would be required to be reviewed and approved by the City's Design Review Board.

The proposed fill slopes are situated throughout the project site, with the higher fill slopes generally located along the eastern periphery (Lot 1) and northern boundary (Lots 9 and 10). The topography of the existing site ranges from 15 feet to approximately 27 feet higher than the adjacent homes to the north and northeast, and the proposed pads for Lots 9 and 10 would range from approximately 15 to 21 higher than the adjacent homes. Lot 1 would be situated approximately 25 higher than the homes to the east. Small retaining walls would be required to be incorporated along the toe of slope for Lots 1, 9 and 10 to move the bottom of the slopes further away from the property line to conform to slope setback requirements of the City's Grading Ordinance. The extent of proposed cut and fill slopes would be typical of other RE-20 hillside development and similar properties throughout the area. Potential impacts would be reduced through implementation of well landscaped slopes, replacement of mature trees in conformance with the City's Landscape and Grading Ordinance, and appropriate plotting and design of one- and two-story homes on specific lots. All manufactured slopes would be required to be landscaped in conformance with the City's Landscape Ordinance to screen and soften visual impacts, as well as views from surrounding properties. Any grading and subsequent compaction of the site, as necessary, will be per City standards (Article 55, Escondido Zoning Code) to the satisfaction of the City Engineer.

b. The proposed design of the slopes would not adversely affect any adjoining septic systems since any affected lots would be connected to city sewer, or appropriate slope/grading setbacks have been incorporated into the design to avoid potential impacts. Conditions have been incorporated into the project which would require increased cut slopes along the project boundary (if necessary) to avoid disrupting any existing septic systems in the adjoining residential areas, or the developer must arrange to connect any adjoining existing dwelling units, now on private septic systems, to the public sewer system.

c. The proposed slopes would not intrude into or disturb the use of any adjacent property since they would not significant impact any scenic vistas or open space areas, disturb any utilities or drainage facilities; obstruct circulation patterns or access; nor preclude the future development of any adjacent parcels.

2. Prior to grading permit issuance, the design of the slopes would be engineered to ensure the stability of the cuts and fills, and associated buildings placed upon the new pad area.



3. The grading exemption(s) and retaining walls generally are requested either to provide sufficient flat buildable area to accommodate a single-family home, reduce driveway grades, provide access to selected lots, and/or provide usable open space areas around the proposed homes.
4. For the reasons stated in the above sections, and further described in the Planning Commission staff reports and environmental review (ER 2004-35, Supplemental Comments), the grading has been designed to address on-site building constraints and has been minimized to the extent possible, preserving the character of the site while utilizing appropriate erosion control practices to avoid erosion, slides, or flooding in order to have as minimal an effect on the said environment as possible.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL SUB17-0003 TR 898 Extension of Time

#### General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Chief.
4. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a Blasting Permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
5. Access for use of heavy fire fighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshall.
6. All required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
7. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program
8. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
9. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
10. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division.
11. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08), to the satisfaction of the Planning Division.
12. Three (3) copies of a revised tentative map, reflecting all modifications and any required changes shall be submitted the Planning Division for certification prior to submittal of grading and landscape plans and the final map.
13. Any parcels not associated with this Tentative Map shall be labeled "Not a Part."
14. No street names are part of this approval. A separate request shall be submitted prior to Final Map.
15. Prior to recordation of the final map, the project shall establish a homeowner's association for the ongoing maintenance of the landscaping along the entry road and on-site water-quality basin, and any other common improvements. The establishment of the homeowners' association shall be included in the CC&Rs for the project. Storm water features and common landscape improvements shall be placed in appropriate landscape/stormwater/drainage easements, to the satisfaction of the Planning and Engineering Divisions.

16. Copies of the CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map and grading plans. The appropriate plan check fees shall be submitted with the CC&Rs.
17. All lots shall meet the average lot width and lot area requirements of the underlying zoning category. Panhandle lots shall meet all of the minimum net lot area and panhandle length requirements. The panhandle portion of the lot shall not exceed 120 feet in length. Conformance with these requirements shall be demonstrated on the Certified Tentative Map, grading and final map. Non-compliance with these minimum standards will result in revisions to the map.
18. Grading Exempted slopes shall not exceed the height approved by the Planning Commission and City Council and indicated in the Details of Request of the staff report, and on the certified tentative map as follows:
  - Lot 1 Pad 766' - up to 20' fill slope
  - Lot 2 Pad 762' - up to 24' cut/fill combo
  - Lot 3 Pad 786' - up to 22' cut/fill combo
  - Lot 4 Pad 794' - up to 29' cut/fill combination
  - Lot 5 Pad 808' – no exemptions
  - Lot 6 Pad 816' - up 23' cut
  - Lot 7 Pad 828' - up to 27 cut slope.
  - Lot 8 Pad 816' - up to 25'cut/fill combo
  - Lot 9 Pad 800' - up to 19' fill/retaining wall combo  
and up to 18' fill
  - Lot 10 Pad 804' - up to - 19' fill
19. Building pads with steep or long driveways shall incorporate an appropriate on-site turn around areas to eliminate vehicles backing up or down long or steep driveways, to the satisfaction of the Engineering Division. Provisions for the turn-around areas shall be demonstrated on the fine grading plans and plotting plans for the homes. For turn-around areas, a minimum 24-foot back up area should be provided for vehicles to exit the lot in a forward manner.
20. Panhandle lots or lots served by access easements shall incorporate parking for at least six vehicles on site, which includes, but not limited to a three-car garage with on-site paving for at least three cars.
21. Any impacts to off-site properties due to the grading and improvement of San Pasqual Valley Road/SR 78 shall be replaced/repaired to their previous condition (including any landscaping, paving, fencing, etc.). The removal of any mature trees shall be replaced with minimum 24-inch box-sized trees, to the satisfaction of the Planning Division and affected property owner.
22. This approval is subject to the parcels annexing into the City of Escondido.
23. Any retaining walls, perimeter walls or screen walls shall be constructed of decorative materials or finish, and detailed on the grading plans and landscape plans (materials and color).
24. Prior to issuance of any grading permits on the site, the applicant shall provide evidence that the Native American tribes (listed in the letter sent by the Native American Heritage Commission on November 26, 2007) have been contacted and given the opportunity to address any cultural issues or concerns by being allowed to observe or monitor grading activities. If any resources are discovered during construction activities, the tribes again shall be notified.
25. Concurrent with annexation of the subject parcels and prior to recordation of the Map, a Lot-Tie Agreement shall be recorded to tie Assessor's Parcel Numbers 230-410-44 and -45 in order to be in conformance with the minimum lot size requirements of 20,000 SF for the RE-20 zone.
26. If during construction/grading of the project, soil and/or groundwater contamination is suspected, construction/grading in the area should cease and appropriate health and safety procedures shall be implemented, as required in accordance with current regulatory requirements. Prior to the issuance of grading permits, appropriate soil sampling is required prior to disposal of any soils. The results of the soil samples and any remediation shall be submitted to the Planning and Engineering Divisions prior to commencement of grading operations. If the soil is contaminated, the material shall be assessed by a qualified professional and handled accordingly. Land Disposal Restrictions (LDRs) may be applicable to these soils.

Any imported soils shall be free of contamination. The type of soils and condition of the soils shall be coordinated with the Engineering and Field Engineering Divisions.

27. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$1,926.75 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$1,876.75 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.
28. Lots 5 and 6 shall be restricted to one-story models with a maximum height of twenty-one feet to the top of the tallest ridgeline. The pad elevations shall be no higher than 808 feet MSL for Lot 5 and 816 feet MSL for Lot 6 as indicated on the approved Tentative Map. Two-story additions shall not be allowed and no accessory structures shall be allowed on the lots in excess of 21 feet in height. This restriction shall be included in the notes on the Final Map and in the CC&Rs for the project. Deed restrictions for Lots 5 and 6 also shall be recorded concurrently with the Final Map to reflect these restrictions.
29. The turn-out areas along the western boundary of Lots 7 and 10 shall be posted with appropriate signs approved by the Fire Department indicating "NO PARKING FIRE LANE." The turn-out areas shall be constructed of heavy duty paving materials to reduce the need for future maintenance, to the satisfaction of the Engineering Division and Fire Department.

#### **Mitigation Measures-Conditions of Approval from ER 2004-35**

##### Biological Resources

30. The applicant shall obtain compensating land or credits for the loss of non-native grassland habitat in a mitigation bank approved by the City of Escondido, California Department of Fish and Game and U.S. Fish and Wildlife Service at a ratio of 0.5 acres of mitigation land for every one acre of land impacted, resulting in a requirement of acquisition of 3.57 acres of habitat or credits.

##### Traffic/Circulation

31. As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.

##### Hazards and Hazardous Materials:

32. Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements. If environmental concerns are encountered with any of the materials, the areas or substances of concern shall be assessed by a qualified professional and handled accordingly.
33. Prior to issuance of grading permits/construction operations, the soil sample results contained in the Phase I Environmental Site Assessment prepared by Environmental Business Solutions, dated December 23, 2004, shall be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.

Noise:

34. Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report and on the building plans. Any additional recommendation of the INA shall be incorporated into the building plans.

Landscaping

1. Seven copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Department prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, and also consistent with the State Model Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect
2. Any existing trees to remain within the subdivision and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Any grove type does not need to be identified, unless to remain.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Department and City Engineer.
5. Prior to occupancy of future units, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
6. Street trees shall be provided along every frontage within, or adjacent to this subdivision in conformance with the Escondido Landscape Ordinance and Street Tree List. Prior to the issuance of grading permits, a tree survey of the site shall be completed and submitted to the Planning Division showing the location and type of all (non-agricultural) trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed. Any existing trees to remain shall be identified on the grading and landscape plans, noted as "to remain" along with provisions to protect the trees during construction. If existing mature trees on site are removed, they shall be replaced with specimen sized trees in conformance with the City's tree preservation requirements. The removal of the oak trees on the site shall be replaced on a 1:1 basis with specimen sized trees (min. 24" box) or 2:1 basis with 15 gallon trees.
7. Appropriate plant materials shall be incorporated into the final landscape design in order not to adversely affect existing views (especially to the homes to the south and west), but to provide privacy where required. The manufactured slopes along the western and northwestern boundary of Lot 10 shall be heavily landscaped with appropriate trees and shrubs to provide a buffer area from the adjacent residences to the west and northwest, and reduce potential overlooking into rear yards.
8. The cut slope setback areas along the western boundary of the site shall contain appropriate landscaping and permanent irrigation. The most southerly panhandle/access easement on Lot 1 also shall provide appropriate landscape/hardscape treatment to avoid potential maintenance/visual impacts. Appropriate language to ensure the ongoing maintenance of the landscaping shall be included in the project CC&Rs.
9. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

## Fire Department Conditions

1. Fire Hydrants capable of delivering 1,500 GPM at 20 PSI residual pressure are required every 500 feet. Additional hydrants may be required near intersections, fire department connections, or other locations.
2. Fire sprinklers will be required for structures exceeding 1,500 GPM needed fire flow. The ISO method of determining need flow must be used.
3. Access roads exceeding 20% slope are not allowed. Access roads over 15% slope require fire sprinkler systems in the served homes.
4. Access roads serving two or fewer homes are considered driveways and must be a minimum of 16 feet wide.
5. No parking will be allowed on 24-foot-wide private driveways. "No Parking" must be posted.
6. Driveways serving three or more homes are considered access roads and must be a minimum of 24 feet wide (Engineering may require a minimum width of 28 feet).
7. Minimum 16-foot-wide paved driveways must be provided within 150 feet of the structure.
8. Dead-end roads and driveways over 150 feet in length require a Fire Department turn-around.
9. All-weather paved access able to support the weight of a fire engine (50K lbs.) and approved fire hydrants must be provided prior to the accumulation of any combustible materials on the job site.
10. A 28-foot inside radius is required on all corners.
11. Red curbs with 4" white lettering, "NO PARKING FIRE LANE" are required in the turn-around.
12. Red curbs with 4" white lettering "NO PARKING FIRE LANE" signs are required in 24-foot-wide access areas. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Police Department.
13. Fuel Modification Zones must be permanently marked and provisions to provide on-going maintenance must be provided (min. 30').

**ENGINEERING CONDITIONS OF APPROVAL  
ESCONDIDO TRACT 898- Time Extension**

**GENERAL**

1. The applicant shall provide the City Engineer with a current Subdivision Guarantee and Title Report covering subject property.
2. The location of all on-site utilities shall be determined by the Engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
3. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of this Subdivision.
4. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
  - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
  - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.
7. The engineer shall submit to the Planning Department a copy of the Tentative Map as presented to the Planning Commission and the City Council. The Tentative Map will be signed by the Planning Department verifying that it is an accurate reproduction of the approved Tentative Map and must be included in the first submittal for plan check to the Engineering Department.

**STREET IMPROVEMENTS AND TRAFFIC**

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.

- The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, street trees, paving and base on the following streets within and adjoining the project boundary:

<u>STREET</u>	<u>CLASSIFICATION</u>
<b>Street "A"</b> <b>San Pasqual Valley Road</b>	<b>Residential Cul-De-Sac (36'/56')</b> <b>Major Road (HWY 78, 82'/102')</b>

See appropriate typical sections in the current Escondido Design Standards for additional details.

- The developer shall construct San Pasqual Valley Road in accordance with City design standards for a Major Road and to the requirements of CALTRANS at project entrance and along adjacent property to the southeast (230-410-4500). The developer shall also construct proper transition to provide adequate line of site based on a line of sight study approved by the CALTRANS.
- The developer shall improve the existing access easement along the westerly property line with widening of the roadway along project frontage to minimum 24 feet (with guard rail along lot 7) and provide 20' wide public utilities and emergency access easement over that section of the roadway. The developer also shall improve the existing roadway from 5<sup>th</sup> Avenue to southerly property line to the satisfaction of the Fire Marshal.
- The project access entrance shall be designed as street intersection with curb returns, cross gutters and spandrels, sidewalk ramps, etc. with a minimum throat width of 36 feet.
- The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
- Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
- Plans for construction within any right-of-way under a jurisdiction other than the City of Escondido will be subject to the review by both the City of Escondido and the other jurisdiction. The developer shall be responsible for securing all necessary permits from the appropriate agencies.
- The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the City Engineer and CALTRANS. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
- The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
- An encroachment permit shall be obtained from CALTRANS for all work within the CALTRANS right-of-way.



12. The maximum grade of intersecting streets is 6% per the Escondido Design Standards.
13. The developer shall be required to construct a LED street lights in accordance with Escondido Standard Drawing No. E-1-E at the project entrance and along Street "A" per City of Escondido Design Standards.

## GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report that he/she has reviewed the grading design and found it to be in conformance with his/her recommendations.
2. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of a building structure will be permitted as part of the Building Dept. plan review and permit process.
3. Erosion control, including riprap, interim slope planting, sandbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the project.
4. Increased cut slope setbacks may be required along the project boundary to avoid disrupting any existing septic systems in the adjoining residential areas and may be required to avoid encountering ground water problems. Actual setbacks to be used will be based on recommendations of the soils engineer. The requirements of the San Diego County Health Department should be consulted in this regard. In lieu of these requirements, or if the County Health Department requirements cannot be met, the developer must arrange to connect adjoining existing dwelling units, now on private septic systems, to the public sewer system. In this regard, the developer will be required to make necessary arrangements for all main extensions, easements and payment of all connection and permit fees. Any dwellings in the unincorporated areas must have special approval of the City Council before being connected to the City sewer system. This requirement shall also apply to off-site road and utility improvements where existing septic systems are jeopardized as a result of these improvements.
5. It shall be the responsibility of the developer to pay all plan check and inspection fees required by the San Diego County Health Department.
6. All setbacks shall be in compliance with the Grading Ordinance.
7. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

8. A General Construction Activity Permit is required from the State Water Resources Board for all storm water discharges associated with a construction activity where clearing, grading and excavation results in a land disturbance of one or more acres. A WDID number shall be obtained and be included on the Grading plans.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
10. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
11. The developer will be required to obtain permission from adjoining property owners for any off-site grading and slopes necessary to construct the project and/or the required improvements.
12. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings. All driveways proposed for Fire Truck access shall be special designed to meet the loading requirements and require a clear turn around at the end that cannot be used for parking.
13. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

### **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a Drainage Study to be prepared by the engineer of work.
2. The project is required to construct an off-site storm drain line in San Pasqual Valley Road from 5<sup>th</sup> Avenue to the Bio-Retention basin along Street "A". This off-site storm drain will be constructed primarily within the jurisdiction of CALTRANS and the improvement plans for these drainage facilities shall be subject to their review and approval.
3. A Final Storm Water Quality Management Plan (SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, post construction storm water treatment measures and maintenance requirements.
4. All storm water treatment and retention facilities and their drains including the bio-retention basins, and their HMP underground storage basins shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the home owners' association. Provisions stating the maintenance responsibilities shall be included in the CC&Rs.

5. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement. This agreement shall be referenced in the CC&Rs.

### **WATER SUPPLY**

1. Required water main improvements shall include construction of an 8-inch water main in Street "A" to the requirements of the City Engineer and Director of Utilities.
2. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.

### **SEWER**

1. The location and sizing of all sewer main extensions shall be designed per the City of Escondido Design Standards and Standard Drawings to the satisfaction of the City Engineer and Director of Utilities.
2. All onsite sewer mains shall be public and all sewer laterals shall be considered private. The Home Owners will be responsible for all maintenance and repair of their sewer laterals. This shall be clearly stated in the CC&Rs.
3. No trees or deep rooted plants shall be planted within 15' of sewer mains or laterals.
4. Due to impacts to the septic system of the adjacent property (230-410-4500), the developer shall be required to connect the subject property to public sewer (including payment of the connection fee) prior to impacting the septic system.

### **FINAL MAP - EASEMENTS AND DEDICATIONS**

1. The developer shall make all necessary dedications (or, if appropriate, offer of dedications) for public rights-of-way on the following streets contiguous to the project to bring the roadways to the indicated classification.

#### **STREET**

#### **CLASSIFICATION**

**Street "A"**  
**San Pasqual Valley Road**

**Residential Cul-De-Sac (36'/56')**  
**Major Road (HWY 78, 82'/102')**

2. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
3. Necessary public utility easements for sewer, water, storm drain, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
4. The developer is responsible for making the arrangements to quitclaim all easements of record, which conflict with the proposed development prior to approval of the Final Map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be

submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

### **REPAYMENTS AND FEES**

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. This subdivision is contiguous to the facilities of another public agency. This agency may be required to review and/or sign the improvement plans. It will be the responsibility of the developer to establish an account with this jurisdiction to pay for all fees for plan checking and permit approval.
3. The developer shall be required to pay all development fees of the City (along with any other appropriate permitting or outside agencies/jurisdictions (if necessary) then in effect at the time, and in such amounts as may prevail when building permits are issued.

### **CC&Rs**

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.
2. The developer shall make provisions in the CC&Rs for maintenance by the Home Owners Association of all parkway landscaping and irrigation along Street "A", the storm water bio-retention basin(s) and drainage facilities, any emergency gates, common open spaces, public utilities easement access roads and pedestrian pathways. These provisions in the CC&Rs must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
4. The CC&Rs must state that the Home Owners Association assumes liability for damage and repair to City improvements and/or utilities in the event that damage is caused by the Home Owners Association's repair or replacement of private utilities or drainage facilities.

### **UTILITY UNDERGROUNDING AND RELOCATION**

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance.

2. All new dry utilities to serve the project shall be constructed underground.
3. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

## Attachment "A"

### MITIGATION MONITORING REPORT

**PROJECT NAME:** Escondido Tract 898 (San Pasqual Valley Road/SR 78))  
**PROJECT DESCRIPTION:** 10 lot single-family residential development

**NEG .NEC. NO.** ER 2004-35  
**ASSOC. CASE NO.:** 2004-67-GE/PZ, 2004-04-AN  
**APPROVAL BODY/DATE:**  
**PROJECT MANAGER:** Jay Paul, Assoc. Planner

**PROJECT LOCATION:** 701, 711 & 715 San Pasqual Valley Road and 1201 E. 5th Ave  
 APNs 230-410-31, -33, 44 and -55

**CONTACT PERSON:** Ted Goldberg, Walton Escondido, LLC  
**PHONE NUMBER:** (760) 943-7745

Phase at which the Mitigation  
 Measures are to be Implemented

Prior to Grading Permit, Final Map and Building Permits

Nature of Impact	Mitigation Measure	Identification No. Location in Doc.	Responsibility For Implementation	Certified Initial Date	Comments
Transportation/Traffic	As a condition of project approval, prior to commencement of construction, the project applicant shall prepare a traffic control plan showing ingress/ingress locations and haul routes for excavated material. The plan shall be subject to approval by the City Engineer and Caltrans.	III. Traffic #1	Project Applicant  Engineering Div, to review traffic control plan and ensure appropriate traffic control implemented prior to issuance of grading permits/ construction		
Biological Resources	Prior to issuance of grading permits for the project, impacted non-native grassland (7.14 acres) shall be mitigated at a 0.5:1 ratio (3.57 acres/credits) through either purchase of similar habitat as approved by the wildlife agencies, or purchase of credits from an approved habitat mitigation bank.	V. Biological Resources #1	Planning Division to verify evidence of purchase of mitigation credits prior to issuance of grading permits		
Hazards and Hazardous Materials	Removal and disposal of all debris and materials/equipment observed to be stored at the site shall be done in accordance with all applicable Federal, State and County requirements.	VIII. Hazardous Materials #1	Project Applicant  Planning Division to verify removal of any trash/debris		
Hazards and Hazardous Materials	Prior to issuance of grading permits/construction operations, the soil sample results be submitted/disclosed to construction/grading contractors doing site work to assess what measures, if any, need to be taken to address possible worker exposure (e.g., dust suppression or control). Prior to the issuance of	VIII. Hazardous Materials #2	Project Applicant  Planning Division and Engineering to verify disclosure and appropriate materials/safety plan prior to issuance of grading		

	grading/construction permits, the developer/grading contractor and/or construction contractor shall submit a worker safety plan to address potential exposure to hazardous materials and safety protocol for working on the site. The plan shall be attached with the grading and building plans, and posted in an appropriate location on the site. The plan shall be prepared by a qualified person, in accordance with all regulatory requirements.		plans/development plans		
Noise	Because portions of the project would be exposed to noise levels exceeding 60 dBA CNEL, an interior noise analysis (INA) must be provided and approved by the City prior to building permit issuance for any of the residences. The interior noise analysis shall identify sound transmission loss requirements for building elements exposed to exterior noise levels exceeding 60 dBA. The house design shall include mechanical ventilation that meets applicable Uniform Building Code (UBC) requirements. Appropriate dual-glazed windows with a Sound Transmission Class (STC) shall be identified in the report. The buildings plans will need to incorporate the recommendations in the final INA.	XI. Noise #1	Applicant to submit noise study Planning Div. and Building Div. to review noise analysis prior to issuance of building plans		

**CODE COMPLIANCE**

Ongoing monitoring to ensure compliance with all mitigation measures, conditions of approval, operational requirements, standards, codes and regulations.	Project Applicant City of Escondido Planning Division Wildlife Agencies	Public Works Dept. Code Enforcement Div. Police Dept.	Building Dept. City Attorney Fire Dept.
Enforcement of the project conditions, mitigation measures, codes, standards and regulations are handled through inspection and evaluation procedures by the above mentioned City Departments and upon failure to comply with the conditions, the project may be referred to the Planning Commission for review and possible modification or revocation of the permit.	City of Escondido		

**EXHIBIT "C"**

**SUB17-0003  
Extension of Time TR898**

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1:

LOT 27 IN BLOCK 188 OF RESURVEY OF PART OF RANCHO RINCON DEL DIABLO, BY J. N. GRAHAM, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

EXCEPTING THEREFROM THE NORTHERLY 177.54 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 27, DISTANT THEREON SOUTH 20° 12' 20" EAST, 277.54 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE CONTINUING SOUTH 20° 12' 20" EAST ALONG SAID WESTERLY LINE, 201.85 FEET TO THE NORTHERLY LINE OF THAT CERTAIN 0.5 ACRE PARCEL OF LAND SHOWN ON RECORD OF SURVEY MAP NO. 2047, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 28, 1949; THENCE NORTH 69° 47' 00" EAST (RECORD - NORTH 69° 47' 40" EAST) ALONG SAID NORTHERLY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF, 269.99 FEET; THENCE NORTH 20° 09' 40" WEST, 201.50 FEET TO A POINT ON A LINE WHICH BEARS NORTH 69° 50' 20" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 69° 50' 20" WEST, 270.18 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 27 DISTANT THEREON SOUTH 20° 12' 20" EAST, 479.39 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 20° 12' 20" EAST ALONG SAID WESTERLY LINE 175.39 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 69° 47' 40" EAST, 65.00 FEET; THENCE NORTH 10° 45' 30" EAST, 29.15 FEET; THENCE NORTH 17° 09' 40" WEST, 150.62 FEET TO A LINE WHICH BEARS NORTH 69° 47' 00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 69° 47' 00" WEST, 88.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER THE EASTERLY 40.00 FEET OF THE NORTHERLY 177.54 FEET OF LOT 27 IN BLOCK 188 OF RESURVEY OF PART OF THE RANCHO RINCON DEL DIABLO, BY J. N. GRAHAM, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 13, 1892.



PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER THE WESTERLY 12.00 FEET OF LOT 27 IN BLOCK 188 OF RESURVEY OF PART OF THE RANCHO RINCON DEL DIABLO, BY J. N. GRAHAM, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 13, 1892.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN PARCEL 1 ABOVE.

PARCEL 4:

THAT PORTION OF LOT 28 IN BLOCK 188 OF THE SUBDIVISION OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, SAID PROPERTY DESCRIBED AS PORTION OF PARCEL 4 IN GRANT DEED TO TED GOLDBERG AND SANDRA L. GOLDBERG, TRUSTEES OF THE GOLDBERG FAMILY TRUST UDT JANUARY 5, 1990, RECORDED MAY 31, 2005, AS DOCUMENT NO. 2005-0455225 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 28; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 28, NORTH 19°44'06" WEST 345.59 FEET (NORTH 20°10'14" WEST 345.61 FEET PER SAID GRANT DEED); THENCE NORTH 48°08'34" EAST 423.66 FEET (NORTH 47°42'00" EAST 423.61 FEET PER SAID GRANT DEED) TO THE NORTHEASTERLY LINE OF SAID LOT 28; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 35°39'56" EAST 61.35 FEET (SOUTH 36°06'30" EAST PER SAID GRANT DEED); THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 48°08'34" WEST 124.96 FEET (SOUTH 47°42'00" WEST PER SAID GRANT DEED); THENCE SOUTH 37°46'46" EAST 162.14 FEET (SOUTH 38°13'20" EAST 162.14 PER SAID GRANT DEED) TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED TO GEORGE E. MILES, ET UX, RECORDED OCTOBER 23, 1956, AS INSTRUMENT NO. 149503 IN BOOK 6310, PAGE 348 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID MILES LAND SOUTH 20°13'29" EAST 220.92 FEET (SOUTH 20°40'03" EAST PER SAID GRANT DEED) TO THE SOUTHEASTERLY LINE OF SAID LOT 28; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 66°17'31" WEST 346.49 FEET (SOUTH 65°50'57" WEST PER SAID GRANT DEED) TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MARCH 3, 2010, AS INSTRUMENT NO. 10-105383 OF OFFICIAL RECORDS.

APN: 230-410-33-00 and 230-410-50-00



# CITY COUNCIL

For City Clerk's Use:

APPROVED  DENIED

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 10**  
**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Julie Procopio, Director of Engineering Services/City Engineer  
Vince McCaw, Real Property Manager  
**SUBJECT:** Grant of Access for the Centre City Shopping Center

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2017-85, authorizing the Real Property Manager to execute a grant of access for the Centre City Shopping Center, located at 425 and 427 W. Mission Avenue.

FISCAL ANALYSIS:

The proposed compensation to the City for rights of ingress and egress is \$43,500, based on the present value of current Centre City Parkway access agreements. Funds will be deposited into the City's general fund.

BACKGROUND:

A Plot Plan is currently under review for a proposed commercial project. The application also includes a four-lot Commercial Tentative Parcel Map. The project would construct three commercial buildings with uses to include general retail, drive-through restaurants, a drive-through coffee shop, and a carwash. Additional project information is provided in the Project Description section below. The project applicant desires to purchase from the City the rights of ingress and egress to Centre City Parkway that were previously acquired by the State.

PROJECT DESCRIPTION:

The project includes an application for a Tentative Parcel Map and a Plot Plan. The project would demolish the existing uses on-site (motel and vacant restaurant) and construct a commercial development consisting of three buildings with a total of 16,086 square feet. Building A would consist of 3,500 square feet of general retail and 2,874 square feet of restaurant space with a drive-through (6,374 square feet total). Building B would consist of a 2,004 square foot restaurant/coffee shop with a drive-through, a 2,400 square foot restaurant without a drive-through, and 1,000 square feet of retail space (5,404 square feet total). Building C would consist of a 4,308 square foot SuperStar carwash.

The carwash would include a drive-through tunnel and a maximum of 26 vacuum stalls. A total of 105 parking stalls would be provided on-site, mostly along the eastern project perimeter. The subject property is zoned General Commercial (CG), and all proposed uses are permitted by-right in the CG zone. The proposed site plan is attached as Exhibit "1" to the staff report.

Access to the site would be provided from both Centre City Parkway and Mission Avenue. Site access from Centre City Parkway and Mission Avenue would be right-in/right-out only. A northbound right-turn pocket/deceleration lane would be provided at the Centre City Parkway project driveway. The project also includes roadway improvements to create a third northbound through lane on Centre City Parkway from the project frontage to SR78. Additional improvements to the Centre City Parkway and Mission Avenue intersection are proposed, including a second west-bound left turn lane on Mission Avenue and extension of the left turn pockets for north-bound and south-bound traffic on Centre City Parkway.

In accordance with CEQA, a draft Mitigated Negative Declaration (MND) is currently available for public review and comment. The 30-day public comment period started on May 9, 2017, and ends on June 8, 2017. The draft MND identified potentially significant impacts in the areas of aesthetics, cultural resources, hazardous materials, tribal cultural resources, and traffic. Mitigation measures have been identified that staff believes would reduce said impacts to a less than significant level. Any additional potentially significant impacts brought to the attention of staff as a result of comments received during the public comment period cited above, must be addressed prior to approval of the final MND. A copy of the draft MND can be found at the following link: <https://www.escondido.org/centre-city-shopping-plaza.aspx>. Granting rights of ingress and egress would be subject to approval of the Plot Plan for this project; however, since the project traffic study relies on access from both Centre City Parkway and Mission Avenue, the City Council's decision on the appropriateness of the ingress and egress rights is requested should the Plot Plan be approved.

#### RIGHTS OF INGRESS AND EGRESS:

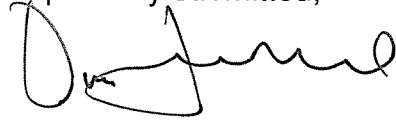
The rights of ingress and egress are necessary for this property to take access from Centre City Parkway because the State previously acquired abutter's rights of access from the property owner to control access to Highway 395. The past practice for access openings onto Centre City Parkway has been to execute a 50-year lease. The current annual lease payment charged is \$3,151. Previous access openings have been in place for more than a decade and have proved to function well. It is recommended that rather than execute a temporary lease agreement, that the City allow the abutting property owner to purchase rights of ingress and egress.

The proposed compensation to the City for the rights of ingress and egress is based on the lease rate charged to other properties for access onto Centre City Parkway. The present value of a 50-year lease at \$3,151 per year is \$43,500. In addition to paying the City of Escondido the present lease value, the applicant will spend an estimated \$54,500 to design and construct a deceleration lane to improve the point of access.

Grant of Access for the Centre City Shopping Center  
June 7, 2017  
Page 3

Staff recommends that the City Council adopt Resolution No. 2017-85, authorizing the Real Property Manager to execute a grant of access to the property owner for an amount of \$43,500, subject to approval of the Plot Plan.

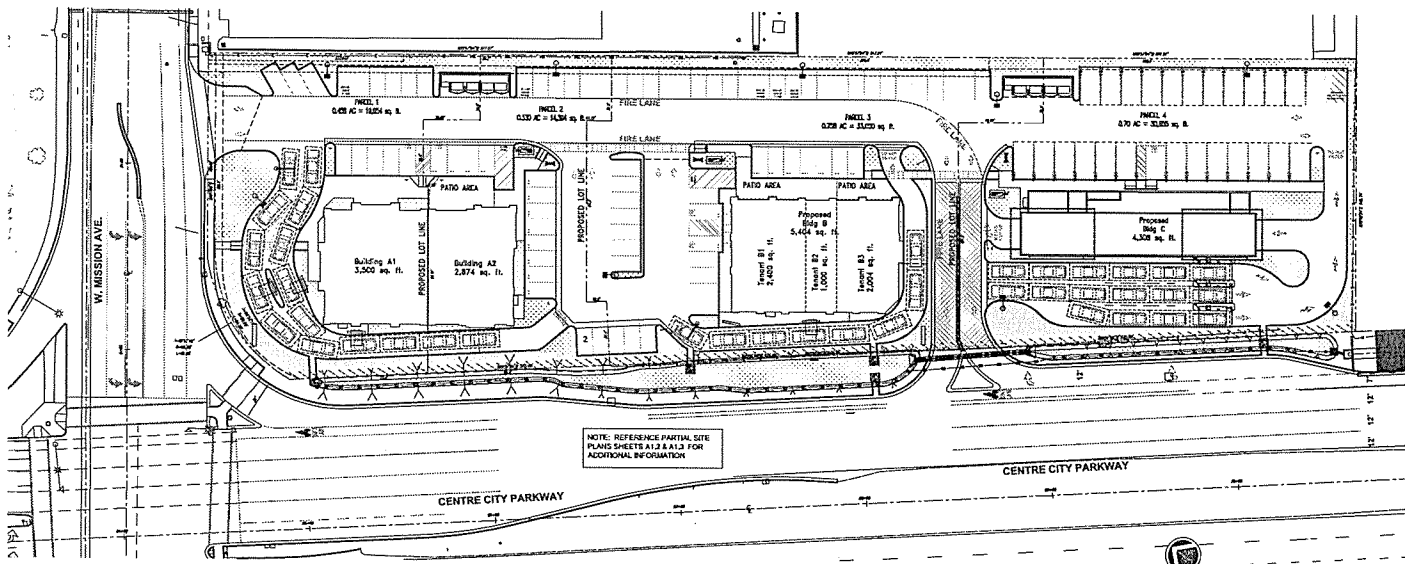
Respectfully submitted,



For Julie Procopio, P.E.  
Director of Engineering Services/City Engineer



Vince McCaw  
Real Property Manager



## OVERALL SITE PLAN

**PROJECT DATA :**

NEIGHBORHOOD SHOPPING CENTER WITH 4 PARCELS AND FOUR COMMERCIAL BUILDINGS. PARCEL 1 WILL HAVE BUILDING "A1" WITH ONE TENANT WHICH WILL BE A RETAIL SPACE. PARCEL 2 WILL HAVE BUILDING "A2" WITH SEAT DOWN RESTAURANT WITH DRIVE THRU WINDOW AND OUTDOOR PATIO SEATING. PARCEL 3 WILL HAVE BUILDING "B" WITH MULTIPLE TENANTS ALL OF WHICH ARE RESTAURANTS. TENANT B1 & B3 SHALL HAVE OUTDOOR SEATING AND TENANT B2 SHALL ALSO HAVE THE DRIVE THRU WINDOW. PARCEL 4 SHALL HAVE BUILDING "C" WHICH IS A CARWASH WITH VACUUM STALLS AVAILABLE FOR CUSTOMERS.

**Site Areas**

AREAS	2.26 ACRES (GROSS)	98,582 SF
	2.23 ACRES (NET)	96,116 SF
	0.011 ACRES (NET)	474 SF
		0.48

PARCEL 1: 20,485 SQ. FT. (0.47) 20,003 SQ. FT. (NET)  
 PARCEL 2: 14,451 SQ. FT.  
 PARCEL 3: 33,048 SQ. FT.  
 PARCEL 4: 30,600 SQ. FT.

**Site Coverage**

AREAS	16,088 SQ. FT.	= 16%
ASPHALT AREA:	57,233 SQ. FT.	= 58%
LANDSCAPE AREA:	4,957 SQ. FT.	= 5%
LANDSCAPE AREA:	19,315 SQ. FT.	= 20%
TOTAL AREA:	84,116 SQ. FT.	= 100%

**Building Areas**

BUILDING "A1" (PARCEL 1 RETAIL SPACE): 3,500SF  
 OCCUPANCY B - 1 STORY  
 CONST. TYPE V-B NO SPARKLEGLS

BUILDING "A2" (PARCEL 2 RESTAURANT & D/T): 2,874 SF  
 OCCUPANCY A2 - 1 STORY  
 CONST. TYPE V-B NO SPARKLEGLS

BUILDING "B" (PARCEL 3)  
 (ALL A2 OCCUPANCIES, CONST TYPE V-B SPARKLEGLS YES)  
 TENANT B1 (RESTAURANT): 2,400 SF  
 TENANT B2 (RESTAURANT): 1,000 SF  
 TENANT B3 (RESTAURANT W/ D/T): 2,004 SF  
 TOTAL AREA BLDG B: 5,404 SF

BUILDING "C" (PARCEL 4)  
 TENANT C1 (CARWASH)  
 OCCUPANCY B - 1 STORY  
 CONST. TYPE V-B NO SPARKLEGLS

TOTAL BUILDING AREA: 16,088 SF

**Parking Required**

- GENERAL RETAIL EQUALS (1) PARKING SPACE FOR EVERY 250SF
- RESTAURANT W/ DRIVE THRU (20) PARKING SPACES PLUS (1) FOR EVERY 100SF OVER 4,000 SF (PLUS 1 FOR EVERY 100 SQ. FT. OF PATIO OVER 300 SF)
- RESTAURANT EQUALS (1) PARKING SPACE FOR EVERY 100 SF OF GROSS BUILDING AREA (PLUS 1 FOR EVERY 100 SF OF PATIO OVER 300 SF)

BUILDING "A1"  
 TENANT (RETAIL SPACE): 3,500 SF/250 SF = 14 STALLS REQ'D  
 BUILDING "A2"  
 TENANT (RESTAURANT W/ D/T): 2,874 SF / 500 SF PATIO = 20 STALLS REQ'D  
 TOTAL 3,374 SF (24,000 SF) = 20 STALLS REQ'D

BUILDING "B"  
 TENANT B1 (RESTAURANT): 2,400 SF / 100 SF = 24 STALLS REQ'D  
 4000' PATIO of which 180 is path of travel effective area = 300 SF = 0 STALLS REQ'D

TENANT B2 (RETAIL): 1,000 SF/250 SF = 4 STALLS REQ'D

TENANT B3 (RESTAURANT W/ D/T): 2,004 SF / 500 SF PATIO = 20 STALLS REQ'D  
 TOTAL 2,304 SF (24,000 SF) = 20 STALLS REQ'D

BUILDING "C"  
 TENANT (CARWASH MIN REQ'D TO BE DETERMINED)  
 STALLS PROVIDED = 28 VAC STALLS

**Parking Provided**

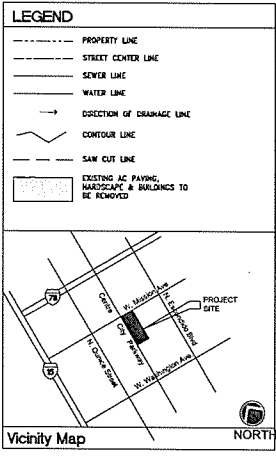
BUILDING "A1"  
 TENANT (RETAIL SPACE): 3,500 SF = 14 STALLS PROVIDED

BUILDING "A2"  
 TENANT A2 (RESTAURANT W/ D/T): 2,874 SF = 20 STALLS PROVIDED

BUILDING "B"  
 TENANT B1 (RESTAURANT): 2,400 SF = 24 STALLS PROVIDED  
 TENANT B2 = 4 STALLS PROVIDED  
 TENANT B3 (RESTAURANT W/ D/T): 2,004 SF = 20 STALLS PROVIDED

BUILDING "C"  
 TENANT (CARWASH)  
 STALLS PROVIDED = 28 VAC STALLS

TOTAL PARKING STALLS REQUIRED = 108 STALLS  
 ALSO PROVIDED IS A TOTAL OF 1 LEADING ZONE FOR BUILDING A1 & A2 AND 1 LEADING ZONE FOR BUILDING "B"



**Legal Description**

A PORTION OF LOT 14 IN BLOCK 148 OF SANCHO BIRONO DEL PARCEL, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 319, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 10, 1988

OWNER: JINYOU HEU AND JOY YOKAM HED  
 3000 RYAN DRIVE  
 ESCONDIDO, CA 92025

APPLICANT: NLA ARCHITECTURE LLC  
 735 COOL SPRINGS BLVD, SUITE 600  
 FRANKLIN TN 37067

ADDRESS: 425 & 427 W. MISSION AVE  
 ESCONDIDO, CA

A.P.N.: 229-11239

EXISTING ZONING: CG GENERAL COMMERCIAL

**Sheet Index**

Sheet#	Description
ARCHITECTURAL	
A1.0	OVERALL SITE PLAN
A1.1	DEMOLITION SITE PLAN
A1.2	PARTIAL SITE PLAN
A1.3	PARTIAL SITE PLAN
A2.1	FLOOR PLAN BUILDING "A"
A2.2	FLOOR PLAN BUILDING "A"
A2.3	FLOOR PLAN BUILDING "C"
A2.4	ROOF PLAN BUILDING "A"
A2.5	ROOF PLAN BUILDING "B"
A2.6	ROOF PLAN BUILDING "C"
A3.1	EXTERIOR ELEVATION BUILDING "A"
A3.2	EXTERIOR ELEVATIONS BUILDING "B"
A3.3	EXTERIOR ELEVATIONS BUILDING "C"
A3.4	CENTRE CITY PARKWAY STREET ELEVATION
A4.1	COLOR RENDERING BUILDING "A"
A4.2	COLOR RENDERING BUILDING "B"
A4.3	COLOR RENDERING BUILDING "C"
A4.4	PERSPECTIVE ELEVATION BLDGS "C"
CIVIL	
C-1.1	TENTATIVE MAP
C-1.2	DEMOLITION PLAN
C-1.3	CONCEPTUAL GRADING PLAN
C-1.4	CONCEPTUAL GRADING PLAN
LANDSCAPE	
L1.0	PLANTING PLAN

**Consultants:**

**Architects**  
 Attn: Susan F. Jones  
 S&A Design Group  
 1915 Carolina Ave.  
 Fresno, CA 92311  
 Ph: (559) 503-9922

**Architects (Bldg C only)**  
 Attn: Paul Crowley  
 Cowley Architects  
 730 N. 52nd St. Ste. 203  
 Phoenix, Arizona 85008  
 Ph: (602) 968-9922

**Civil Engineer**  
 Attn: Josh Ziegler  
 Spear & Associates, Inc.  
 475 Production Street  
 San Marcos, CA 92078  
 Ph: (760) 735-2040

**Landscape Architect**  
 Attn: Susan R. Clarke  
 S.R. CLARKE  
 110 Coppenhewer way #P  
 Oceanside, CA 92056  
 Ph: (760) 715-3100

**Applicable Codes:**

Building:	2016 California Building Code (CBC)
Plumbing:	2016 California Plumbing Code
Mechanical:	2016 California Mechanical Code
Electrical:	2016 California Electrical Code
Fire:	2016 California Fire Code (CFC)
Accessibility:	2016 California Building Code (Title 24, Part 2)
Energy:	2016 California Energy Code (Title 24, Part 6)
Sustainability:	2016 CALGreen Code

**Service**

**GAS & ELECTRIC SERVICE:** SAN DIEGO GAS & ELECT CO.

**TELEPHONE SERVICE:** AT&T

**SCHOOLS:** ESCONDIDO UNION SCHOOL & ESCONDIDO HIGH SCHOOL DISTRICT

**FIRE SERVICE:** CITY OF ESCONDIDO FIRE DEPARTMENT

**SEWER & WATER:** CITY OF ESCONDIDO



**Centre City Shopping Center**  
 425 & 427 West Mission Ave.  
 Escondido, CA



Date: 05.20.17  
 Drawn By: Susan Jones  
 Project # 17004  
 Overall Site Plan

Revisions  
 Δ x

SHEET No.  
**A1.0**

This drawing and its contents and those in its property of SJA Design Group and no one shall be permitted to reproduce without express written consent.

RESOLUTION NO. 2017-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE REAL PROPERTY MANAGER TO EXECUTE, ON BEHALF OF THE CITY, A GRANT OF ACCESS FOR THE CENTRE CITY PARKWAY SHOPPING CENTER LOCATED AT 425 AND 427 WEST MISSION AVENUE IN THE CITY OF ESCONDIDO

WHEREAS, the State of California ("State") acquired the abutter's rights of ingress and egress to or from Highway 395 in the document recorded May 14, 1948, as BOOK 2797, PAGE 217 of Official Records; and

WHEREAS, the State relinquished Highway 395 to the City of Escondido and said highway was later re-named Centre City Parkway; and

WHEREAS, the owner of adjacent property at, APN 229-172-38, desires to acquire access rights to Centre City Parkway for an amount of \$43,500; and

WHEREAS, this City Council desires and deems it to be in the best public interest to authorize a grant of access for the subject property; said approval would be subject to approval of the Mitigated Negative Declaration and Plot Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. The Real Property Manager is authorized to execute, on behalf of the

City, a grant of access to Centre City Parkway, which is attached hereto as Exhibit "1" and incorporated by this reference.

3. That the grant of access is contingent on the approval of the Plot Plan and Mitigated Negative Declaration for the related project; SUB17-0001, ADM17-0008 and ENV17-0001. The project includes an application for a 4-lot Commercial Tentative Parcel Map and a Plot Plan. The project would demolish the existing uses on-site and construct a commercial development that would consist of three buildings. Building A would consist of 3,500 square feet of general retail and 2,874 square feet of restaurant space with a drive-through (6,374 square feet total). Building B would consist of a 2,004-square-foot restaurant/coffee shop with a drive-through, a 2,400-square-foot restaurant without a drive-through, and 1,000 square feet of retail space (5,404 square feet total). Building C would consist of a 4,308-square-foot SuperStar carwash. The carwash would include a drive-through tunnel and a maximum of 26 vacuum stalls. Access to the site would be provided from both Centre City Parkway and Mission Avenue. Site access from Centre City Parkway and Mission Avenue would be right-in/right-out only. A northbound right-turn pocket/deceleration lane would be provided at the Centre City Parkway project driveway. The project also includes roadway improvements to create a third northbound through lane on Centre City Parkway. A total of 105 parking stalls would be provided on-site, mostly along the eastern project perimeter.

4. That the grant of access is also contingent on the construction of an approved deceleration lane.

RECORDING REQUESTED BY

And When Recorded Mail To:  
City Clerk  
City of Escondido  
201 North Broadway  
Escondido, CA 92025

APN: 229-172-06

No recording fee required; this document  
exempt from fee pursuant to Section 27383  
of the California Government Code.

**CITY OF ESCONDIDO  
GRANT OF ACCESS**

**ESC. DOCUMENT NO. M-**

This deed exempt from tax - Section 11922 of the California Revenue and Taxation Code

THE CITY OF ESCONDIDO, a municipal corporation, for a valuable consideration, DOES HEREBY GRANT to

\_\_\_\_\_

The rights of ingress and egress to Centre City Parkway from the land identified as Assessor's Parcel Number 229-172-06 and more specifically described in Exhibit A and depicted in Exhibit B.

Further, the City retaining the right, but not the obligation to move or maintain the access at the City's sole discretion. Grantee shall be responsible for all costs associated with the maintenance, relocation, other costs associated with this grant of access. Grantee shall further construct a deceleration lane which must be approved by the City. Said grant of access is contingent on the approval of the Plot Plan, Mitigated Negative Declaration and construction of the project, as referenced by planning number ADM17-008.

IN WITNESS WHEREOF, the City of Escondido has caused this deed to be executed by its Real Property Manager, pursuant to City Council Resolution No. 2017-085, adopted June 7, 2017, authorizing such execution, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THE CITY OF ESCONDIDO

By: \_\_\_\_\_  
Vince McCaw  
Real Property Manager



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA        }  
COUNTY OF SAN DIEGO    }

On \_\_\_\_\_(date) before me, \_\_\_\_\_, Notary Public

personally appeared \_\_\_\_\_,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s), is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

\_\_\_\_\_  
Signature of Notary

**EXHIBIT "A"**

**GRANT OF ACCESS  
FOR  
A PORTION OF CENTRE CITY PARKWAY**

**LEGAL DESCRIPTION**

BEGINNING AT THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN GRANT DEED TO JINKYU HEO, ET UX, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY OF SAN DIEGO COUNTY ON MAY 24, 2002 AS DOC. NO. 2002-0445031 OF OFFICIAL RECORDS, BEING A PORTION OF LOT 14 IN BLOCK 148 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886, SAID CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CENTRE CITY PARKWAY, 160.00 FEET WIDE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 22°51'05" WEST (NORTH 23°23' WEST PER SAID GRANT DEED) 189.74 FEET TO THE **TRUE POINT OF BEGINNING** FOR THE 40.00 FOOT WIDE GRANT OF ACCESS; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 22°51'05" WEST 40.00 FEET TO THE END OF SAID GRANT OF ACCESS.




# EXHIBIT "B"



SCALE: 1"=80'

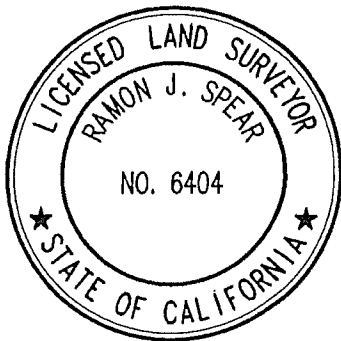
### LEGEND

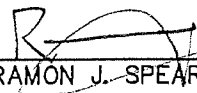
 ACCESS RIGHTS RELINQUISHED PER DOCUMENT REC. MAY 14, 1948 IN BOOK 2797 AT PAGE 217 O.R.

 GRANT OF ACCESS RIGHTS

**P.O.B.** POINT OF BEGINNING

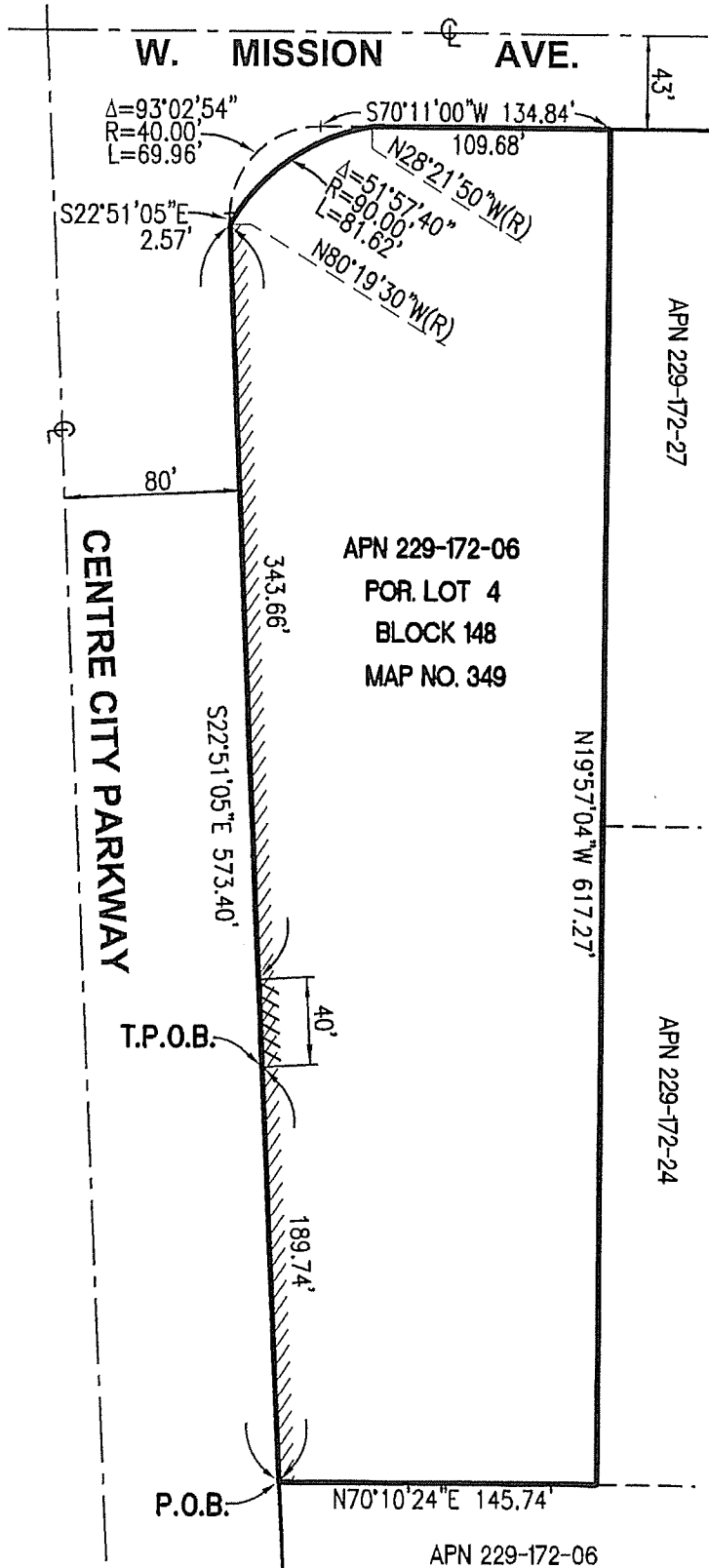
**T.P.O.B.** TRUE POINT OF BEGINNING



 5/25/2017  
RAMON J. SPEAR DATE



PLAT PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
PHONE (760) 736-2040 FAX (760) 736-4866  
WWW.SPEARINC.NET



CITY OF ESCONDIDO  
GRANT OF ACCESS  
PLAT

## CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 11**  
**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Helen Davies, Environmental Programs Manager  
**SUBJECT:** California Coastal Conservancy Proposition 1 Grant Program Application

RECOMMENDATION:

It is requested that the City Council, (1) adopt Resolution No 2017-91, authorizing the Environmental Programs Manager or her designee to submit grant documents for an amount up to \$1,000,000 to the California Coastal Conservancy (Conservancy) for Proposition 1 funds; and (2) if awarded, to accept the grant funds and complete necessary documents required by the Conservancy for participation in the Proposition 1 Grant Program for the installation of drainage improvements to the unlined (earthen) portions of the channel draining the Spruce Street area near the Transit Station.

FISCAL ANALYSIS:

Total project construction costs for the Spruce Street Drainage between 3rd Avenue and Escondido Creek have been estimated at \$2,563,000 (see attached figure for project area). Improvements to the Spruce Street Drainage will be funded as several sub-projects, including the southern Spruce Street Channel Vector Habitat Remediation Project (funded through the County of San Diego Vector Habitat Remediation Program grant) and the Escondido Transit Center Active Transportation Connections Project (funded through a SANDAG Smart Growth grant). Construction costs for the northern Spruce Street Channel Improvements' rehabilitation of the upstream unlined portions are estimated to be between \$900,000 and \$1,500,000. The Conservancy grant will provide up to \$1,000,000 for installation of drainage improvements to the unlined portions of the drainage from Grand Avenue to the confluence with Escondido Creek.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the City Council's Action Plan regarding Community Improvement.

BACKGROUND:

California voters passed the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Prop 1) in November 2014. The purposes of Prop 1 include generating funding to address water quality, water supply, and watershed protection and restoration. Chapter 6 of Proposition 1 allocates \$100.5

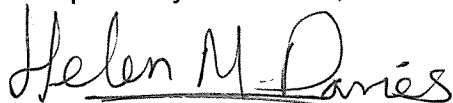
million to the California Coastal Conservancy for competitive grants for multi-benefit ecosystem and watershed protection and restoration projects.

The Spruce Street Drainage is chronically wet, with standing water in both natural and concrete-lined sections, and drains into the Escondido Creek near the Escondido Transit Center. The area receives surface flow and runoff through a network of storm drains, capturing runoff from approximately 54,000 acres of developed land. The Northern Spruce Street Channel Improvements project, between Escondido Creek and W. Valley Parkway, and between W. Valley Parkway and W. Grand Avenue, will excavate the channel bottom to restore it to the original gradient and stabilize the banks. The City has completed 30 percent design plans for a variety of drainage improvements to clear excessive vegetation overgrowth and accumulated sediment within the drainage, integrate new slope and bottom configuration designs for the unlined channels to safely convey the ultimate 100-year flood event, and offer optional considerations for capturing sediment at a location that allows for maintenance access. Michael Baker International is currently preparing the engineering design.

The Spruce Street Channel Improvement Project will provide water sustainability (advancing the sustainable use and management of water in coastal watersheds in order to achieve conservation benefits, improve ecosystem health, and increase climate resilience), wetland restoration (enhancing wetlands and subtidal habitats to restore ecosystem function and provide multi-benefit flood protection, resilient shorelines, and other ecosystem benefits) and urban greening (by increasing groundwater recharge, reducing runoff, improving water quality, and improving urban watershed health while creating public green-space and expanding urban forests) benefits.

This project has been listed as a strategy for the City of Escondido to implement to achieve the goals of the Water Quality Improvement Plan for the Carlsbad Watershed, in accordance with Regional Water Quality Control Board Order No. R9-2013-0001, as amended. This municipal storm water permit allows the City of Escondido to choose priority areas and pollutants of concern. The City has selected the drainage area of Spruce Street as a priority area for focused water quality improvement, with goals being set for improving water quality and reducing dry weather flows. This project is an important part of the bigger picture of improving water quality not only in Escondido, but in the entire Escondido Creek Hydrologic Sub Area and the Carlsbad Watershed.

Respectfully submitted,



Helen M. Davies, M.S., CPSWQ  
Environmental Programs Manager

**SPRUCE STREET DRAINAGE IMPROVEMENT PROJECT**



**Proposition 1 Funding  
 Application Areas  
 (vegetated channels)**



- Concrete-lined channel
- Underground culvert

- Vegetated channel
- Transit Center Active Transportation Connections Project

Project area = Concrete lined channel and underground culvert and vegetated channel

RESOLUTION NO. 2017-91

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING THE APPLICATION FOR  
GRANT FUNDS FOR THE CALIFORNIA  
COASTAL CONSERVANCY'S PROPOSITION  
1 PROPOSAL SOLICITATION

WHEREAS, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 ("Proposition 1") was approved by voters in November 2014, generating funding to address water quality, water supply and watershed protection and restoration; and

WHEREAS, Chapter 6 of Proposition 1 allocates \$100.5 million to the California Coastal Conservancy ("Conservancy") for competitive grants for multi-benefit ecosystem and watershed protection and restoration projects; and

WHEREAS, the Conservancy has released a solicitation for projects on March 17, 2017; and

WHEREAS, the City Council deems it in the best public interest at this time to apply for grant funding for the Northern Spruce Street Channel Restoration Project; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the Conservancy to carry out the Northern Spruce Street Channel Restoration Project ("Project").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City Council authorizes the Environmental Programs Manager, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned Project.



**ORDINANCE NO. 2017-07**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING THE ESCONDIDO ZONING CODE ARTICLES 1, 6, 7, 8, 10, 11, 12, 13, 14 AND 57 TO CONSOLIDATE THE RESIDENTIAL ZONES INTO ONE ARTICLE, AND ESTABLISH AN R-5-30 (VERY HIGH MULTI-FAMILY RESIDENTIAL, 30 DU/AC) ZONE CATEGORY WITH ASSOCIATED R-5-30 DEVELOPMENT STANDARDS TO IMPLEMENT THE GENERAL PLAN DESIGNATION OF URBAN V

Applicant: City of Escondido  
Planning Case No.: AZ 16-0005/PHG 17-0007

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That the City Council has reviewed and considered the Notice of Exemption prepared for this project in conformance with the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 – Use of Previous Program Environmental Impact Report (EIR) (SCH No. 2010071064) that was prepared for the adoption of the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan, and certified by the City Council in May 2012, and has determined that all environmental issues have been addressed and no significant environmental

A COMPLETE COPY OF THIS ORDINANCE IS ON FILE IN THE OFFICE OF THE CITY CLERK FOR YOUR REVIEW.

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REZONING FROM R-4-24 (HIGH MULTI-FAMILY RESIDENTIAL, 24 DU/AC) TO R-5-30 (VERY HIGH MULTI-FAMILY RESIDENTIAL, 30 DU/AC) APPROXIMATELY 22-ACRES ENCOMPASSING 186 ASSESSOR'S PARCELS DESIGNATED AS URBAN V IN THE GENERAL PLAN AND GENERALLY LOCATED BETWEEN 6TH AND 15TH AVENUES AND SOUTH ESCONDIDO BOULEVARD AND CENTRE CITY PARKWAY

Applicant: City of Escondido  
Case No.: AZ 16-0005/PHG 17-0007

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That on April 25, 2017, the Planning Commission recommended approval of the proposed zone change from R-4-24 to R-5-30 (resolution #6094).

SECTION 3. That the City Council has reviewed and considered the Notice of Exemption prepared for this project in conformance with CEQA Guidelines Sections 15162 and 15168 – Use of Previous Program Environmental Impact Report (EIR) (SCH No. 2010071064) that was prepared for the adoption of the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan, and certified by the

**A COMPLETE COPY OF THIS ORDINANCE  
IS ON FILE IN THE OFFICE OF THE CITY  
CLERK FOR YOUR REVIEW.**

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 13**  
**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Jay Petrek, Assistant City Manager  
Karen Youel, Housing & Neighborhood Services Manager

**SUBJECT:** Public Hearing for Recommendations for Allocation of HOME Funds (File Number: 0873-01)

RECOMMENDATION:

Staff recommends conducting the public hearing and receiving public input in order to reaffirm City Council Resolution No. 2017-66R, authorizing the Director of Community Development to conditionally commit federal HOME funds in an amount not to exceed \$450,000 to Interfaith Community Services (Interfaith) for the acquisition and rehabilitation of four affordable multi-family rental units located at 557-563 Aster Place, and authorizing the Mayor and City Clerk to execute an Affordable Housing Loan Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney, which was previously adopted by the City Council on May 3, 2017.

FISCAL ANALYSIS:

There will be no impact on the General Fund. Federal HOME funds can only be used for the development of affordable housing.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Community Improvement.

PREVIOUS COUNCIL ACTION:

On March 8, 2017, the City Council authorized the release of Requests for Proposals (RFP) HOME funds.

On May 3, 2017, the City Council discussed the proposal received in response to the RFP and adopted City Council Resolution No. 2017-66. The commitment of federal funds must be approved by the City Council at a public hearing; due to technical difficulties experienced by the City's contracted publication service, the notice of public hearing was

not published. The Affordable Housing Loan Agreement has not yet been executed, pending this corrective action.

BACKGROUND:

On March 9, 2017, the Housing & Neighborhood Services Division released an RFP inviting for-profit, non-profit and Community Housing Development Organizations (CHDOs) to submit requests for funding for the provision of affordable rental housing or first-time homebuyer opportunities through the rehabilitation of blighted properties or acquisition of long-term affordability covenants. The RFP included a total of \$450,000 in federal HOME Program funds, plus an additional \$69,170 available for CHDOs. One response to the RFP was received by Interfaith; no responses were received from a CHDO.

Interfaith was established in 1979 to empower people in need to stabilize and improve their lives through comprehensive programs, in partnership with diverse faith communities and people of compassion. Interfaith offers a continuum of programs and services that provide the tools and resources people in crisis need to stabilize and rebuild their lives.

Interfaith owns 17 of the 28 properties on Aster Street. Interfaith used City HOME funds to purchase two of the other properties. Interfaith proposes purchasing an eighteenth four-plex unit on Aster Street. All four units will be rented to families earning less than 60 percent of the Area Median Income (AMI) at high HOME rents; units are anticipated to be available to lower income households with Housing Vouchers.

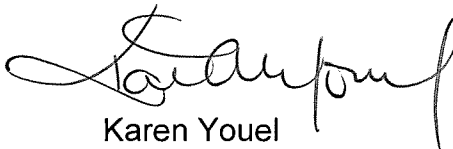
Notice of today's public hearing was published in the Daily Transcript on May 19, 2017, which fulfills the federal noticing requirements. Proof of the publication has been filed with the City Clerk's office.

Staff recommends conducting the public hearing, receiving public input, and reaffirmation of the approval of an allocation of HOME funds for acquisition and rehabilitation of 557-563 Aster Place.

Respectfully submitted,



Jay Petrek  
Assistant City Manager



Karen Youel  
Housing & Neighborhood Services Manager

RESOLUTION NO. 2017-66R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING ALLOCATION HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FUNDING IN THE AMOUNT OF \$450,000 AND AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO CONDITIONALLY COMMIT FUNDS, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, ALL NECESSARY AGREEMENTS, LOAN DOCUMENTS AND DEEDS

(557-563 ASTER PLACE, File Number: 0873-01)

WHEREAS, the City of Escondido ("City") has approved final FY 2015-16 and FY 2016-17 HOME Budgets, which included funds available for the development of affordable housing; and

WHEREAS, on March 8, 2017, the City Council authorized the release of a Request for Proposals ("RFP") for the provision of long-term affordable housing, utilizing available HOME funds; and

WHEREAS, on June 7, 2017, at a Public Hearing, the City Council approved an allocation of \$450,000 in HOME funds to Interfaith Community Services ("Interfaith") for affordable housing purposes; and

WHEREAS, the City desires at this time, and deems it to be in the best public interest to approve the allocations, to defer payment of the City's development fees to the end of the construction of the project, and to authorize the execution of all agreements, loan documents and deeds necessary to provide such funds for the provision of affordable housing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council approves an allocation of an amount not to exceed \$450,000 in HOME funds to Interfaith for the provision of affordable housing units.
3. That the amount designated for this project is appropriate.
4. That the Director of Community Development is hereby authorized to execute, on the behalf of the City, in a form approved by the City Attorney, a conditional letter of commitment.
5. That the Mayor and City Clerk are hereby authorized to execute, on behalf of the City, in a form approved by the City Attorney, any agreements, loan documents, and deeds necessary to provide such funds for the development of the above affordable housing projects.



# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 14**  
**Date: June 7, 2017**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Jay Petrek, Assistant City Manager  
Karen Youel, Housing & Neighborhood Services Manager

**SUBJECT:** Fiscal Year 2017-2018 One-Year Action Plan for Use of CDBG Funds for Community Development Programs and Projects, ESG Funds for Homeless Priorities, and HOME Funds for Affordable Housing Activities

RECOMMENDATION:

1. Solicit and consider citizen input for the Fiscal Year (FY) 2017-2018 One-Year Action Plan for the use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) funds.
2. Adopt Resolution No. 2017-71 approving the CDBG, ESG, and HOME budgets and allocations, and authorizing the Director of Community Development and City Clerk to execute contracts with service providers as appropriate.
3. Adopt Resolution No. 2017-87 approving the Fiscal Year 2016-2017 One-Year Action Plan and approving the submittal to the U.S Department of Housing and Urban Development.
4. It is requested that the City Council approve a budget adjustment in the amount of \$287,783.09 from the unallocated fund to the Tulip St. Improvement Project.

In the alternative, the City Council may choose to modify the recommended Fiscal Year 2017-2018 Action Plan for the allocation of CDBG, ESG, and HOME funds.

FISCAL ANALYSIS:

The City of Escondido receives annual federal entitlements from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities.

The Five-Year Amended Consolidated Plan will provide guidance for the expenditure of these funds for Fiscal Years 2015-2019. CDBG projects will be funded solely by grant money received and will not impact the general fund. HOME funds can only be used for the development of affordable housing and will not impact the general fund. ESG funds can only be used for homeless priorities and will not impact the general fund.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Community Improvement.

PREVIOUS COUNCIL ACTION:

On April 22, 2015, the City Council held a public hearing and approved the FY 2015 -2019 Five-Year Consolidated Plan and amended the Consolidated Plan on July 20, 2017, to include the Emergency Solutions Grant (ESG) funds. The Plan established priorities for the use of federal funds (including CDBG, ESG, and HOME) over the five-year period, ending June 30, 2020, to benefit low-income residents and neighborhoods in the City of Escondido.

On March 8, 2017, the City Council held a public hearing and reaffirmed the community development priorities adopted in the FY 2015-2019 Amended Five-Year Consolidated Plan and approved an allocation process for FY 2017-2018 CDBG funds. The approved allocation process included a maximum allowable allocation for administration of the CDBG program (20 percent) and for Public Services (15 percent) which is included in the Fiscal Year 2017-2018 Action Plan allocation recommendations.

BACKGROUND:

The Five-Year Consolidated Plan (Con Plan) is a federally-required document for communities that receive funds from the federal housing and community development programs, including CDBG, ESG, and HOME Programs. The Con Plan is intended to provide a comprehensive, strategic framework for a community to establish a unified vision and action plan to address the needs of low-income individuals, families and neighborhoods. The goals of CDBG, ESG, and HOME programs are to provide decent housing, a suitable living environment, expanded economic opportunities, and assistance to homeless priorities. Based on community needs assessments and public participation of the Amended Five-Year Consolidated Plan, six community development priorities, three homeless priorities, and four housing priorities were identified and adopted as part of the FY 2015-2019 Amended Consolidated Plan for CDBG, ESG, and HOME. The Fiscal Year 2017-2018 Action Plan for use of CDBG, ESG, and HOME funds describes the specific activities the City will carry out to address those priorities during the third year of the five-year period.

Although HUD has not announced final allocations, the adopted Federal budget allows some certainty regarding allocations. Should the allocation be substantially higher or lower than estimated a public hearing will be scheduled for a future date to approve an Action Plan amendment revising the allocation amounts. The City defines a substantial change to the scope of a project as a change that affects the funding level by greater than 25 percent for projects budgeted at more than \$100,000 dollars. Non-substantial increases or decreases to the HOME, CDBG, and ESG allocations will be proportionally dispersed to current funding categories.



The draft Fiscal Year 2017-2018 Action Plan for CDBG and HOME is currently available for a 30-day public review and comment period from June 1 through June 30 on the City's Web site (<https://www.escondido.org/neighborhood-services.aspx>), at Escondido City Hall at the Housing & Neighborhood Services Counter, and upon request from the Neighborhood Services Division. Public input received will be incorporated into the final Action Plan document which will be submitted to HUD by August 16, 2017.

### **CDBG Funds**

The City of Escondido anticipates receiving \$1,514,995 in CDBG entitlement funds for Fiscal Year 2017-2018. No more than 15 percent of the entitlement funds (\$227,249) may be used for public service activities, and no more than 20 percent (\$302,999) may be expended for administrative activities. There is no limit to the percentage that may be expended for capital improvement or other neighborhood revitalization activities in low and moderate income neighborhoods. See Attachment A for map of CDBG eligible census blocks.

As a recipient of CDBG funds, the City is also required to take steps to affirmatively further fair housing within its jurisdiction as part of the obligation it assumes when it accepts these funds. Fair Housing services are allowable under Public Service or Administration. By utilizing Administration funds, the City is able to fund more programs under Public Service.

### FY 2015-2019 CDBG Priorities

In the FY 2015-2019 Amended Consolidated Plan, the City adopted the following CDBG priorities:

- \* Youth
- \* Economic Development
- \* Transportation for Seniors and other related Senior Services
- \* Neighborhood Revitalization
- \* Homelessness
- \* ADA Improvements

### CDBG Review Process

Applications for funding are updated and released on an annual basis upon approval of the City Council in early Spring. A description of the CDBG funding process, application materials and resources for technical assistance are posted on the Neighborhood Services Website and are provided by staff upon request. In accordance with the City's Citizen Participation Plan, the City conducts two public hearings to solicit and consider citizen input.

A Request for Proposal (RFP) was released on March 9, 2017, with applications due April 12, 2017. The City of Escondido has received five proposals from outside agencies for Fiscal Year 2017-2018

CDBG funding. The first four requests are for public service funds and the last request is for capital improvement funds:

- **Alliance for Regional Solutions (\$50,000)**  
Funding is requested for its Bridge Housing Network providing year round shelter and services for homeless individuals. This project is a current recipient of City allocated CDBG Funds.
- **Escondido Education COMPACT (\$31,898)**  
Funding is requesting for its Recovery and Reengagement Program assisting youthful offenders through workforce training and case management
- **Meals on Wheels (\$30,000)**  
Funding is requested for its in-home meal delivery to moderate and low income seniors. This project is a current recipient of City allocated CDBG Funds.
- **San Diego Children’s Museum (\$15,000)**  
Funding is requested to provide subsidized educational workshops to low-income students from schools within the Escondido Union School District.
- **Escondido Child Care Development Center (\$25,000)**  
Funding is requested for a capital improvement project to install fencing at their West 9<sup>th</sup> Avenue location. This project is a current recipient of City allocated CDBG Funds.

Staff has reviewed the applications for completeness and eligibility. Specific allocation recommendations for CDBG-funded activities are included as Attachment B.

#### FY 2017-2018 CDBG-Funded Activities

The Action Plan describes all the activities the City will carry out during fiscal year 2017-2018 to address the priorities of the Amended Consolidated Plan. Specific activities recommended for Fiscal Year 2017-2018 funding are described below.

#### Proposed Capital Improvement and Neighborhood Revitalization Activities

- **CDBG-Funded Code Enforcement (\$92,487)**  
CDBG-funded neighborhood revitalization efforts would include the continuation of funding for two part-time Code Enforcement Officers to work in commercial and residential areas of CDBG-eligible census tracts. The officers would address code issues relating to business licensing, illegal signage and other appearance and compliance issues generally associated with commercial and residential areas.

- **Tulip Street Improvement Project (West Hillside Neighborhood Group) (\$400,000)**  
Staff is requesting additional funds to complete the final phase of the Tulip Street Improvement Project. This project will include full street improvements consisting of new curbs, gutters, retaining walls, sidewalks, street lights and new surfacing of the street on S. Tulip Street, between West 3<sup>rd</sup> Avenue and West Grand Avenue.
- **Grants to Blocks (\$87,751)**  
Implemented to address the neighborhood revitalization priority, this program addresses the need to fund multiple, small neighborhood revitalization projects and Right-of-Way Enhancement mini grants associated with street improvement projects.
- **Graffiti Removal (\$90,000)**  
The Graffiti Removal Project, also implemented to address the revitalization priority and carried out by city staff, provides funding for graffiti removal in qualifying low income census tracts and applies only to private properties. CDBG funds can be used to remove graffiti from private homes, garages, fences and exterior surfaces of privately owned businesses.
- **Project NEAT (\$50,000)**  
Project NEAT (Neighborhood Enhancement, Awareness and Training) addresses the neighborhood revitalization priority. The goal of Project NEAT is to improve the appearance and safety of neighborhoods through mediation, education and fostering relationships with neighbors. Project NEAT works with Escondido's organized neighborhood groups to resolve potential code compliance issues, mostly with regard to yard maintenance and other appearance-related issues, before they reach the level of code enforcement cases.
- **Street Light LED Retrofit Program (\$237,677)**  
Staff is requesting additional funds to begin the Street Light LED Retrofit program in the Mission Park, West Hillside, S. Elm/Hickory, Los Arboles, S. Tulip, and Park Place neighborhoods. Replacement of high pressure sodium (HPS) street lights with new energy efficient LED street lights in CDBG-eligible areas of the City. LED lighting provides better lighting quality, which improves traffic safety and general security as residents walk, bicycle or drive in the neighborhood. LED lighting is also more energy efficient than HPS lighting as well as more cost efficient.
- **Escondido Child Care Development Center (ECCDC) Security Upgrades (\$25,000)**  
This project includes new wrought iron security fencing around the perimeter of the ECCDC's child care center on West 9<sup>th</sup> Avenue.
- **Washington Ave to Harding Street Lighting (\$289,615)**  
Staff is requesting funds to replace eight existing street lights with new LED lights and install ten new LED street lights on Washington Ave between Rose and Harding Streets. New LED lighting

in this area will improve visibility and safety, and will be more energy efficient and require less maintenance.

### Proposed Public Service Activities

The Fiscal Year 2017-2018 Action Plan includes activities which address the priorities of the Amended Consolidated Plan. Staff recommends continued funding for the following programs.

- **Learn-to-Swim (\$24,500)**  
The Learn-to-Swim program provides water safety training to low-income youth and adults.
- **Senior Transportation, Senior Nutrition, Senior Care (\$24,000)**  
Older-Adult services provided by the City's Community Services Department, includes a low-cost transportation program, Senior Nutrition and Senior CARE Program at the Park Avenue Community Center.
- **Meals-on-Wheels (\$25,000)**  
The Meals-on-Wheels Program provides meal delivery services for homebound seniors and people with disabilities.
- **Alliance for Regional Solutions Bridge Housing (\$43,000)**  
The Bridge Housing Network provides year round emergency shelter and services to homeless men and women. Interfaith Community Services acts as the fiscal sponsor for the Alliance; funds will specifically support Haven House.
- **Neighbor-to-Neighbor (\$44,249)**  
Neighbor-to-Neighbor supports the neighborhood revitalization priority as an additional component to the Grants to Blocks Program. Neighborhood Clean-ups, block parties, leadership training, neighborhood group meetings, and other neighborhood organization efforts in low-income neighborhoods will be supported through this program. Outreach and initial planning for an appropriate lighting solution in the Old Escondido neighborhood will also be funded through this program.

### **ESG Funds**

The City anticipates receiving \$135,322 in ESG funds. One hundred percent of ESG funds used by either the City or a subrecipient must be matched with an equal amount of funds from a non-federal source (either cash or in-kind contributions).

The main purpose of the ESG program is to provide prevention assistance to individuals and families who would otherwise become homeless, and to provide assistance to rapidly re-house persons who are homeless and those who are at risk of becoming homeless. As an ESG recipient, the City of

Escondido is required to work with the local Continuum of Care (CoC) to determine how ESG will be used and evaluated, and how to apply CoC-wide ESG Standards to service providers.

There are five allowable components to the ESG Program, including: (1) Street Outreach – essential services necessary to reach out to and meet the immediate needs of unsheltered persons by connecting them with critical non-facility based services, (2) Emergency Shelter – renovation, shelter operations, essential services, or relocation assistance providing crisis and/or temporary housing; (3) Homelessness Prevention – housing relocation and stabilization services to prevent individuals and households from moving into emergency shelters or homeless assistance systems; (4) Rapid Rehousing – assistance moving people out of homelessness into permanent housing; and (5) HMIS – required record keeping for recipients and subrecipients into the Homeless Management Information System database. Costs associated with shelter operations and outreach may not exceed (but may be less than) 60 percent of funding of the fiscal year grant.

#### FY 2015-2019 ESG Priorities

In the FY 2015-2019 Amended Consolidated Plan, the City adopted the following ESG priorities:

- \* Homelessness Prevention
- \* Rapid Rehousing
- \* Shelter Operations

#### ESG Review Process

A percentage of the ESG allocation may be set-aside for the City's planning and administration; these funds may be shared with a subrecipient. ESG regulations limit this amount to no more than 7.5 percent (\$10,149) of the annual grant. The remaining amount (\$125,173) may be made available to be used for projects and activities that serve the homeless and those at-risk of homelessness.

This year an RFP was released on March 9, 2017 with applications due April 12, 2017. The City of Escondido has received two proposals from outside agencies for Fiscal Year 2017-2018 ESG funding:

- **Escondido Education COMPACT (\$125,000)**  
Funding to support the Building Bridges Program providing housing and case management to the homeless and at risk youth populations; and
- **Interfaith Community Services (\$125,000)**  
Funding to support the Preventing and Reducing Homelessness in Escondido Program for homeless prevention, rapid re-housing, emergency shelter, and HMIS data input. Interfaith is the recipient of Escondido's ESG allocation for Fiscal Year 2016-2017.

Staff has reviewed the applications for completeness and eligibility. Specific allocation recommendations for ESG-funded activities are included as Attachment C.

## **HOME Funds**

The City anticipates receiving \$458,655 in HOME funds for FY 2017-2018. The City may allocate ten percent of new HOME allocation, interest, and program income derived from loan repayments for administration. A minimum of 15 percent of the annual allocation of HOME Program funds must be reserved for the housing development activities of Community Housing Development Organizations (CHDOs). A total of five percent of the HOME grant may be used to provide operating funds to certified CHDOs, but is not required to be used for that purpose. HOME Program funds must be committed within two years and expended within five years of allocation.

### FY 2015-2019 Housing Priorities

In the FY 2015-2019 Consolidated Plan, the City adopted the following housing priorities:

- \* Increase homeownership opportunities
- \* Conserve the supply of existing ownership housing
- \* Expand the stock of affordable rental housing, including 3 and 4-bedroom units
- \* Promote neighborhood stability by increasing the length of stay in rental housing

### Homeownership Opportunities

Priorities 1 and 2 relate to the need for homeownership in Escondido. The rate of homeownership in Escondido is 49 percent, which is lower than the state and national averages of 54 percent and 64 percent respectively as reported by the 2011-2015 Five-Year American Community Survey. The anticipated FY 2017-2018 One-Year Action Plan will address the need to reduce turnover rates and increase ownership within the community. The issuance of Homebuyer Entry Loan Program (HELP) loans to assist first-time homebuyers in the purchase of their homes will contribute to increased stability. The five-year Consolidated Plan's objective is to assist approximately one to two households per year with HELP loans. Additional non-federal grant funds will be used to assist owner-occupied rehabilitations. Specific allocation recommendations for HOME-funded activities are included as Attachment D.

### HELP Program

The HELP program is a City-administered first-time homebuyer program that currently provides loans up to five percent of the purchase price of a home (maximum \$25,000) to assist homebuyers earning 80 percent or less of the San Diego County area median income (currently \$68,000 for a household of four) to purchase their first home. The HELP program has been funded with HOME funds since September of 1996; maximum loan amount is \$25,000. In FY 2011-12, 64 HELP loans were issued with an average loan amount of \$10,933. The program has been underutilized in recent years. Last fiscal year, four loans were issued with an average loan amount of \$15,230; there have been no loans made in the first half of the current fiscal year. In order to ensure funding is available to help potential home owners, Housing Development funds are made available first to the HELP program and later in an RFP for the development of affordable housing in order to meet commitment deadlines.

Rental Housing Assistance & Affordable Housing Project Development

Priorities 3 and 4 relate to the improvement of the supply of rental housing in the City to meet the needs of Escondido residents. The Consolidated Plan cites overpayment for housing as a widespread housing problem in Escondido, especially among lower-income renters. Additionally, the rate of overcrowding is especially acute for large related renter households. The Consolidated Plan sets forth an objective of assisting 11 new owner units, 23 newly constructed rental units, and 53 rental rehab units. In order to meet this goal, HOME funding and recycled Housing Set-Aside/Successor Housing Agency (SHA) funds, is used as leverage to other funding sources, such as Low Income Tax Credits.

In the current cycle, the City has used HOME funds to assist several projects. San Diego Habitat for Humanity completed 11 new homeowner units in 2015. UHC completed the acquisition and rehabilitation of 43-deed restricted rental units at 1150-1160 N Escondido Blvd using HOME and SHA funds in 2016. Community HousingWorks acquired and rehabilitated 11 HOME-deed restricted rental units at 260 Midway as part of a 200-unit rehabilitation in early 2017. Solutions for Change acquired a blighted property and is currently completing 32 new affordable units using SHA funds. This year, an RFP has been issued for HOME funds which is anticipated to result in the acquisition and rehabilitation of four substandard units.

The following attachments provide additional information for City Council reference:

Attachment A - Map of CDBG Eligible Census Blocks

Attachment B - FY 2017-2018 Proposed CDBG Allocations

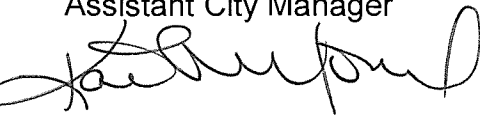
Attachment C - FY 2017-2018 Proposed ESG Allocations

Attachment D – FY 2017-2018 Proposed HOME Allocations

Respectfully submitted,



Jay Petrek  
Assistant City Manager



Karen Youel  
Housing and Neighborhood Services Manager



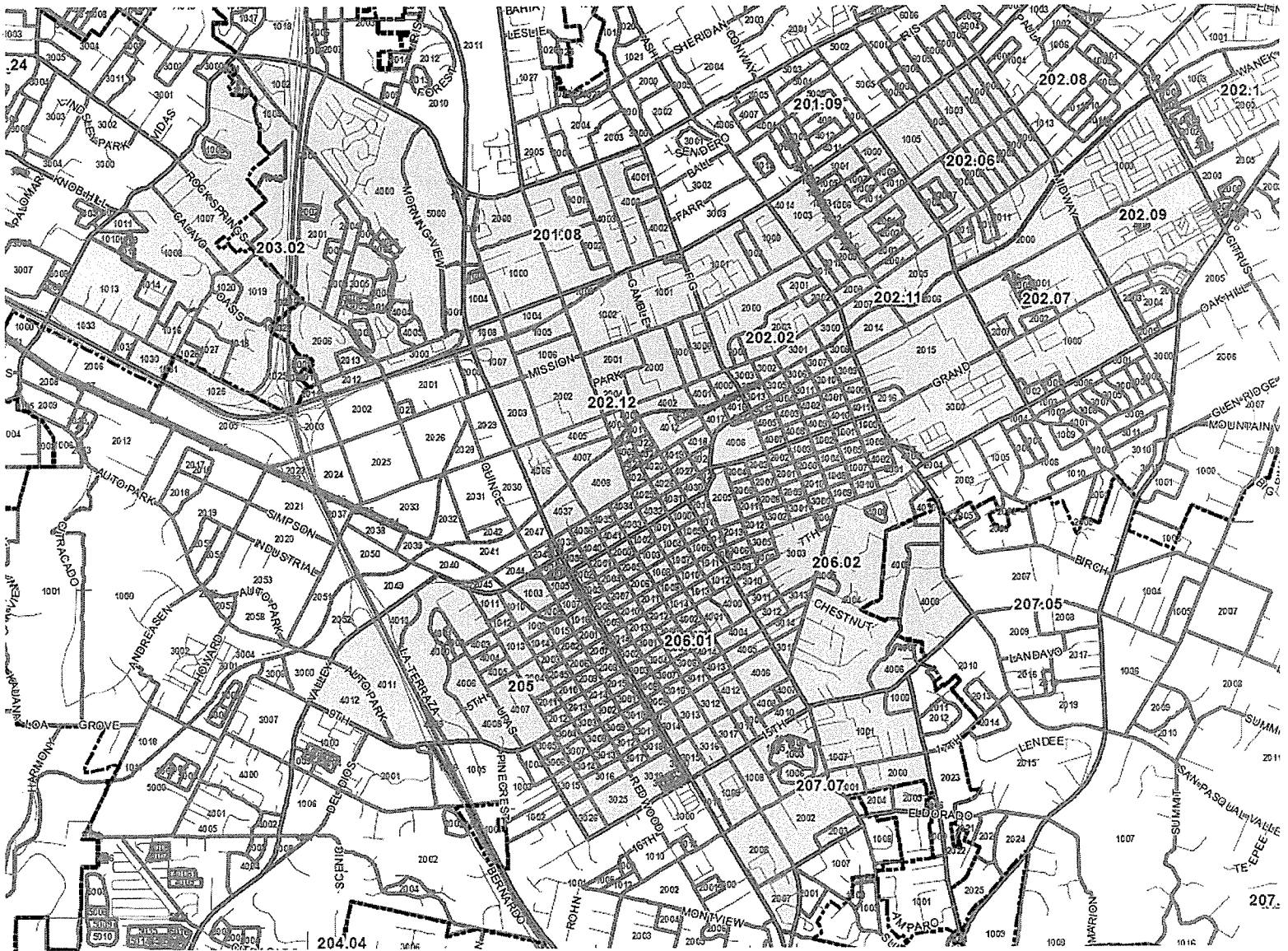
Bill Martin  
Director of Community Development



Nancy Melander  
Management Analyst

FY 2017-2018 One Year Action Plan for Use of CDBG Funds for Community Development Programs and Projects, ESG Funds for Homeless Priorities, and HOME Funds for Affordable Housing Activities  
June 7, 2017  
Page 10

Attachment A - Map of CDBG Eligible Census Blocks





Attachment B - FY 2017-2018 Proposed CDBG Allocations

**City of Escondido, Fiscal Year 2017-2018 Proposed CDBG Allocations**  
**Estimated Allocation: \$1,514,995**

FY 17-18

Administration - 20% cap of allocation (\$302,999 max.)	
CDBG Administration	\$ 268,954
Fair Housing	\$ 34,045
Total	\$ 302,999
Public Service - 15% cap of total available (\$227,249 max.)	
Learn to Swim	\$ 24,500
Senior Transportation	\$ 24,000
Senior Nutrition	\$ 45,500
Senior CARE	\$ 13,000
Neighbor to Neighbor	\$ 44,249
In Home Meal Delivery	\$ 25,000
Bridge Housing (formerly known as Winter Shelter)	\$ 43,000
San Diego Children's Museum	\$ 7,500
Total	\$ 227,249
Uncapped Capital Improvement & Other Neighborhood Revitalization Activities - (No max.)	
Code Enforcement	\$ 92,487
Grants to Blocks	\$ 87,751
Project Neat	\$ 50,000
Graffiti Removal	\$ 90,000
**Tulip St. Improvements (West Hillside)	\$ 400,000
Street Light LED Retrofit Program	\$ 237,677
Washington Ave-Harding Street Lighting	\$ 289,615
Escondido Child Care Development Center	\$ 25,000
Total	\$ 1,272,530
Total CDBG Allocations	\$ 1,802,778

\*\* Staff is requesting a budget adjustment of \$287,783.09 of unallocated CDBG funds to be programmed to the Tulip Street Improvements (West Hillside)

Attachment C - FY 2017-2018 Proposed ESG Allocations

**City of Escondido, Fiscal Year 2017-2018 Proposed ESG Allocations**  
**Estimated Allocation: \$135,322**

FY 17-18

Administration -7.5% cap of allocation (\$10, 149 max)	
ESG Administration	\$ 10,149
Total	\$ 10,149
Total Available for Other Activities (125,173 max)	
Interfaith	\$ 95,173
Escondido Education Compact	\$ 30,000
Total	\$ 125,173
Total ESG Allocations \$ 135,322	

Attachment D – FY 2017-2018 Proposed HOME Allocations

**City of Escondido, Fiscal Year 2017-2018 Proposed HOME Allocations**  
**Estimated Allocation: \$458,655**

FUNDING CATEGORY	AMOUNT AVAILABLE
<b>2016 Allocation</b> Interest Loan Repayments	<b>\$458,655</b> 10,000 <u>150,000</u>
TOTAL AVAILABLE FUNDS	\$618,655
10% of Allocation and Interest 10% of Program Income <sup>1</sup> <b>City's Administrative Cost</b>	\$ 46,865 <u>45,635</u> <b>\$92,500</b>
CHDO Set-Aside (mandatory set-aside: 15% of allocation)	\$68,800
Housing Development	\$457,355
TOTAL EXPENDITURES	\$618,655

<sup>1</sup> Generated from Loan Repayments received in the previous fiscal year

RESOLUTION NO. 2017-71

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ADOPTING THE HOME, CDBG, AND ESG  
BUDGET AND ALLOCATIONS FOR FISCAL  
YEAR (FY) 2017-2018 AND AUTHORIZING THE  
DIRECTOR OF COMMUNITY DEVELOPMENT  
AND CITY CLERK TO EXECUTE AGREEMENTS  
FOR USE OF COMMUNITY DEVELOPMENT  
BLOCK GRANT FUNDS

WHEREAS, the City of Escondido ("City") is a recipient of HOME Investment Partnerships Program ("HOME"), Community Development Block Grant ("CDBG"), and Emergency Solutions Grant ("ESG") funds from the United States Department of Housing and Urban Development; and

WHEREAS, a total of 15 percent of HOME funds received by the City must be used for the provision of affordable housing by eligible Community Housing Development Organizations ("CHDOs"); 10 percent of the HOME funds received by the City may be used for administration; and the remaining HOME funds (75 percent) received by the City may be used for Housing Development; and

WHEREAS, a total of 20 percent of CDBG funds received may be used for administration; a total of 15 percent for public service activities; and the remaining 65 percent for uncapped capital improvements. CDBG funds are to be used in CDBG eligible areas as evidenced in Exhibit "A," which is attached to this Resolution and incorporated by this reference; and

WHEREAS, a total of 7.5 percent of ESG funds received by the City may be used

for administration; and the remaining ESG funds (92.5 percent) received by the City must be used for homeless priorities; and

WHEREAS, the City Council desires at this time, and deems it to be in the best public interest, to adopt the HOME, CDBG, and ESG budgets for FY 2017-2018, attached as Exhibit "B", Exhibit "C", Exhibit "D" respectively, and which are incorporated by this reference; and

WHEREAS, the HOME, CDBG, and ESG budgets reflect the work program for the coming year based on the City's Action Plan for FY 2017-2018 which identifies the goals and priorities, established in the 2015-2019 Amended Consolidated Plan; and

WHEREAS, the HOME budget includes proposed expenditures of the City for the provision of affordable housing and proposed expenditures of CHDOs for the provision of affordable housing; and

WHEREAS, the City Council also desires to authorize City officials, including the Director of Community Development and the City Clerk to execute agreements to provide for the use of HOME, CDBG, and ESG funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the HOME, CDBG, ESG budgets and administration of programs for the period of July 1, 2016, through June 30, 2017 inclusive, contained in the FY 2017-

2018 HOME Investment Partnership Program, CDBG, and ESG Budget Document, attached as Exhibit "B", Exhibit "C," Exhibit "D," are hereby adopted.

3. That the Director of Community Development is authorized to non-substantial changes to the HOME, CDBG, and ESG budget within 25 percent, whether above or below the projected allocation, will be proportionally dispersed to current categories.

4. That the Community Development Director and the City Clerk are hereby authorized to execute contracts with specific providers for use of CDBG funds in the amounts, set forth in Exhibits "B", Exhibit "C," and Exhibit "D," provided such agreements have been approved as to form by the City Attorney, and provided such agreements are substantially in the form as that attached in Exhibit "E" and Exhibit "F," which are incorporated by this reference.

Exhibit A

Map of CDBG Eligible Census Blocks



Exhibit B

**City of Escondido, Fiscal Year 2017-2018  
 Proposed CDBG Allocations  
 Estimated Allocation: \$1,514,995**

FY 17-18

Administration - 20% cap of allocation (\$302,999 max.)	
CDBG Administration	\$ 268,954
Fair Housing	\$ 34,045
Total	\$ 302,999
Public Service - 15% cap of total available (\$227,249 max.)	
Learn to Swim	\$ 24,500
Senior Transportation	\$ 24,000
Senior Nutrition	\$ 45,500
Senior CARE	\$ 13,000
Neighbor to Neighbor	\$ 44,249
In Home Meal Delivery	\$ 25,000
Bridge Housing (formerly known as Winter Shelter)	\$ 43,000
San Diego Children's Museum	\$ 7,500
Total	\$ 227,249
Uncapped Capital Improvement & Other Neighborhood Revitalization Activities - (No max.)	
Code Enforcement	\$ 92,487
Grants to Blocks	\$ 87,751
Project Neat	\$ 50,000
Graffiti Removal	\$ 90,000
**Tulip St. Improvements (West Hillside)	\$ 400,000
Street Light LED Retrofit Program	\$ 237,677
Washington Ave-Harding Street Lighting	\$ 289,615
Escondido Child Care Development Center	\$ 25,000
Total	\$ 1,272,530
Total CDBG Allocations	\$ 1,802,778

\*\* Staff is requesting a budget adjustment of unallocated CDBG funds to be programmed to the Tulip Street Improvements (West Hillside)



Exhibit C

**City of Escondido, Fiscal Year 2017-2018 Proposed ESG Allocations**  
**Estimated Allocation: \$135,322**

FY 17-18

Administration -7.5% cap of allocation (\$10, 149 max)	
ESG Administration	\$ 10,149
Total	\$ 10,149
Total Available for Other Activities (125,173 max)	
Interfaith	\$ 95,173
Escondido Education Compact	\$ 30,000
Total	\$ 125,173
Total ESG Allocations	\$ 135,322

Exhibit D

**City of Escondido, Fiscal Year 2017-2018 Proposed HOME Allocations**  
**Estimated Allocation: \$458,655**

FUNDING CATEGORY	AMOUNT AVAILABLE
<b>2016 Allocation</b>	\$458,655
Interest	10,000
Loan Repayments	<u>150,000</u>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$618,655</b>
10% of Allocation and Interest	\$ 46,865
10% of Program Income <sup>1</sup>	<u>45,635</u>
<b>City's Administrative Cost</b>	<b>\$92,500</b>
CHDO Set-Aside (mandatory set-aside: 15% of allocation)	\$68,800
Housing Development	\$457,355
<b>TOTAL EXPENDITURES</b>	<b>\$618,655</b>

1. Generated from Loan Repayments received in the previous fiscal year

Exhibit E

**AGREEMENT**  
**BETWEEN THE CITY OF ESCONDIDO AND**  
**[SUBRECIPIENT]**

**FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

This Agreement, made and entered into by and between the City of Escondido, a municipal corporation of the state of California, hereinafter "CITY," and [Subrecipient Name], hereinafter "SUBRECIPIENT."

WITNESSETH:

RECITALS:

1. CITY is recipient of funds from the United States Department of Housing and Urban Development (hereinafter "HUD") pursuant to Title I of the Housing and Community Development Act of 1974 (41 U.S.C. 5301-5320) as amended (hereinafter "ACT").
2. CITY has approved the provision of federal funds under the Act to be used by the SUBRECIPIENT as provided in its "Work Plan," attached hereto as Attachment "A" and as further modified by any negotiated Statement of Work.
3. SUBRECIPIENT represents that it shall perform the work as set forth in the Work Plan and Statement of Work.
4. SUBRECIPIENT warrants that it has the expertise and experience to perform the work set forth in the Work Plan and Statement of Work.
5. SUBRECIPIENT represents that it shall perform the work as set forth in the Work Plan and Statement of Work pursuant to the "Budget," attached hereto as Attachment "B" and incorporated herein by reference.
6. CITY shall provide Community Development Block Grant "CDBG" funds to the SUBRECIPIENT in the amount set forth in the Budget, and pursuant to the terms of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals and based on the mutual covenants below, the parties hereby agree as follows:

1. The term of this Agreement shall be FY 20\_\_-20\_\_ (July 1, 20\_\_ – June 30, 20\_\_).
2. Upon the termination or expiration of the term of this Agreement, SUBRECIPIENT shall transfer to CITY any CDBG funds on hand at the time of such termination or expiration and any accounts receivable attributable to the use of CDBG funds.

A. SUBRECIPIENT OBLIGATIONS

1. Use of Funds. SUBRECIPIENT agrees to use federal funds provided by CITY to SUBRECIPIENT pursuant to the provisions of this Agreement, the Work Plan and Statement

of Work, and Budget for said program. SUBRECIPIENT'S failure to perform as required may, in addition to other remedies set forth in this Agreement, result in readjustment of the amount of funds CITY is otherwise obligated to pay to SUBRECIPIENT under Section B hereof.

SUBRECIPIENT agrees to use said funds to pay for necessary and reasonable costs to operate said program. Said amount shall include wages, administrative costs, employee benefits comparable to other similarly situated employees, and other allowable program costs as detailed in the Budget.

If SUBRECIPIENT uses the federal funds provided by CITY for the purpose of acquisition of real property or to reduce the cost of financing of acquisition of real property, there shall be no alteration of the use of the real property so acquired and no additional encumbrances placed on such property during the period of this agreement without the prior written consent of CITY, which consent shall not be unreasonably withheld.

SUBRECIPIENT shall, upon receipt of such federal funds for the purpose of acquiring or improving real property, cause a Deed of Trust, secured by a Promissory Note, to be executed and recorded, in favor of the CITY, for the amount of the federal funds provided by the CITY.

If SUBRECIPIENT uses federal funds provided by the CITY as set out in the preceding paragraph, and further encumbers the real property acquired without first giving notice to the CITY, and obtaining the CITY's written consent, which consent shall not be unreasonably withheld, such action on the part of the SUBRECIPIENT will be cause for termination or revocation of this Agreement and reversion of assets as delineated in paragraph A.(15.) or collection on any Promissory Note executed in favor of the CITY.

2. Statement of Work. SUBRECIPIENT represents that it will negotiate a Statement of Work in accordance with the Work Plan that will include an accurate schedule for performance and completion of the work. These items shall be in sufficient detail to provide a sound basis for the City to effectively monitor performance under the Agreement.
3. Budget. SUBRECIPIENT represents that the Budget includes only allowable costs and an accurate analysis of costs applicable to CDBG funds pursuant to 24 CFR 570.502, which includes requirements for compliance with the following in addition to other requirements:
  - a. If SUBRECIPIENT is a governmental entity, Office of Management and Budget ("OMB") Circular Nos. A-87, A-128 (24 CFR Part 44), and with certain sections of 24 CFR Part 85; or
  - b. If SUBRECIPIENT is not a governmental entity, OMB Circular No. A-122, "Cost Principles for Nonprofit Organizations" or OMB Circular No. A-21, "Cost Principles for Educational Institutions," as applicable, and certain Attachments to OMB Circular No. A-110 (A, B, C, F, N, H & O).

These items shall be in sufficient detail to provide a sound basis for the City to effectively monitor performance under the Agreement.

4. Records and Reports. The SUBRECIPIENT shall maintain records and reports as required by Federal Regulation 24 CFR 570.506, 570,503, OMB A-110, and 24 CFR 85.32-34 which may include but are not limited to:
  - a. Records.
    - (1) Documentation providing a full description of the activity undertaken.
    - (2) Documentation demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program.
    - (3) Documentation of the number, race and income level of persons and/or families participating in or benefiting the SUBRECIPIENT'S program.
    - (4) Documentation of all CDBG funds received from CITY.
    - (5) Documentation of expenses as identified in the Budget.
    - (6) Property and equipment acquisition, management and disposition documentation.
    - (7) Any such other related records as CITY shall require.
  - b. Reports.
    - (1) Payment Request/Invoice
    - (2) Quarterly Performance and Demographic Reports
    - (3) Final Evaluation Report
    - (4) Any such other reports as CITY shall reasonably require.
5. Program Income. Transfers of grant funds by the City to the SUBRECIPIENT shall be adjusted according to the principles described in 24 CFR 570.504(b)(2)(i) and (ii), and 24CFR570.504(2)(i). Any program income on hand when this Agreement expires, or received after this Agreement's expiration, shall be paid to the CITY as required by Section A-15 of this Agreement and 24 CFR 570.503(b)(8).
6. Uniform Administrative Requirements. The SUBRECIPIENT shall comply with applicable uniform administrative requirements as described in 24 CFR 570.502, OMB Circular A-133 and 24 CFR 570 Subpart K.
7. Separation of Accounts. All funds received by SUBRECIPIENT from City pursuant to this Agreement shall be maintained separate and apart from any other fund of SUBRECIPIENT or of any principal or member of SUBRECIPIENT in an account in a federally insured banking or savings and loan institution. No monies shall be withdrawn from such account except for expenditures authorized by this Agreement.

8. Retention of Records. All accounting records and evidence pertaining to all costs of SUBRECIPIENT and all documents related to this Agreement shall be kept available at SUBRECIPIENT'S office or place of business for the duration of the Agreement and thereafter for three (3) years after completion of an audit. Records which relate to (a) complaints, claims, administrative proceedings or litigation arising out of the performance of this Agreement, or (b) costs and expenses of this Agreement to which CITY or any other governmental agency takes exception, shall be retained beyond the three (3) years until resolution or disposition of such appeals, litigation claims, or exceptions.

9. Compliance with Applicable Laws. SUBRECIPIENT agrees to comply fully with all applicable federal, state and local laws, ordinances, regulations, and permits including but not limited to federal CDBG financial and contractual procedures, and OMB Circular Nos. A-87, A-122, and A-110 with Attachments A, B, C, F, H, N, and O, as set forth in 24 CFR 570.502(b). Said federal documents are on file in the City of Escondido Community Development Block Grant Division, 201 N. Broadway, Escondido, CA 92025, and are incorporated herein by reference. The SUBRECIPIENT shall secure any new permits required by authorities herein with jurisdiction over the project, and shall maintain all presently required permits. The SUBRECIPIENT shall ensure that the requirements of the California Environmental Quality Act are met for any permits or other entitlements required to carry out the terms of this Agreement.

SUBRECIPIENT agrees to comply fully with all applicable federal, state and local laws, ordinances, regulations, and permits regarding provision of services to non-U.S. citizens.

No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

10. Affirmative Action Policy.

a. Provision of Program Services.

- (1) SUBRECIPIENT shall not, on the ground of race, color, national origin, sex or disability, exclude any person from participation in, deny any person the benefits of, or subject any person to discrimination under any program or activity funded in whole or in part with CDBG funds.
- (2) SUBRECIPIENT shall not, under any program or activity funded in whole or in part with CDBG funds, on the ground of race, color, national origin, sex or disability:
  - (a) Deny any facilities, services, financial aid or other benefits provided under the program or activity.
  - (b) Provide any facilities, services, financial aid or other benefits which are different or are provided in a different form from that provided to others under the program or activity.
  - (c) Subject to segregated or separate treatment in any facility in, or in any matter of process related to receipt of any service or benefit under the program or activity.
  - (d) Restrict in any way access to, or in the enjoyment of any advantage or privilege enjoyed by others in connection with facilities, services, financial aid or other benefits under the program or activity.
  - (e) Treat an individual differently from others in determining whether the individual satisfies any admission, enrollment, eligibility, membership, or other requirement or condition which the individual must meet in order to be provided any facilities, services or other benefit provided under the program or activity as an employee.
  - (f) Deny an opportunity to participate in a program or activity as an employee.
- (3) SUBRECIPIENT may not utilize criteria or methods of administration which have the effect of subjecting individuals to discrimination on the basis of race, color, national origin, sex or disability, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity with respect to individuals of a particular race, color, national origin, sex or disability.
- (4) SUBRECIPIENT, in determining the site or location of housing or facilities provided in whole or in part with CDBG funds, may not make selections of such site or location which have the effect of excluding individuals from, denying them the benefits of, or subjecting them to discrimination on the ground of race, color, national origin, sex or disability, or which have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of the Civil Rights Act of 1964 and amendments thereto.

- (5) (a) In administering a program or activity funded in whole or in part with CDBG funds regarding which the SUBRECIPIENT has previously discriminated against persons on the ground of race, color, national origin, sex or disability, the SUBRECIPIENT must take affirmative action to overcome the effects of prior discrimination.
- (b) Even in the absence of such prior discrimination, a SUBRECIPIENT in administering a program or activity funded in whole or in part with CDBG funds should take affirmative action to overcome the effects of conditions which would otherwise result in limiting participation by persons of a particular race, color, national origin, sex or disability, to exclude individuals from participation in, to deny them the benefits of, or to subject them to discrimination under any program or activity to which CDBG funding applies, the SUBRECIPIENT has an obligation to take reasonable action to remove or overcome the consequences of the prior discriminatory practice or usage, and to accomplish the purpose of the Civil Rights Act of 1964.
- (c) A SUBRECIPIENT shall not be prohibited by this part from taking any eligible action to ameliorate any imbalance in services or facilities provided to any geographic area or specific group of persons within its jurisdiction where the purpose of such action is to overcome prior discriminatory practice or usage.
- (6) Notwithstanding anything to the contrary in Sections A.10.a(1-5), nothing contained herein shall be construed to prohibit any SUBRECIPIENT from maintaining or constructing separate living facilities or rest room facilities for the different sexes. Furthermore, selectivity on the basis of sex is not prohibited when institutional or custodial services can properly be performed only by a member of the same sex as the recipients of the services.

b. Employment Discrimination.

- (1) SUBRECIPIENT shall not discriminate against any employee or application for employment because of race, color, religion, sex, national origin, age or disability. SUBRECIPIENT shall take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin, age or disability. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation and selection for training including apprenticeship. SUBRECIPIENT agrees to post in conspicuous places available



- to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- (2) SUBRECIPIENT shall, in all solicitations or advertisements for employees placed by or on behalf of SUBRECIPIENT, state that all qualified applications will receive consideration for employment without regard to race, color, religion, sex, national origin, age or disability.
  - (3) SUBRECIPIENT shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contractor understanding, a notice to be provided by CITY'S contracting officers advising the labor union or workers' representative of SUBRECIPIENT'S commitments under Section 202 of Executive Order No. 11246 of September 14, 1965, and shall post copies of the notices in conspicuous places available to employees and applicants for employment.
  - (4) SUBRECIPIENT shall comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
  - (5) SUBRECIPIENT shall furnish to the CITY all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the related rules, regulations, and orders.
  - (6) In the event of SUBRECIPIENT'S failure to comply with any rules, regulations, or orders required to be complied with pursuant to this Agreement, CITY may cancel, terminate, or suspend in whole or in part its performance and SUBRECIPIENT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
  - (7) SUBRECIPIENT shall include the provisions of Section A.10.B, "Affirmative Action Policy," Paragraphs 1 through 6, in every subcontract or purchase order unless exempted by rules, regulations, or order of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. SUBRECIPIENT shall take such action with respect to any subcontractor or purchase order as the CITY may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event

SUBRECIPIENT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, SUBRECIPIENT may request the United States to enter into such litigation to protect the interests of the United States.

- (8) SUBRECIPIENT shall not discriminate on the basis of age in violation of any provision of the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.) or with respect to any otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794).

SUBRECIPIENT shall also provide ready access to and use of all CDBG fund assisted buildings and programs to qualified persons with disabilities in compliance with the Americans with Disabilities Act of 1990.

- (9) SUBRECIPIENT will provide a drug-free workplace by:
- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
  - (b) Establishing an ongoing drug-free awareness program to inform employees about:
    - 1) The dangers of drug abuse in the workplace.
    - 2) The grantee's policy of maintaining a drug-free workplace.
    - 3) Any available drug counseling, rehabilitation, and employee assistance programs.
    - 4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
  - (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a).
  - (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
    - 1) Abide by the terms of the statement.
    - 2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five (5) calendar days after such conviction.
  - (e) Notifying the agency, in writing, within ten (10) calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise

receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.

(f) Taking one of the following actions, within thirty (30) calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:

1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended;

OR

2) Requiring such employee to participate satisfactorily in a drug-abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a)-(f).

(h) "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15).

"Conviction" means a finding of guilt (through a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the federal or state criminal drug statutes.

"Criminal drug statute" means a federal or nonfederal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance.

"Employee" means the employee of a SUBRECIPIENT directly engaged in the performance of work under this contract including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under this contract and who are not on the SUBRECIPIENT'S payroll. This definition does not include workers not

on the payroll of the SUBRECIPIENT (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the payroll; or employees of SUBRECIPIENTS or subcontractors in covered workplaces).

- c. Remedies. In the event of SUBRECIPIENT'S failure to comply with any rules, regulations, or orders required to be complied with pursuant to this Agreement, the CITY may cancel, terminate, or suspend in whole or in part its performance and SUBRECIPIENT may be declared ineligible for further government contracts and any such other sanctions as may be imposed and remedies invoked as provided by law.
11. Ineligibility of Subrecipients of Contractors. SUBRECIPIENT shall not use CDBG funds directly or indirectly in its operations or to employ, award contracts to, or otherwise engage the services of, or fund any contractor during any period of debarment, suspension, or placement in ineligibility status of the SUBRECIPIENT or such contractor under the provisions of 24 CFR Part 24.
12. Conflict of Interest. In the procurement of supplies, equipment, construction and services by SUBRECIPIENT, the conflict of interest provisions in Attachment O of OMB Circular No. A-110 and 24 CFR 570.611 shall apply.
13. Condition for Religious Organization. SUBRECIPIENT shall comply with all applicable conditions prescribed in 24 CFR 570.200(j) and by HUD for the use of CDBG funds by religious organizations if SUBRECIPIENT is a religious organization.
14. Suspension and Termination. In accordance with 24 CFR 85.43, suspension or termination may occur if SUBRECIPIENT materially fails to comply with any term of this Agreement and/or the award, of this Agreement and/or the award may be terminated for convenience in accordance with 24 CFR 85.44.
15. Reversion of Assets. Upon termination or expiration of the term of this Agreement, the SUBRECIPIENT shall transfer to the CITY any CDBG funds on hand at the time of such termination or expiration and any accounts receivable attributable to the use of CDBG funds. Any real property under the SUBRECIPIENT'S control that was acquired or improved in whole or in part with CDBG funds shall either be:
  - a. Used to meet one of the national objectives stated in 24 CFR 570.208 until five (5) years after termination or expiration of this Agreement, or for such longer periods of time as determined to be appropriate by the CITY; or
  - b. Disposed of in a manner that results in the CITY'S being reimbursed in the amount of the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property.

Reimbursement to the CITY shall not be required after the period of time specified in Section A.15.a of this Agreement.

16. Independent Contractor. SUBRECIPIENT agrees that the performance of obligations hereunder are rendered in its capacity as an independent contractor and that it is in no way an employee or agent of the CITY.
17. Licensing. SUBRECIPIENT agrees to obtain and maintain all licenses, registrations, accreditations, and inspections from all agencies governing its operations. SUBRECIPIENT shall insure that its staff shall also obtain and maintain all required licenses, registrations, accreditations, and inspections from all agencies governing SUBRECIPIENT'S operations hereunder.
18. Inspection of Records. CITY and the United States government and/or their representatives shall have access for purposes of monitoring, auditing, and examining SUBRECIPIENT'S activities and performance, to books, documents and papers, and the right to examine records of SUBRECIPIENT'S subcontractors, bookkeepers and accountants, employees and participants in regard to said program. CITY and the United States government and/or their representative shall also schedule on-site monitoring at their discretion. Monitoring activities may also include, but are not limited to, questioning employees and participants in said program and entering any premises or any site in which any of the services or activities funded hereunder are conducted or in which any of the records of SUBRECIPIENT are kept. Nothing herein shall be construed to require access to any privileged or confidential information as set forth in federal or state law.

SUBRECIPIENT agrees to provide notification of any audits or investigations, including copies of results, findings, and/or liens.

In the event SUBRECIPIENT does not make the above-referenced documents available within the City of Escondido, California, SUBRECIPIENT agrees to pay all necessary and reasonable expenses incurred by CITY in conducting any audit at the location where said records and books of account are maintained.

19. Assignability. SUBRECIPIENT shall not assign or transfer any interest in this Agreement, whether by assignment, delegation or novation, without the prior written consent of CITY; provided, however, that claims for money due or to become due to SUBRECIPIENT from CITY under this Agreement may be assigned to a bank, trust company or other financial institution, or to a trustee in bankruptcy, without such approval. Any assignment, delegation or novation other than as provided above shall be void and inoperative. Notice of any proper assignment or transfer shall be promptly furnished to CITY.

20. Hold Harmless.

- a. SUBRECIPIENT shall indemnify and save harmless CITY, its officers and employees, from and against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of CITY, and shall defend, indemnify and save harmless CITY, its officers, and employees from and against any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, workers' compensation claims, resulting from or arising out of the negligent acts, errors or omissions of SUBRECIPIENT, its employees or subcontractors.
- b. SUBRECIPIENT, shall indemnify and save harmless CITY, its officers, and employees from and against any and all damages to property or injuries to or death of any person or persons, including property, and employees or agents of CITY, and shall defend, indemnify and save harmless CITY, its officers, and employees from and against any and all claims, demands, suits, actions or proceedings therefrom, resulting from or arising out of the intentional or malicious acts of SUBRECIPIENT, its employees or subcontractors.

21. Insurance.

- a. The SUBRECIPIENT shall secure and maintain at its own cost, for all operations, the following insurance coverage, unless reduced by the City Attorney:
  - (1) General liability insurance. Occurrence basis with minimum limits of \$1,000,000 each occurrence, \$2,000,000 General Aggregate, and \$1,000,000 Products/Completed Operations Aggregate; and
  - (2) Automobile liability insurance of \$1,000,000 combined single-limit per accident for bodily injury and property damage, unless waived as provided in 8(b) below; and
  - (3) Workers' compensation and employer's liability insurance as required by the California Labor Code, as amended, or certificate of sole proprietorship; and
  - (4) Errors and Omissions professional liability insurance with minimum coverage of \$1,000,000.

- b. It is the parties' understanding that the use of a motor vehicle is not a primary subject of this Agreement. SUBRECIPIENT acknowledges that operating a motor vehicle is outside the scope of this Agreement and occurs only at the convenience of the SUBRECIPIENT. A waiver of automobile liability insurance is only effective if both sets of initials appear below, otherwise such insurance is required.

Acknowledged by SUBRECIPIENT \_\_\_\_\_

Waiver appropriate by CITY \_\_\_\_\_

- c. Each insurance policy required above must be acceptable to the City Attorney.
- (1) Each policy must provide for written notice within no more than thirty (30) days if cancellation or termination of the policy occurs. Insurance coverage must be provided by an A.M. Best's A- rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.
  - (2) All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.
  - (3) Both the General Liability and the Automobile Liability policies must name the CITY specifically as an additional insured under the policy on a separate endorsement page. The CITY includes its officials, employees, and volunteers. The endorsement must be ISO Form CG 20 10 11 85 edition or its equivalent for General Liability endorsements and CA 20 01 for Automobile Liability endorsements.
  - (4) The General Liability policy must include coverage for bodily injury and property damage arising from SUBRECIPIENT'S work, including its on-going operations and products-completed operations hazard.
  - (5) The General Liability policy must be primary and noncontributory and any insurance maintained by CITY is excess.
- d. In executing this Agreement, SUBRECIPIENT agrees to have completed insurance documents on file with the CITY within fourteen (14) days after the date of execution. Failure to comply with insurance requirements under this Agreement will be a material breach of this Agreement, resulting in immediate termination at CITY's option.

B. CITY OBLIGATIONS

1. Payment of Funds. CITY shall pay to SUBRECIPIENT from CDBG funds, when, if and to the extent received from HUD, amounts expended by SUBRECIPIENT in carrying out said program pursuant to this Agreement up to a maximum aggregate payment of \$ \_\_\_\_\_ in installments





3. Exclusivity and Amendment of Agreement. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the services of SUBRECIPIENT and provision of CDBG funds by CITY and contains all the covenants and agreements between the parties with respect to the conditions of said services and funding in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement or amendment hereto shall be effective unless executed in writing and signed by both CITY and SUBRECIPIENT.
4. Laws Governing This Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state of California, all applicable federal statutes and regulations as amended, and all applicable local laws.
5. Severability. The invalidity in whole or in part of any provision of this agreement shall not void or affect the validity of any other provisions of this Agreement.
6. Construction of Agreement. The provisions of this Agreement and its Exhibits shall be construed as a whole. The captions preceding the text of each section are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement.
7. Immigration Reform and Control Act of 1986. SUBRECIPIENT shall keep itself informed of and comply with the Immigration Reform and Control Act of 1986. SUBRECIPIENT affirms that as an employer in the State of California, all new employees must produce proof of eligibility to work in the United States within the first three days of employment and that only employees legally eligible to work in the United States will be employed on this public project. SUBRECIPIENT agrees to comply with such provisions before commencing and continuously throughout the performance of this Agreement.

IN WITNESS WHEREOF, CITY and SUBRECIPIENT have caused this Agreement to be executed by their duly authorized representatives.

SUBRECIPIENT

By \_\_\_\_\_ Date: \_\_\_\_\_  
Executive Director

By \_\_\_\_\_ Date: \_\_\_\_\_  
President of Board of Directors  
*(above signatures must be notarized)*

CITY OF ESCONDIDO

By \_\_\_\_\_ Date: \_\_\_\_\_  
Bill Martin  
Director of Community Development

By \_\_\_\_\_ Date: \_\_\_\_\_  
Diane M. Halverson, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY  
Michael R. McGuinness, City Attorney

By: \_\_\_\_\_

ATTACHMENT "A" of CDBG Contract

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PROJECT WORKPLAN

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Organization: \_\_\_\_\_ Fiscal Year 20\_\_ - 20\_\_

Project Title: \_\_\_\_\_

Goal Statement: \_\_\_\_\_

Objective: \_\_\_\_\_

Key Activities	Date

---

If the proposed program has more than one objective, please submit a separate work plan form for each objective. You may wish to make a copy of this page prior to completion.

ATTACHMENT "B" of CDBG Contract  
BUDGET  
Fiscal Year 20\_\_ - 20\_\_

Organization: \_\_\_\_\_

Project Title: \_\_\_\_\_

ITEM	ESCONDIDO FUNDING	OTHER FUNDS		PROJECT TOTAL
		AMOUNT	SOURCE	
Personnel				
Operating Expenses				
Professional Services				
Total				

Exhibit F

**AGREEMENT**  
**BETWEEN THE CITY OF ESCONDIDO AND**  
**[SUBRECIPIENT]**

**FOR THE USE OF EMERGENCY SOLUTIONS GRANT FUNDS**

This Agreement, made and entered into by and between the City of Escondido, a municipal corporation of the state of California, hereinafter "CITY," and [Subrecipient Name], hereinafter "SUBRECIPIENT."

WITNESSETH:

RECITALS:

1. CITY is recipient of funds from the United States Department of Housing and Urban Development (hereinafter "HUD") pursuant to subtitle B of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378) as amended by the HEARTH Act (hereinafter "ACT").
2. CITY has approved the provision of federal funds under the Act to be used by the SUBRECIPIENT as provided in its "Work Plan," attached hereto as Attachment "A" and as further modified by any negotiated Statement of Work.
3. SUBRECIPIENT represents that it shall perform the work as set forth in the Work Plan and Statement of Work.
4. SUBRECIPIENT warrants that it has the expertise and experience to perform the work set forth in the Work Plan and Statement of Work.
5. SUBRECIPIENT represents that it shall perform the work as set forth in the Work Plan and Statement of Work pursuant to the "Budget," attached hereto as Attachment "B" and incorporated herein by reference.
6. CITY shall provide Emergency Solutions Grant "ESG" funds to the SUBRECIPIENT in the amount set forth in the Budget, and pursuant to the terms of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals and based on the mutual covenants below, the parties hereby agree as follows:

4. The term of this Agreement shall be FY 20\_\_-20\_\_ (November 1, 20\_\_ – June 30, 20\_\_).
5. Upon the termination or expiration of the term of this Agreement, SUBRECIPIENT shall transfer to CITY any ESG funds on hand at the time of such termination or expiration and any accounts receivable attributable to the use of ESG funds.

A. SUBRECIPIENT OBLIGATIONS

1. Use of Funds. SUBRECIPIENT agrees to use federal funds provided by CITY to SUBRECIPIENT pursuant to the provisions of this Agreement, the Work Plan and Statement of Work, and Budget for said program. SUBRECIPIENT'S failure to perform as required may, in addition to other remedies set forth in this Agreement, result in readjustment of the amount of funds CITY is otherwise obligated to pay to SUBRECIPIENT under Section B hereof.

SUBRECIPIENT agrees to use said funds to pay for necessary and reasonable costs to operate said program. Said amount shall include wages, administrative costs, employee benefits comparable to other similarly situated employees, and other allowable program costs as detailed in the Budget.

If SUBRECIPIENT uses the federal funds provided by CITY for the purpose of acquisition of real property or to reduce the cost of financing of acquisition of real property, there shall be no alteration of the use of the real property so acquired and no additional encumbrances placed on such property during the period of this agreement without the prior written consent of CITY, which consent shall not be unreasonably withheld.

SUBRECIPIENT shall, upon receipt of such federal funds for the purpose of acquiring or improving real property, cause a Deed of Trust, secured by a Promissory Note, to be executed and recorded, in favor of the CITY, for the amount of the federal funds provided by the CITY.

If SUBRECIPIENT uses federal funds provided by the CITY as set out in the preceding paragraph, and further encumbers the real property acquired without first giving notice to the CITY, and obtaining the CITY's written consent, which consent shall not be unreasonably withheld, such action on the part of the SUBRECIPIENT will be cause for termination or revocation of this Agreement and reversion of assets as delineated in paragraph A.(15.) or collection on any Promissory Note executed in favor of the CITY.

2. Statement of Work. SUBRECIPIENT represents that it will negotiate a Statement of Work in accordance with the Work Plan that will include an accurate schedule for performance and completion of the work. These items shall be in sufficient detail to provide a sound basis for the City to effectively monitor performance under the Agreement.
3. Budget. SUBRECIPIENT represents that the Budget includes only allowable costs and an accurate analysis of costs applicable to ESG funds pursuant to 24 CFR 576.100, which includes requirements for compliance with the following in addition to other requirements:
  - a. If SUBRECIPIENT is a governmental entity, Office of Management and Budget ("OMB") Circular Nos. A-87, A-128 (24 CFR Part 44), and with certain sections of 24 CFR Part 85; or
  - b. If SUBRECIPIENT is not a governmental entity, OMB Circular No. A-122, "Cost Principles for Nonprofit Organizations" or OMB Circular No. A-21, "Cost Principles for

Educational Institutions," as applicable, and certain Attachments to OMB Circular No. A-110 (A, B, C, F, N, H & O).

These items shall be in sufficient detail to provide a sound basis for the City to effectively monitor performance under the Agreement.

4. Records and Reports. The SUBRECIPIENT shall maintain records and reports as required by Federal Regulation 24 CFR 576.407, 24 CFR 576.2, OMB A-110, and 24 CFR 85.32-34 which may include but are not limited to:

a. Records.

- (1) Documentation providing a full description of the activity undertaken.
- (2) Documentation demonstrating that each activity undertaken meets one of the ESG Eligible Activities.
- (3) Documentation of the number, race and income level of persons and/or families participating in or benefiting the SUBRECIPIENT'S program.
- (4) Documentation of compliance with the homeless definition in 24 CFR 576.2.
- (5) Documentation of all ESG funds received from CITY.
- (6) Documentation of expenses as identified in the Budget.
- (7) Property and equipment acquisition, management and disposition documentation.
- (8) Any such other related records as CITY shall require.

b. Reports.

- (1) Payment Request/Invoice
- (2) Quarterly Performance and Demographic Reports
- (3) Final Evaluation Report
- (4) Any such other reports as CITY shall reasonably require.

5. Program Income. Program income shall have the same meaning provided in 24 CFR 85.25. SUBRECIPIENT is prohibited from collecting program income from any eligible activity. HUD has determined that the act of requiring the security deposits paid by ESG funds on the behalf of eligible subrecipients be returned to the subrecipient in the event that the subrecipient vacates the property is earning program income (24 CFR 576.3). As such, subrecipients are prohibited from requiring that vendors return security deposit payments to the subrecipient if the subrecipient ceases to remain in a dwelling for known or unknown reasons. In the event that subrecipients that have had a security deposit returned to them and are still active or are returning subrecipients, SUBRECIPIENT will retain the right to either instruct subrecipients on its use or in the case of a returning subrecipient, evaluate how the deposit was utilized in determining continued ESG service.

6. Uniform Administrative Requirements. The requirements of 24 CFR part 85 and OMB Circular A-133 apply to the subrecipient that are units of general purpose local government, except that 24 CFR 85.24 and 85.42 do not apply, and program income is to be used as match under 24 CFR 85.25(g). The requirements of 24 CFR part 84 apply to subrecipients that are private nonprofit organizations, except that 24 CFR 84.23 and 84.53 do not apply, and program income is to be used as the nonfederal share under 24 CFR 84.24(b). These regulations include allowable costs and non-Federal audit requirements.
7. Separation of Accounts. All funds received by SUBRECIPIENT from City pursuant to this Agreement shall be maintained separate and apart from any other fund of SUBRECIPIENT or of any principal or member of SUBRECIPIENT in an account in a federally insured banking or savings and loan institution. No monies shall be withdrawn from such account except for expenditures authorized by this Agreement.
8. Retention of Records. All accounting records and evidence pertaining to all costs of SUBRECIPIENT and all documents related to this Agreement shall be kept available at SUBRECIPIENT'S office or place of business for the duration of the Agreement and thereafter for three (3) years after completion of an audit. Records which relate to (a) complaints, claims, administrative proceedings or litigation arising out of the performance of this Agreement, or (b) costs and expenses of this Agreement to which CITY or any other governmental agency takes exception, shall be retained beyond the three (3) years until resolution or disposition of such appeals, litigation claims, or exceptions.
9. Compliance with Applicable Laws. SUBRECIPIENT agrees to comply fully with all applicable federal, state and local laws, ordinances, regulations, and permits including but not limited to federal ESG financial and contractual procedures, and OMB Circular Nos. A-87, A-122, and A-110). Said federal documents are on file in the City of Escondido Housing and Neighborhood Services Division, 201 N. Broadway, Escondido, CA 92025, and are incorporated herein by reference. The SUBRECIPIENT shall secure any new permits required by authorities herein with jurisdiction over the project, and shall maintain all presently required permits. The SUBRECIPIENT shall ensure that the requirements of the California Environmental Quality Act are met for any permits or other entitlements required to carry out the terms of this Agreement.

SUBRECIPIENT agrees to comply fully with all applicable federal, state and local laws, ordinances, regulations, and permits regarding provision of services to non-U.S. citizens.

No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension,



continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

10. Affirmative Action Policy.

a. Provision of Program Services.

- (1) SUBRECIPIENT shall not, on the ground of race, color, religion, sex, age, national origin, familial status, or disability, exclude any person from participation in, deny any person the benefits of, or subject any person to discrimination under any program or activity funded in whole or in part with ESG funds.
- (2) SUBRECIPIENT shall not, under any program or activity funded in whole or in part with ESG funds, on the ground of race, color, religion, sex, age, national origin, familial status, or disability:
  - (a) Deny any facilities, services, financial aid or other benefits provided under the program or activity.
  - (b) Provide any facilities, services, financial aid or other benefits which are different or are provided in a different form from that provided to others under the program or activity.
  - (c) Subject to segregated or separate treatment in any facility in, or in any matter of process related to receipt of any service or benefit under the program or activity.
  - (d) Restrict in any way access to, or in the enjoyment of any advantage or privilege enjoyed by others in connection with facilities, services, financial aid or other benefits under the program or activity.
  - (e) Treat an individual differently from others in determining whether the individual satisfies any admission, enrollment, eligibility, membership, or other requirement or condition which the individual must meet in order to be provided any facilities, services or other benefit provided under the program or activity as an employee.
  - (f) Deny an opportunity to participate in a program or activity as an employee.

- (3) SUBRECIPIENT may not utilize criteria or methods of administration which have the effect of subjecting individuals to discrimination on the basis of race, color, religion, sex, age, national origin, familial status, or disability, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity with respect to individuals of a particular race, color, religion, sex, age, national origin, familial status, or disability.
- (4) SUBRECIPIENT, in determining the site or location of housing or facilities provided in whole or in part with ESG funds, may not make selections of such site or location which have the effect of excluding individuals from, denying them the benefits of, or subjecting them to discrimination on the ground of race, color, religion, sex, age, national origin, familial status, or disability, or which have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of the Civil Rights Act of 1964 and amendments thereto.
- (5)
  - (a) In administering a program or activity funded in whole or in part with ESG funds regarding which the SUBRECIPIENT has previously discriminated against persons on the ground of race, color, religion, sex, age, national origin, familial status, or disability, the SUBRECIPIENT must take affirmative action to overcome the effects of prior discrimination.
  - (b) Even in the absence of such prior discrimination, a SUBRECIPIENT in administering a program or activity funded in whole or in part with ESG funds should take affirmative action to overcome the effects of conditions which would otherwise result in limiting participation by persons of a particular race, color, religion, sex, age, national origin, familial status, or disability, to exclude individuals from participation in, to deny them the benefits of, or to subject them to discrimination under any program or activity to which ESG funding applies, the SUBRECIPIENT has an obligation to take reasonable action to remove or overcome the consequences of the prior discriminatory practice or usage, and to accomplish the purpose of the Civil Rights Act of 1964.
  - (c) A SUBRECIPIENT shall not be prohibited by this part from taking any eligible action to ameliorate any imbalance in services or facilities provided to any geographic area or specific group of persons within its jurisdiction where the purpose of such action is to overcome prior discriminatory practice or usage.
- (6) Notwithstanding anything to the contrary in Sections A.10.a(1-5), nothing contained herein shall be construed to prohibit any SUBRECIPIENT from maintaining or constructing separate living facilities or rest room facilities for the

different sexes. Furthermore, selectivity on the basis of sex is not prohibited when institutional or custodial services can properly be performed only by a member of the same sex as the recipients of the services.

b. Employment Discrimination.

- (1) SUBRECIPIENT shall not discriminate against any employee or application for employment because of race, color, religion, sex, age, national origin, familial status, or disability. SUBRECIPIENT shall take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, age, national origin, familial status, or disability. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation and selection for training including apprenticeship. SUBRECIPIENT agrees to post in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- (2) SUBRECIPIENT shall, in all solicitations or advertisements for employees placed by or on behalf of SUBRECIPIENT, state that all qualified applications will receive consideration for employment without regard to race, color, religion, sex, age, national origin, familial status, or disability.
- (3) SUBRECIPIENT shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contractor understanding, a notice to be provided by CITY'S contracting officers advising the labor union or workers' representative of SUBRECIPIENT'S commitments under Section 202 of Executive Order No. 11246 of September 14, 1965, and shall post copies of the notices in conspicuous places available to employees and applicants for employment.
- (4) SUBRECIPIENT shall comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (5) SUBRECIPIENT shall furnish to the CITY all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the related rules, regulations, and orders.
- (6) In the event of SUBRECIPIENT'S failure to comply with any rules, regulations, or orders required to be complied with pursuant to this Agreement, CITY may cancel, terminate, or suspend in whole or in part its performance and SUBRECIPIENT may be declared ineligible for further government contracts in

accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) SUBRECIPIENT shall include the provisions of Section A.10.B, "Affirmative Action Policy," Paragraphs 1 through 6, in every subcontract or purchase order unless exempted by rules, regulations, or order of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. SUBRECIPIENT shall take such action with respect to any subcontractor or purchase order as the CITY may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event SUBRECIPIENT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, SUBRECIPIENT may request the United States to enter into such litigation to protect the interests of the United States.

(8) SUBRECIPIENT shall not discriminate on the basis of age in violation of any provision of the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.) or with respect to any otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794).

SUBRECIPIENT shall also provide ready access to and use of all ESG fund assisted buildings and programs to qualified persons with disabilities in compliance with the Americans with Disabilities Act of 1990.

(9) SUBRECIPIENT will provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

(b) Establishing an ongoing drug-free awareness program to inform employees about:

1) The dangers of drug abuse in the workplace.

2) The grantee's policy of maintaining a drug-free workplace.

3) Any available drug counseling, rehabilitation, and employee assistance programs.

- 4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a).
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
  - 1) Abide by the terms of the statement.
  - 2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five (5) calendar days after such conviction.
- (e) Notifying the agency, in writing, within ten (10) calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.
- (f) Taking one of the following actions, within thirty (30) calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:
  - 1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended;  
  
OR
  - 2) Requiring such employee to participate satisfactorily in a drug-abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a)-(f).
- (h) "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15).

"Conviction" means a finding of guilt (through a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the federal or state criminal drug statutes.

"Criminal drug statute" means a federal or nonfederal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance.

"Employee" means the employee of a SUBRECIPIENT directly engaged in the performance of work under this contract including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under this contract and who are not on the SUBRECIPIENT'S payroll. This definition does not include workers not on the payroll of the SUBRECIPIENT (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the payroll; or employees of SUBRECIPIENTS or subcontractors in covered workplaces).

- c. Remedies. In the event of SUBRECIPIENT'S failure to comply with any rules, regulations, or orders required to be complied with pursuant to this Agreement, the CITY may cancel, terminate, or suspend in whole or in part its performance and SUBRECIPIENT may be declared ineligible for further government contracts and any such other sanctions as may be imposed and remedies invoked as provided by law.
11. Ineligibility of Subrecipients of Contractors. SUBRECIPIENT shall not use ESG funds directly or indirectly in its operations or to employ, award contracts to, or otherwise engage the services of, or fund any contractor during any period of debarment, suspension, or placement in ineligibility status of the SUBRECIPIENT or such contractor under the provisions of 24 CFR Part 24.
12. Conflict of Interest. In the procurement of supplies, equipment, construction and services by SUBRECIPIENT, the conflict of interest provisions in Attachment O of OMB Circular No. A-110 and 24 CFR 576.404 shall apply.
13. Condition for Religious Organization. SUBRECIPIENT shall comply with all applicable conditions prescribed in 24 CFR 76.406 and by HUD for the use of ESG funds by religious organizations if SUBRECIPIENT is a religious organization.
14. Suspension and Termination. In accordance with 24 CFR 85.43, suspension or termination may occur if SUBRECIPIENT materially fails to comply with any term of this Agreement

and/or the award, of this Agreement and/or the award may be terminated for convenience in accordance with 24 CFR 85.44.

15. Reversion of Assets. Upon termination or expiration of the term of this Agreement, the SUBRECIPIENT shall transfer to the CITY any ESG funds on hand at the time of such termination or expiration and any accounts receivable attributable to the use of ESG funds. Any real property under the SUBRECIPIENT'S control that was acquired or improved in whole or in part with ESG funds shall either be:
- a. Used to meet one of the eligible activities stated in 24 CFR 576.100-109 until five (5) years after termination or expiration of this Agreement, or for such longer periods of time as determined to be appropriate by the CITY; or
  - b. Disposed of in a manner that results in the CITY'S being reimbursed in the amount of the current fair market value of the property less any portion of the value attributable to expenditures of non-ESG funds for acquisition of, or improvement to, the property. Reimbursement to the CITY shall not be required after the period of time specified in Section A.15.a of this Agreement.
16. Independent Contractor. SUBRECIPIENT agrees that the performance of obligations hereunder are rendered in its capacity as an independent contractor and that it is in no way an employee or agent of the CITY.
17. Licensing. SUBRECIPIENT agrees to obtain and maintain all licenses, registrations, accreditations, and inspections from all agencies governing its operations. SUBRECIPIENT shall insure that its staff shall also obtain and maintain all required licenses, registrations, accreditations, and inspections from all agencies governing SUBRECIPIENT'S operations hereunder.
18. Inspection of Records. CITY and the United States government and/or their representatives shall have access for purposes of monitoring, auditing, and examining SUBRECIPIENT'S activities and performance, to books, documents and papers, and the right to examine records of SUBRECIPIENT'S subcontractors, bookkeepers and accountants, employees and participants in regard to said program. CITY and the United States government and/or their representative shall also schedule on-site monitoring at their discretion. Monitoring activities may also include, but are not limited to, questioning employees and participants in said program and entering any premises or any site in which any of the services or activities funded hereunder are conducted or in which any of the records of SUBRECIPIENT are kept. Nothing herein shall be construed to require access to any privileged or confidential information as set forth in federal or state law.

SUBRECIPIENT agrees to provide notification of any audits or investigations, including copies of results, findings, and/or liens.

In the event SUBRECIPIENT does not make the above-referenced documents available within the City of Escondido, California, SUBRECIPIENT agrees to pay all necessary and reasonable expenses incurred by CITY in conducting any audit at the location where said records and books of account are maintained.

19. Assignability. SUBRECIPIENT shall not assign or transfer any interest in this Agreement, whether by assignment, delegation or novation, without the prior written consent of CITY; provided, however, that claims for money due or to become due to SUBRECIPIENT from CITY under this Agreement may be assigned to a bank, trust company or other financial institution, or to a trustee in bankruptcy, without such approval. Any assignment, delegation or novation other than as provided above shall be void and inoperative. Notice of any proper assignment or transfer shall be promptly furnished to CITY.

20. Hold Harmless.

a. SUBRECIPIENT shall indemnify and save harmless CITY, its officers and employees, from and against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of CITY, and shall defend, indemnify and save harmless CITY, its officers, and employees from and against any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, workers' compensation claims, resulting from or arising out of the negligent acts, errors or omissions of SUBRECIPIENT, its employees or subcontractors.

b. SUBRECIPIENT, shall indemnify and save harmless CITY, its officers, and employees from and against any and all damages to property or injuries to or death of any person or persons, including property, and employees or agents of CITY, and shall defend, indemnify and save harmless CITY, its officers, and employees from and against any and all claims, demands, suits, actions or proceedings therefrom, resulting from or arising out of the intentional or malicious acts of SUBRECIPIENT, its employees or subcontractors.

21. Insurance.

c. The SUBRECIPIENT shall secure and maintain at its own cost, for all operations, the following insurance coverage, unless reduced by the City Attorney:

(1) General liability insurance. Occurrence basis with minimum limits of \$1,000,000 each occurrence, \$2,000,000 General Aggregate, and \$1,000,000 Products/Completed Operations Aggregate; and

(2) Automobile liability insurance of \$1,000,000 combined single-limit per accident for bodily injury and property damage, unless waived as provided in 8(b) below; and



(3) Workers' compensation and employer's liability insurance as required by the California Labor Code, as amended, or certificate of sole proprietorship; and

(4) Errors and Omissions professional liability insurance with minimum coverage of \$1,000,000.

d. It is the parties' understanding that the use of a motor vehicle is not a primary subject of this Agreement. SUBRECIPIENT acknowledges that operating a motor vehicle is outside the scope of this Agreement and occurs only at the convenience of the SUBRECIPIENT. A waiver of automobile liability insurance is only effective if both sets of initials appear below, otherwise such insurance is required.

Acknowledged by SUBRECIPIENT \_\_\_\_\_

Waiver appropriate by CITY \_\_\_\_\_

c. Each insurance policy required above must be acceptable to the City Attorney.

(1) Each policy must provide for written notice within no more than thirty (30) days if cancellation or termination of the policy occurs. Insurance coverage must be provided by an A.M. Best's A- rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.

(2) All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.

(3) Both the General Liability and the Automobile Liability policies must name the CITY specifically as an additional insured under the policy on a separate endorsement page. The CITY includes its officials, employees, and volunteers. The endorsement must be ISO Form CG 20 10 11 85 edition or its equivalent for General Liability endorsements and CA 20 01 for Automobile Liability endorsements.

(4) The General Liability policy must include coverage for bodily injury and property damage arising from SUBRECIPIENT'S work, including its on-going operations and products-completed operations hazard.

(5) The General Liability policy must be primary and noncontributory and any insurance maintained by CITY is excess.

d. In executing this Agreement, SUBRECIPIENT agrees to have completed insurance documents on file with the CITY within fourteen (14) days after the date of execution. Failure to comply with insurance requirements under this Agreement will be a material breach of this Agreement, resulting in immediate termination at CITY's option.

B. CITY OBLIGATIONS

1. Payment of Funds. CITY shall pay to SUBRECIPIENT from ESG funds, when, if and to the extent received from HUD, amounts expended by SUBRECIPIENT in carrying out said program pursuant to this Agreement up to a maximum aggregate payment of \$\_\_\_\_\_ in installments determined by CITY. Payment shall be made to SUBRECIPIENT through the submission of monthly invoices, in a form prescribed by CITY, detailing such expenses. CITY shall pay such invoices within thirty (30) days after receipt thereof, provided CITY is satisfied that such expenses have been incurred within the scope of this Agreement and that SUBRECIPIENT is in compliance with the terms and conditions of this Agreement.
2. Audit of Account. CITY shall include an audit of the account maintained by SUBRECIPIENT pursuant to Section A.8 of this Agreement in CITY'S annual audit of all ESG funds pursuant to federal regulations found in Title 24 of the Code of Federal Regulations and other applicable federal laws and regulations.

C. MISCELLANEOUS PROVISIONS.

1. Termination of Agreement. CITY or SUBRECIPIENT may terminate this Agreement by giving written notice to the other party thirty (30) days prior to the effective date of termination. Additionally, the CITY shall have the right, in accordance with 24 CFR 85.43, to terminate this Agreement immediately or withhold payment of any invoice for failure of the SUBRECIPIENT to comply with the terms and conditions of this Agreement. Should the CITY decide to terminate this Agreement after a full evaluation of all circumstances has been completed, the SUBRECIPIENT shall, upon written request, have the right to an appeal process. A copy of the appeal process will be attached to any termination notice.

If the CITY finds that the SUBRECIPIENT has violated the terms and conditions of this Agreement, the SUBRECIPIENT may be required to:

- a. repay all monies received from the CITY under this Agreement; and/or
- b. transfer possession of all materials and equipment purchased with grant money to the CITY.

In the case of early termination, a final payment may be made to the SUBRECIPIENT upon receipt of a Final Report and invoices covering eligible costs incurred prior to termination. The total of all payments, including the final payment, shall not exceed the amount specified in this Agreement.

2. Notices. All notices to the parties required by this Agreement shall be in writing and addressed as follows:

TO CITY: City of Escondido  
Housing & Neighborhood Services Division  
201 N. Broadway  
Escondido, CA 92025

TO SUBRECIPIENT: Subrecipient  
Address  
Address

3. Exclusivity and Amendment of Agreement. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the services of SUBRECIPIENT and provision of ESG funds by CITY and contains all the covenants and agreements between the parties with respect to the conditions of said services and funding in any manner whatsoever. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement or amendment hereto shall be effective unless executed in writing and signed by both CITY and SUBRECIPIENT.
4. Laws Governing This Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state of California, all applicable federal statutes and regulations as amended, and all applicable local laws.
5. Severability. The invalidity in whole or in part of any provision of this agreement shall not void or affect the validity of any other provisions of this Agreement.
6. Construction of Agreement. The provisions of this Agreement and its Exhibits shall be construed as a whole. The captions preceding the text of each section are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement.
7. Immigration Reform and Control Act of 1986. SUBRECIPIENT shall keep itself informed of and comply with the Immigration Reform and Control Act of 1986. SUBRECIPIENT affirms that as an employer in the State of California, all new employees must produce proof of eligibility to work in the United States within the first three days of employment and that only employees legally eligible to work in the United States will be employed on this public project. SUBRECIPIENT agrees to comply with such provisions before commencing and continuously throughout the performance of this Agreement.

IN WITNESS WHEREOF, CITY and SUBRECIPIENT have caused this Agreement to be executed by their duly authorized representatives.

SUBRECIPIENT

By \_\_\_\_\_ Date: \_\_\_\_\_  
Executive Director

By \_\_\_\_\_ Date: \_\_\_\_\_  
President of Board of Directors  
*(above signatures must be notarized)*

CITY OF ESCONDIDO

By \_\_\_\_\_ Date: \_\_\_\_\_  
Bill Martin  
Director of Community Development

By \_\_\_\_\_ Date: \_\_\_\_\_  
Diane M. Halverson, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY  
Michael R. McGuinness, City Attorney

By: \_\_\_\_\_

**ATTACHMENT "B" of ESG Contract  
 BUDGET  
 Fiscal Year 20\_\_ - 20\_\_**

Organization: \_\_\_\_\_

Project Title: \_\_\_\_\_

ITEM	ESCONDIDO FUNDING	OTHER FUNDS		PROJECT TOTAL
		AMOUNT	SOURCE	
Personnel				
Operating Expenses				
Professional Services				
<b>Total</b>				

RESOLUTION NO. 2017-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING THE CITY OF ESCONDIDO ONE-YEAR ACTION FUNDS AND APPROVING SUBMITTAL OF THE PLAN FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM, THE COMMUNITY DEVELOPMENT BLOCK GRANT, AND THE EMERGENCY SOLUTIONS GRANT TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Escondido ("City") is a recipient of HOME Investment Partnerships Program ("HOME"), Community Development Block Grant ("CDBG"), Emergency Solutions Grant ("ESG") funds from the United States Department of Housing and Urban Development; and

WHEREAS, the City desires at this time and deems it to be in the best interest to adopt the One-Year Action Plan for HOME, CDBG, and ESG funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council approves the adoption of the 2017-2018 One-Year Action Plan for HOME, CDBG, and ESG funds.
3. That the City Council approves the submittal of the 2017-2018 One-Year Action Plan to the Department of Housing and Urban Development ("HUD").



**FUTURE CITY COUNCIL AGENDA ITEMS**  
**Updated May 31, 2017**

*AGENDA ITEMS AND CITY COUNCIL MEETING DATES ARE SUBJECT TO CHANGE.  
CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617*

**June 14, 2017**  
**4:30 p.m. (include Budget)**

	<b>CONSENT CALENDAR</b>
	<p><b>Award of Bid for Legal Advertising – Fiscal Year 2017-18</b> (D. Halverson)</p> <p><i>The California Public Contract Code requires when there is more than one newspaper of general circulation in a community that the public bidding process occur annually for the purpose of publishing legal notices. The award of bid will complete the process for the upcoming fiscal year.</i></p>
	<b>PUBLIC HEARINGS</b>
	<p><b>Amendment to Article 34 (Communications Antennas) of the Escondido Zoning Code (AZ 16-0009) Continued from May 24, 2017</b> (B. Martin)</p> <p><i>The growth in personal wireless services and need for additional capacity has created an ever increasing demand for new wireless communication facilities and broadband capacity. As a result, cities and counties throughout California have experienced an increase in the number of applications to upgrade existing wireless communication facilities and install new facilities within the right-of-way. The City's current regulations lack the needed criteria to efficiently evaluate and manage the current and anticipated demand for small cell wireless facility installations within the public right-of-way. The proposed modifications to Article 34 are necessary to address the long-term impacts of new wireless telecommunication facilities within the public right-of-way and establishes a more efficient processing framework. The Planning Commission recommended approval on April 25, 2017 with a vote of 7/0.</i></p>
	<p><b>Adoption of the Fiscal Year 2017/18 Operating Budget</b> (S. Bennett)</p> <p><i>This action will adopt an operating budget for certain City funds effective July 1, 2017 through June 30, 2018.</i></p>
	<b>CURRENT BUSINESS</b>
	<b>FUTURE AGENDA ITEMS (D. Halverson)</b>

<b>June 21, 2017</b> <b>4:30 p.m. (include CIP)</b>	
	<b>CONSENT CALENDAR</b>
	<b>PUBLIC HEARINGS</b>
	<b>Five-Year Capital Improvement Program and Project Budgets for Fiscal Year 2017/18</b> (S. Bennett)  <i>This action will adopt the City's Five-Year Capital Improvement Program and TransNet Program of Projects for FYs 2017/18 – 2021/22.</i>
	<b>CURRENT BUSINESS</b>
	<b>FUTURE AGENDA ITEMS (D. Halverson)</b>



# Weekly Activity Report



June 1, 2017

## FEATURED THIS WEEK

- Escondido has been nominated for a San Diego Housing Federation Ruby Award in the category of “Outstanding Government Agency.” The City was nominated for its support of the Manzanita affordable housing project. More information can be found here: <http://housingsandiego.org/2017-ruby-award-nominees/>
- The 105 room Springhill Suites hotel project on La Terraza will soon be under construction. Revisions to the plans have been made to meet the latest Marriott standards. Plans have also been submitted for a 38,000 square foot, three-story office building to be constructed adjacent to the hotel. The City is thrilled to have these executive properties in our community.

## SPECIAL EVENTS

*Fire & Water Expo | Fire Station #4, Kit Carson Park | Saturday, June 3 | 10 a.m. to 2 p.m.*

Join Escondido Fire and Rincon Water at their annual open house at Fire Station 4 located at Kit Carson Park. There will be fire house tours, vehicle displays, activities for the kids, Information and Resources, Dr. Bronner's Magic Foam Experience and many other demonstrations.

## ECONOMIC DEVELOPMENT

Escondido's very own Transpower recently entered into a five year agreement with Kalmar, a global manufacturer of terminal tractors and other cargo handling equipment, to produce a joint-effort zero emission, battery-electric version of Kalmar's Ottawa T2 terminal tractor.

Read the full article here: <http://fleetowner.com/equipment/kalmar-transpower-unveil-electric-terminal-tractor-act-expo>

## COMMUNITY DEVELOPMENT

### **Major Projects Update**

The following major projects are currently being reviewed and coordinated with Planning, Engineering, Fire, Building and Utilities staff. A complete description of each project can be viewed [here](#). Updates provided below cover project milestones that occurred last week.

Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) (Developer: James McCann) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* A grading plan for a temporary parking lot to serve the hospital was approved June 13, 2016, and the parking lot is now under construction.
2. Escondido Research and Technology Center – West (ERTC) (Developer: James McCann) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* Construction is underway on the approximately 76,000 square foot medical office building with a linear accelerator. Palomar Health also will be constructing their new outpatient center adjacent to the site at 2185 Citracado Parkway.
3. Centerpointe 78 Commercial (Developer: Lars Andersen, Pacific Development) – The grading plan was approved on May 10, 2017. Planning has approved a modified front elevation that would eliminate the second set of entry/exit doors. A revised landscape plan was submitted for review on May 5, 2017. A building permit for the supermarket shell building was issued last week. Building plans for the tenant improvement of the market were submitted into plan check on May 9, 2017.
4. Westfield Theater (Developer: Kim Brewer, Westfield) – *This project has been placed on hold by Westfield while they finalize lease negotiations so there is no change from the following update reported last week:* No grading, building or improvement plans have been submitted by the developer at this time.
5. Felicita Development, LLC (Developer: Katherine Park, Creative Design Associates) – *This project is on hold pending further direction and submittal of information from the applicant.* Follow-up meetings conducted by the applicant with staff and the wildlife agencies lead staff to believe a revised project is forthcoming.
6. Springhill Suites (Developer: Raj Patel, San Bernardino Hospitality LLC) – *The applicant is cleared to start construction so there is no change from the following update reported last week:* Construction is expected to commence within the next month.
7. Centre City Commercial Center (Developer: Todd Dwyer) – Revisions to the traffic study have been reviewed by staff leading to the issuance of the Draft Mitigated Negative Declaration for a 30-day public review period that ends on June 8, 2017. A demolition plan for the existing motel and restaurant buildings on the site was submitted the third week of May. The right of access to Centre City Parkway is scheduled for consideration by City Council on June 7, 2017.

## **Industrial**

1. StorQuest (Developer: The William Warren Group, Inc.) – Revised building plans for this approved self-storage facility at 220 W. Mission Ave. were submitted to the Building Division on March 22, 2017 and routed to Esgil for re-check. The second check of grading plans was received by Engineering the week of April 30 and returned back to the applicant with comments last week.
2. Victory Industrial Development (Developer: Scott Merry, Badiee Development) – The applicant has secured his permits from the Army Corps, Regional Board, and CA Fish and Wildlife. The grading plan has been approved, BMP's are installed and the permit has been

issued. Signal plans and street improvement plans have been approved. A pre-construction conference was held at the site last week and construction is ready to commence

3. Escondido Self-Storage Facility (Developer: Brandywine Homes, Inc.) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* Building plans grading plans, landscape plans and the final map have been submitted and comments have been provided by staff and Esgil. Engineering will be sending out comments on the third check of the grading plan this week.
4. Innovative Industrial Development (Developer: Scott Merry, Badiee Development) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* The second check of the grading plan was resubmitted to Engineering the week of May 8, 2017. Building plans were submitted on March 29, 2017 and are being reviewed by Esgil.
4. North American Self-Storage (Developer: Russ Colvin) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* (This project is participating in the expedited plan check program) The demo permit has been issued. The applicant submitted a 2<sup>nd</sup> plan check for the grading plan on April 13, 2017, and comments from all departments were provided back within 13 days. A boundary adjustment to combine the two lots on the site is ready to record. The applicant is coordinating construction timing for an off-site water line with multiple departments.

### **City Projects**

1. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) – *No further updates to this item will be provided while litigation is in progress:* The Planning Commission approved the proposed CUP on December 13, 2016. An appeal of that decision was filed and the City Council denied the appeal on January 11, 2017 and affirmed the Planning Commission's decision to approve the project.
2. Wastewater Collections Yard Expansion (Developer: City of Escondido Utilities Department) – *Project review is on-going but there are no new milestones to report this week:* Grading, building and landscape plans are now being reviewed by staff. Utilities staff is assessing value engineering options in an effort to reduce the cost of the facility. The most likely option will be to build the project in phases starting with two of the three approved buildings.
3. HARRF Biogas to Energy Project (Developer: City of Escondido Utilities Department) – *Communications with the applicant are on-going but no construction plans have been submitted since the project was approved and there are no new milestones to report this week:* A Conditional Use Permit for the project was approved by the Planning Commission December 13, 2016.
4. Lake Wohlford Replacement Dam (Developer: City of Escondido Utilities Department) – *Project review is on-going but there are no new milestones to report this week:* A Draft EIR was prepared and issued for a 45-day public review period that began on October 4, 2016 and closed on November 17, 2016. Staff and AECOM are now in the process of coordinating responses to the comments that were received during the public review period. A field visit

with staff from the state and federal wildlife agencies took place on May 11, 2017, to review biological mitigation requirements.

### **Institutional**

1. Escondido United Reformed Church (Developer: Brent Cooper) – A revised grading plan has been approved. Building plans have gone through one round of plan check. The applicant submitted a CUP modification application on May 25, 2017, to increase the size of the sanctuary and classroom buildings and delete Phase 4. Staff is currently reviewing that application.
2. Self-Realization Fellowship Center (Developer: John Pyjar, Domusstudio Architecture) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* The CUP application was submitted on November 14, 2016. Staff reviewed the initial submittal and sent a letter to the applicant on December 14, 2016, indicating that the application was incomplete and specifying the additional information that was necessary to complete the application. The applicant resubmitted revised plans and technical studies on May 19, 2017.

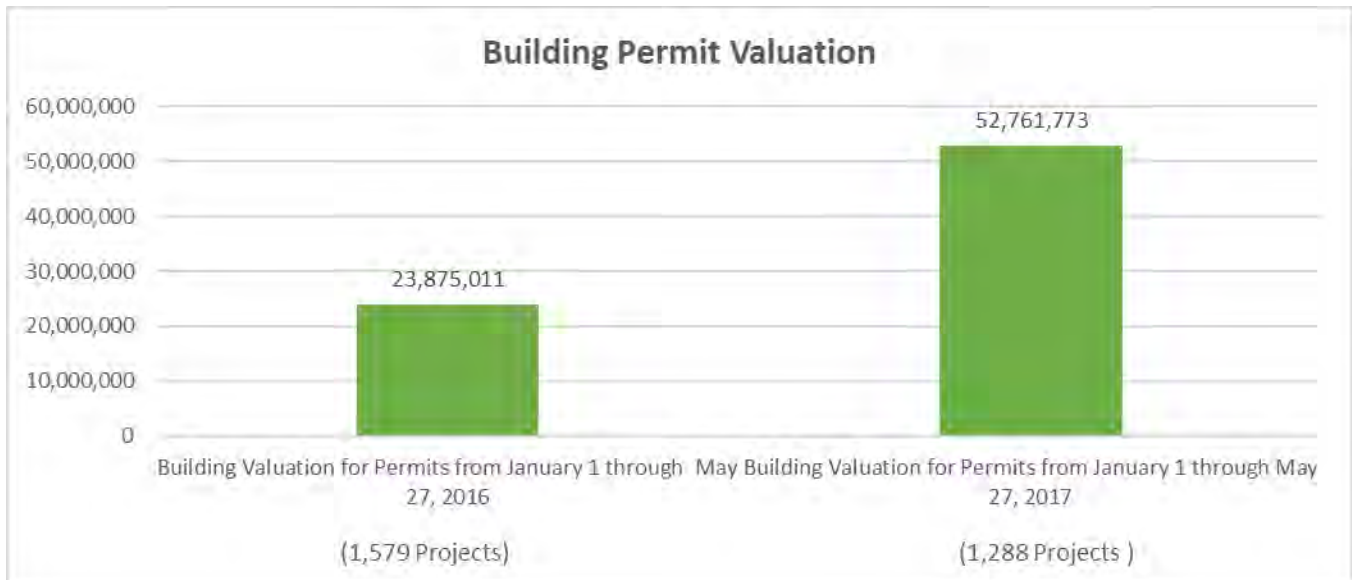
### **Residential**

1. Oak Creek (Developer: Jason Han, New Urban West) – *This project has been placed on hold by the developer while the City completes construction of the Southwest Sewer Project so there is no change from the following update reported last week:* No grading or improvement plans have been submitted by the developer at this time.
2. Amanda Estates (Developer: Jason Han, New Urban West) – *This project has been placed on hold by the developer while the City completes construction of the Southwest Sewer Project so there is no change from the following update reported last week:* No grading or improvement plans have been submitted by the developer at this time.
3. Pradera (Developer: Moses Kim, Lennar Homes) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* This project is nearing completion as there are only one or two phases remaining to construct.
4. Lexington (Zenner) (Developer: Eric Johnston, KB Homes) – The applicant received building permits for 10 new homes on April 18, 2017. Building permits for 15 additional homes were issued on May 4, 2017, and eight more homes were issued on May 9. The applicant and Engineering staff are engaged with the County Water Authority on a necessary utility crossing through a short section of their easement.
5. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* Lyon Homes submitted a precise grading plan on March 28, 2017. A final map, street improvement plans and landscape plans were also submitted on April 17, 2017. Building plans were submitted into plan check on April 6 and landscape plans on May 1. The rough grading permit was issued on May 22, 2017 allowing construction to start on the project.

6. Wohlford (Developer: Jack Henthorne) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* The Draft EIR has been posted on the city website and released for a 45-day public review period that ended on May 12, 2017. The EIR consultant has forwarded draft responses to comments to staff for review. Potential Development Agreement terms are now being considered.
7. Latitude II (Developer: Peter Zak, Lyon/NCA) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* A grading permit has been issued and grading is back underway. Building plans are nearing approval pending approval of the final map. The final map has been scheduled for City Council approval on June 7, 2017. Utilities has issued comments for the off-site water line plans.
8. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* The model homes have been completed and are now open. Construction of the phases is underway with three more phases receiving building permits last week. Engineering comments on the precise grading plan for the remainder of the development were sent on May 16, 2017.
9. Safari Highlands Ranch (SHR) (Developer: Jeb Hall, Concordia Homes) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* A second revised tentative map depicting various minor changes and clarifications to roads, easements and drainage facilities was submitted on April 25, 2017. Revised technical engineering reports as well as responses to staff comments also have been submitted for review. The revised studies have been loaded on the City's website at the following link: [Safari Highlands Ranch Specific Plan - City of Escondido](#). Staff anticipates that the Draft EIR will be out for public review in June or July of 2017.
10. High Pointe Tract 693-J (Developer: Russell Schaeffer, True Life Communities) – *The applicant continues to actively market the property and there is no change from the following update reported last week:* Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.
11. Del Prado (Developer: Kerry Garza, Touchstone Communities) – *Communications with the applicant are on-going but there are no new milestones to report this week:* No grading or improvement plans have been submitted by the developer at this time.
12. 701 San Pasqual Valley Rd (Developer: Bob Stewart) – Staff has met several times with the applicant to help work through project design and storm water issues. A Draft Mitigated Negative Declaration has been submitted and staff has provided comments to the applicant on the draft and technical studies. A request for a three-year extension of time for the previously approved ten-lot subdivision (Tract 895) will be considered by the City Council on June 7, 2017.
13. Veterans Village (Developer: Veterans Village of San Diego) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* Demolition has been completed. Grading is underway. Building permits were issued on March 31, 2017.

14. Escondido Gateway (Developer: Greg Waite, Integral Communities) – The builder (Lyon Homes) is coordinating with city staff to resolve ownership and title issues regarding three strips of land under existing excess right-of way that is proposed to be vacated for the applicant’s use. It is expected that those title issues will be resolved through a combination of quitclaims and eminent domain. A revised rough grading plan and street improvement plans were resubmitted about three weeks ago and Engineering sent comments back last week. Asbestos and lead-based paint abatement should start next week in preparation for demolition of the vacant building on the site.
  
15. The Villages at Escondido Country Club (Developer: Jason Han, New Urban West, Inc.) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* A project resubmittal in response to the City’s November 30, 2016 letter was received on March 16, 2017. Planning staff has provided a location on the City’s website for ECC project-related documents and plans. The information can be accessed at the following link: [ECC - City of Escondido](#)
  
16. Ivy/Valley Parkway Mixed-Use Development (Developer: Abad Rahan Pars Inc./ Norm Wieme, Architect) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* The applicant has indicated that grading and building plans are expected to be submitted into plan check soon. Utilities staff is currently working on a reimbursement agreement for new water infrastructure that will be installed by the project in the adjoining alley.
  
17. North Avenue Estates (Developer: Casey Johnson) – *Project review and communications with the applicant are on-going but there are no new milestones to report this week:* An application to re-entitle aspects of the previously approved project that have expired and modify the project design to reflect new storm water requirements was submitted to the Planning Division on March 7, 2017. A first round of comments has been provided back to the applicant and the applicant has indicated that revised plans should be resubmitted in about two weeks. The applicant will be coordinating easement and utility crossing issues with the County Water Authority, whose main underground water transmission lines cross the site.

**Building Division**

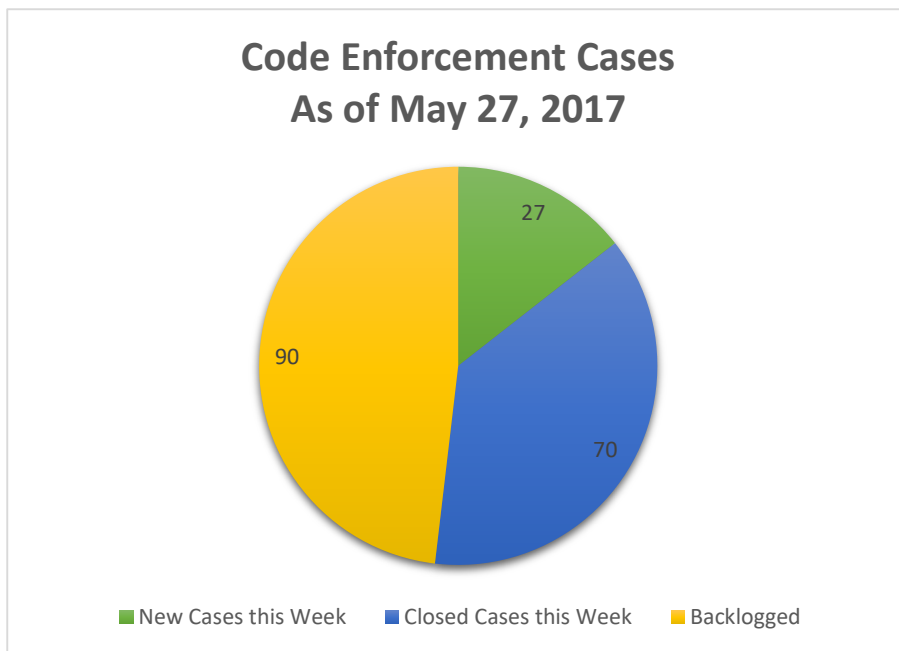


Building Permits Issued Last Week	Total Valuation
57	\$3,274,598

1. 18 solar permits were issued for the week. The Building Division has issued 379 solar permits this year compared to 582 issued for the same time last year.
2. Building inspectors responded to 231 inspection requests for the week, averaging 46 inspections per day.
3. The Building Division has issued 103 single-family dwelling permits this year and permits for 112 multi-family units. This compares with 40 single-family dwellings and 33 multi-family dwellings for the same time last year.
4. Projects nearing permit issuance are:
  - a. Latitude 2, a 112-unit apartment complex consisting of six, three-story buildings at 610-660 Centre City Pkwy.
  - b. Three new apartment buildings (nine units) at 917 W. Lincoln Avenue.
  - c. 43,885 square foot retail building at the former Toyota dealership location – 999 North Broadway.
5. The construction of the City Plaza three-story mixed use building at 300 S. Escondido Blvd. has received partial approval of roof framing and rough framing inspections.
6. The Solutions for Change affordable housing project at 1560 S. Escondido Blvd. has received partial final inspection approvals for floor one and two.

7. Roof framing inspection is being requested this week at The Meadowbrook three-story apartment building with underground garage at 2081 Garden Valley Glen.
8. Escondido Disposal is proceeding with the tenant improvement for the existing building and has completed the drywall. Roof framing on their new transfer building also has been completed. The suspended ceiling in the office has passed inspection.
9. The new Popeye’s restaurant at 1541 E. Valley Parkway has suspended ceiling, drywall and hood inspection approvals. Final inspection and occupancy is expected soon.
10. The medical office building at 2125 Citracado Parkway has received partial foundation approval and underground plumbing.
11. The Westminster Seminary has received foundation and underground plumbing approvals for six of their nine buildings.
12. The children’s building at the Emmanuel Faith Community Church has received partial foundation inspection and underground plumbing inspection. Construction of the exterior masonry walls is progressing.
13. Building permits were issued for the supermarket shell building at 999 N. Broadway, the location of the former Toyota dealership.

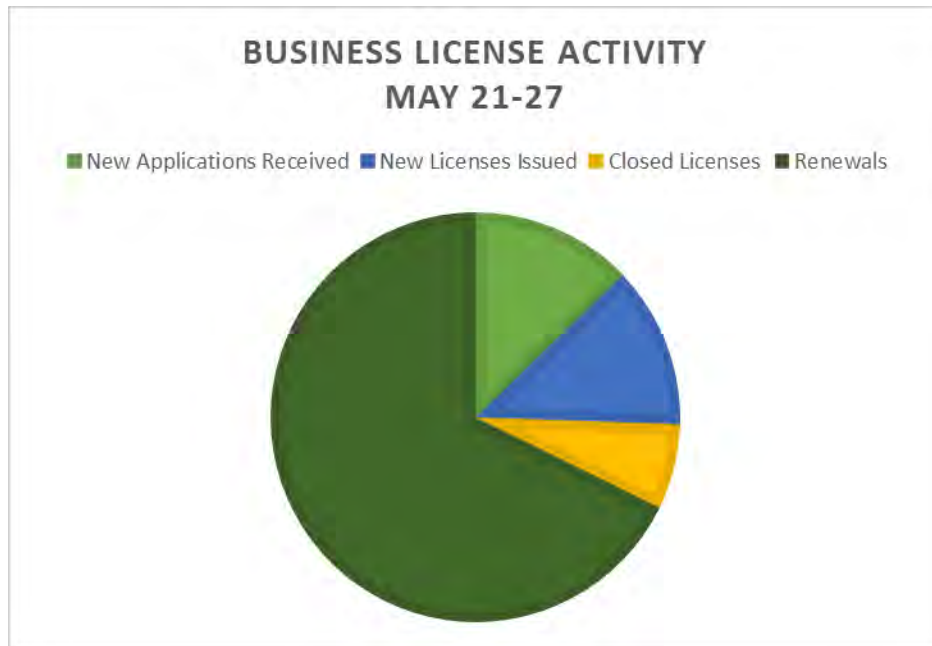
**Code Enforcement**



<b>Total Open Code Cases</b>	<b>Illegal Signs Confiscated over the Previous Weekend</b>
445	121



## **Business Licensing**



## **Building Maintenance & Operations**

*Because of recent upgrade to Cityworks, Public Works will be unable to provide our normal weekly report of open and closed service requests. These status reports should continue next week.*

## **Graffiti Restitution**

Collected This Week	Collected Year to Date
\$608.45	\$4117.51

## **ENGINEERING**

### **Private Development**

#### **Pradera - Lennar Communities**

*No changes from that reported last week; Vertical framing has now begun on the final phase of 16 homes.*

#### **Lexington Model Homes - KB Homes**

*No changes from that reported last week: The developer is completing the final section of underground improvements on site. Framing of the first 10 homes along Lehner Avenue has begun.*

#### **Escondido Boulevard at 3<sup>rd</sup> Avenue**

*No changes from that previously reported. The contractor is using a crane to deliver materials to the third floor. Lane closures along 3<sup>rd</sup> Avenue will be a regular occurrence to allow for the lifting of construction materials to the newly completed third floor.*

### **Tract 932 - Canyon Grove Shea Homes Community**

The Rincon del Diablo water project is working in the Vista/Ash intersection this week constructing the last of the pipeline including the pressure testing of the system. Offsite traffic signal construction is continuing at Sheridan/Ash and El Norte/Vista Verde intersection this week. On site construction is concentrated on dry utility installation and framing of production housing units.

### **Latitude II Condominiums by a Lyon Homes Partnership: Washington Avenue at Centre City Parkway**

The top of the storm drain box structure was poured on Tuesday of this week, the remaining section of the storm drain box has started with the installation of K rail along the edge of Centre City Parkway.

### **Solutions Housing 1560 S. Escondido Boulevard**

The project is nearing completion with the installation of concrete improvements and paving along the project frontage this past week.

### **Veterans Village**

*No changes from that previously reported.* The projects off site water improvements are idled this week while the developers design engineer determines the best solution for installing the project water mains around the multiple utility crossings along this projects frontage.

### **Tract 877 – Bernardo Ave. by Ambient Communities**

The project is a 13 lot single family residential project located at the cul-de-sac end of Bernardo Avenue. The developer has completed the mass grading the project this week and is implementing the required storm water measures this week.

### **Palomar Medical Center**

*No changes from that reported last week:* The hospital is nearing completion of the grading portion of the temporary parking lot located at Health Center Driveway North and Citracado Parkway. Concrete surface improvements are being stacked this week.

### **Victory Industrial Park**

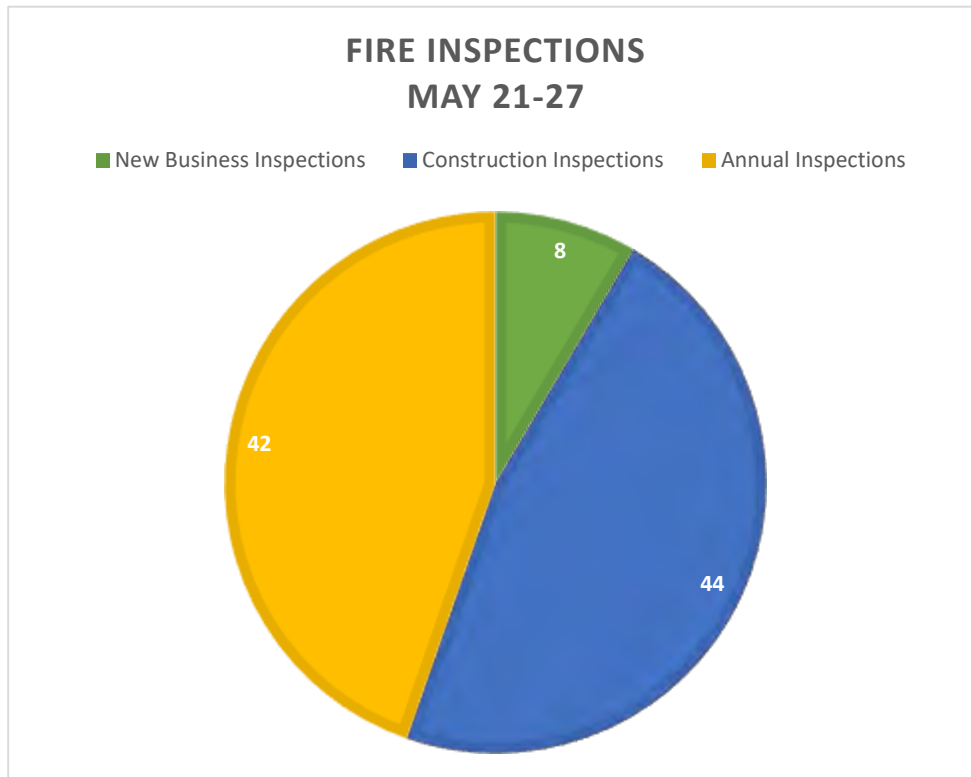
The preconstruction meeting was held on Thursday, May 25, 2017 in advance of the start of mass grading of the project. The project is located at 2005 Harmony Grove Road and is 5.4 acres in size.

### **Center Point Project**

The preconstruction meeting was held Thursday, May 25th in advance of the start of construction. The project is located on the old Toyota car dealership at 999 Broadway. The developed haul route for this project will utilize Lincoln Avenue to Escondido Boulevard to Decatur Way to Centre City Parkway to minimize the impact to the 78/Broadway intersection as well as the Lincoln Elementary School student traffic.

## FIRE

### Inspections



## POLICE

### Incidents

- On 5/21/17 at 14:22 hours, San Diego Sheriff deputies requested the assistance of our officers at a brush fire near 2116 Lemon Ave (near Bernardo and Gamble). Cal Fire crews quickly knocked down the fire, which threatened several houses for a short time. Our officers helped deputies with maintaining road closures for about two hours.
- On 5/21/17 at 19:13 hours, residents in the 1300 block of S. Citrus Ave. called police and reported the next door neighbor (1410 S. Citrus Ave) came out of his house and pointed a “huge gun with a scope” at them, yelled something, and went back inside his home. Officers arrived and detained the suspect. Officers recovered an illegal AR-15 Assault Rifle and an illegal AK-47 Assault Rifle from the home along with high capacity magazines and ammo. The suspect was booked into the Vista Jail for Assault with a Deadly Weapon and various illegal firearms possession charges.
- On 5/23/17 at 21:35 hours, a Black Male Adult and a Hispanic Female Adult entered Wal Mart, 1330 E. Grand Ave, and began loading merchandise into a shopping cart. Loss Prevention Associates began surveillance of the subjects via camera and visual observation. The suspects had an older Chrysler 300 driving around the parking lot

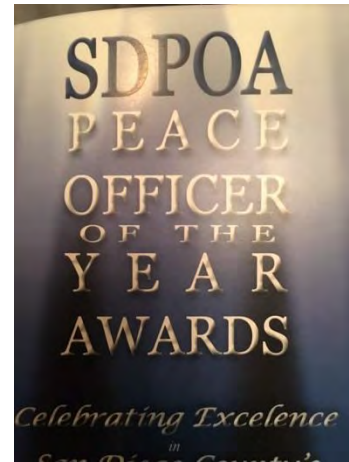
driven by an unidentified driver. The Loss Prevention Associates noticed that the suspects were heading for the side emergency door with the shopping cart and they attempted to stop them. They pushed through the door and the Black Male Adult pulled a black semi-auto handgun from his waistband and pointed it at both Loss Prevention Associates. The suspects then entered the awaiting vehicle leaving the cart of merchandise behind and the drove out towards Ash St. Both suspects were caught on surveillance tape as well as the vehicle but the license plate was unreadable.

- On 5/24/17 at 04:15 hours, an officer located a rolling stolen vehicle (2016 grey Nissan Altima/SDPD case) in the area of Citrus Ave/Bear Valley Pkwy. The officer followed the car until units arrived on scene to assist. Officers conducted an enforcement stop on the car near Orange Glen HS without incident. The driver (23yr old Hispanic Male Adult) was eventually arrested for Auto Theft. Once at the Escondido Police Department jail, a thorough search of the suspect revealed a small amount of meth and heroin in his undergarments. The suspect was booked into jail for Auto Theft and drug offenses.
- On 5/25/17 at 07:25 hours, an officer located a stolen white GMC Yukon (Oceanside Police Department case), in the area of Matthew Place and El Norte Pkwy. The vehicle was occupied and all four subjects are taken into custody. The driver was charged with Possession of a Stolen Vehicle, Possession of Stolen Property, and 2 warrants (1 being a Federal Arrest Warrant). One passenger was charged with Possession of a Stolen Vehicle and another had a warrant for their arrest. The fourth occupant was later released with no charges. All occupants were adults.
- On 5/26/17 at 02:22 hours, units responded to a collision near the flag pole at the entrance to the Escondido Auto Park. The driver was determined to be a 19-year-old male who fell asleep at the wheel while driving northbound on Auto Park Way. He crashed through a traffic control device, the Escondido Auto Park Sign, a few palm trees and ultimately ended up wedged between two other palm trees. The driver was cited for Person Under 21 with a Blood Alcohol Content over .01% (CVC 23136(a)).
- On 5/27/17 at 08:22 hours, dispatch received a call for service at 1333 E Grand Ave, reference a reporting party who observed a male subject choking a female near the parking lot. The male, holding what appeared to be a small child, was overheard yelling to the female victim that he was going to kill her. The male was confronted by the witness, at which point he ordered the female victim to get into the vehicle. The vehicle fled the apartment complex. The male suspect contacted Escondido Police dispatch and demanded to speak with the Watch Commander. Communication was established with the male, but he refused to give his current location and denied that the domestic violence incident occurred. The male subject eventually drove back to 1333 E Grand Ave, which was observed by a waiting officer. The subject was taken into custody. The female victim, along with her one and two-year-old children, were safely recovered from the vehicle. The male suspect was charged with Kidnapping, Domestic Violence and Child Endangerment.

#### **EVENTS:**

On 5/26/17 Chief Carter, Captain Kogler and Community Service Office Akans attended the annual San Diego Police Officer's Association Officer of the Year awards banquet, honoring Escondido Police Department recipient Officer Robert Bellamy. Officer

Bellamy was honored for his dedication to the community and incredible work ethic. Please congratulate Officer Bellamy when you see him for representing the City of Escondido with integrity and service.



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