



Council Meeting Agenda

MAY 26, 2021

CITY COUNCIL CHAMBERS

4:30 P.M. Closed Session; 5:00 P.M. Regular Session

201 N. Broadway, Escondido, CA 92025

MAYOR	Paul McNamara
DEPUTY MAYOR	Michael Morasco
COUNCIL MEMBERS	Consuelo Martinez Tina Inscoe Joe Garcia
CITY MANAGER	Jeffrey Epp
CITY CLERK	Zack Beck
CITY ATTORNEY	Michael McGuinness
DIRECTOR OF COMMUNITY DEVELOPMENT	Mike Strong
DIRECTOR OF ENGINEERING SERVICES	Julie Procopio

Public Comment: To submit comments in writing, please do so at the following link:
<https://www.escondido.org/agenda-position.aspx>.

The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link:
<https://www.escondido.org/meeting-broadcasts.aspx>

In the event a quorum of the City Council loses electrical power or suffers an internet connection outage not corrected within 15 minutes, the meeting will be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the City Council. Any other agenda items the Council has not taken action on will be placed on a future agenda.

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

**May 26, 2021
4:30 p.m. Meeting**

Escondido City Council

CALL TO ORDER

ROLL CALL: Garcia, Inscoc, Martinez, Morasco, McNamara

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/RRB)

- I. CONFERENCE WITH LABOR NEGOTIATORS (Government Code §54957.6)**
- a. Agency Representative:** Jeffrey Epp (City Manager) and/or designee
Employee Organization: Maintenance and Operations Bargaining Unit (Teamsters)
 - b. Agency Representative:** Jeffrey Epp (City Manager) and/or designee
Employee Organization: ECEA Unit (ACE and SUP)
 - c. Agency Representative:** Jeffrey Epp (City Manager) and/or designee
Employee Organization: Police Officers' Association Non-Sworn Bargaining Unit

ADJOURNMENT



Council Meeting Agenda

**May 26, 2021
5:00 P.M. Meeting**

**Escondido City Council
Mobilehome Rent Review Board**

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: Garcia, Inscoc, Martinez, Morasco, McNamara

PROCLAMATIONS: Water Awareness Month May 2021

PRESENTATIONS: Award Presentation for the Annual Water Awareness Poster Contest

CLOSED SESSION REPORT

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/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council)**
Request the City Council approve the City Council and Housing Successor Agency warrant numbers:
 - 352690 - 352915 dated May 12, 2021Staff Recommendation: **Approval (Finance Department: Christina Holmes)**
3. **APPROVAL OF MINUTES: Regular Meetings of May 12, 2021 and May 19, 2021**
4. **CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT - ASSESSMENT ENGINEER'S REPORT FOR ZONES 1-38 -**
Request the City Council approve the Final Engineer's Report and set assessments for Zones 1-38 of the City of Escondido Landscape Maintenance Assessment District for FY 2021/2022. The City Council held a public hearing on April 21, 2021 to accept public comment on the proposed levies for FY 2021/2022.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**
RESOLUTION NO. 2021-20
5. **ADOPTION OF ADDENDA TO THE EIR FOR THE CITRACADO PARKWAY IMPROVEMENT PROJECT -**
Request the City Council approve the Addenda to an adopted EIR prepared for the Citracado Parkway Extension Project.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**
RESOLUTION NO. 2021-82
6. **DESIGNATION OF CITY OWNED SURPLUS LAND -**
Request the City Council approve designating city-owned parcels as surplus land.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**
RESOLUTION NO. 2021-73
7. **FINAL MAP, ESCONDIDO TRACT SUB15-0022 DEL PRADO NORTH -**
Request the City Council approve the Final Map for Escondido Tract SUB15-0022, an 81 Unit Residential Condominium Subdivision located at the intersection of Brotherton Road and South Centre City Parkway.

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**
8. **NOTICE OF COMPLETION FOR THE HALE AVENUE RESOURCE RECOVERY FACILITY STORM WATER TREATMENT SYSTEM RETROFIT PROJECT -**
Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the HARRF Stormwater Retrofit Project.

Staff Recommendation: **Approval (Utilities Department: Christopher McKinney)**
RESOLUTION NO. 2021-67

9. [**AUTHORIZATION TO SUBMIT FUNDING APPLICATION TO CALIFORNIA IBANK FINANCING FOR THE SAN PASQUAL UNDERGROUNDING PROJECT -**](#)

Request the City Council approve authorizing the Director of Utilities to submit an application to the California Infrastructure and Economic Development Bank (IBank) requesting \$25 Million in financing for the San Pasqual Undergrounding Project (SPUP). The resolution authorizes incurrence of obligation payable to IBank, declaring intent to reimburse certain expenditures from obligation proceeds, and approving certain related matters to the financing application.

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

RESOLUTION NO. 2021-71

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

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

10. [**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AN AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN AND MASTER DEVELOPMENT FOR A 120-UNIT CONDOMINIUM DEVELOPMENT AND AUTHORIZING THE FILING OF A NOTICE OF EXEMPTION -**](#)

Approved on May 12, 2021 with a vote of 3/2 (Martinez, McNamara - No)

ORDINANCE NO. 2021-05 (Second Reading and Adoption)

PUBLIC HEARINGS

11. [**SHORT-FORM RENT REVIEW BOARD HEARING FOR CASA GRANDE MOBILE ESTATES \(FILE NO. 0697-20-10282\) -**](#)

Request the City Council approve considering a short-form rent increase application involving 91 spaces submitted for Casa Grande Mobile Estates, located at 1001 S Hale Ave, and if approved, adopt Rent Review Board Resolution No. 2021-01 granting an increase as requested in the application

Staff Recommendation: **Approval (Mobilehome Rent Control Administration: Mike Strong)**

RENT REVIEW BOARD RESOLUTION NO. 2021-01

12. [**SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK \(FILE NO. 0697-20-10283\) -**](#)

Request the City Council approve considering a short-form rent increase application involving ten spaces submitted for Westwinds Mobilehome Park, located at 1415 S. Pine Street, and if approved, adopt Rent Review Board Resolution No. 2021-02 granting an increase as requested in the application

Staff Recommendation: **Approval (Mobilehome Rent Control Administration: Mike Strong)**

RENT REVIEW BOARD RESOLUTION NO. 2021-02

CURRENT BUSINESS

13. PUBLIC COMMENT POLICY –

At the May 19, 2021 City Council Meeting, Councilmember Martinez requested an item be placed on the Future Agenda to discuss the public comment policy during Council Meetings.

Staff Recommendation: **None (Councilmember Martinez)**

FUTURE AGENDA

14. 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: Zack Beck)**

COUNCIL MEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development. This report is also available on the City's website, www.escondido.org.

- WEEKLY ACTIVITY REPORT -

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. Speakers are limited to only one opportunity to address the Council under Oral Communications.

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Date	Day	Time	Meeting Type	Location
June 2	-	-	No Meeting (Memorial Day)	-
June 9	Wednesday	4:00 & 5:00 p.m.	Regular Meeting	Council Chambers
June 16	Wednesday	4:00 & 5:00 p.m.	Regular Meeting	Council Chambers
June 23	Wednesday	4:00 & 5:00 p.m.	Regular Meeting	Council Chambers

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.

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
- 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, 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 4:00 in Closed Session and 5:00 in Open Session.
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the Community Development
Commission, 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.



A F F I D A V I T S

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P O S T I N G



CITY COUNCIL STAFF REPORT

Consent Item No. 2

May 26, 2021

File No. 0400-40

SUBJECT: Approval of Warrants

DEPARTMENT: Finance Department

RECOMMENDATION:

Request approval for City Council and Housing Successor Agency warrant numbers 352690 – 352915 dated May 12, 2021.

FISCAL ANALYSIS:

The total amount of the warrants for the period of May 6 – May 12, 2021, is \$2,308,470.86

BACKGROUND:

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.

May 12, 2021
4:30 p.m. Meeting
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on May 12, 2021 in the Closed Session Room at City Hall with Mayor McNamara presiding.

ATTENDANCE

The following members were present: Councilmember Joe Garcia, Councilmember Tina Inscoc, Councilmember Consuelo Martinez, Deputy Mayor Michael Morasco, and Mayor Paul McNamara. Quorum present.

ORAL COMMUNICATIONS

None.

CLOSED SESSION: (COUNCIL/RRB)

- I. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))
 - a. **Case Name:** Thomas Phelps v City of Escondido, WCAB
Case No: ADJ12647739

ADJOURNMENT

Mayor McNamara adjourned the meeting at 4:45 p.m.

MAYOR

CITY CLERK

May 12, 2021
5:00 P.M. Meeting

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 5:00 p.m. May 12, 2021 in the City Council Chambers with Mayor McNamara presiding.

MOMENT OF REFLECTION

Zack Beck, City Clerk led the Moment of Reflection

FLAG SALUTE

Michael McGuinness, City Attorney, led the Flag Salute

PROCLAMATIONS: National Public Works Week (May 16 - 23, 2021)
Asian American and Pacific Islander Heritage Month

ATTENDANCE

The following members were present: Councilmember Joe Garcia, Councilmember Tina Inscoe, Councilmember Consuelo Martinez, Deputy Mayor Michael Morasco, and Mayor Paul McNamara. Quorum present.

Also present were: Jeffrey Epp, City Manager; Michael McGuinness, City Attorney; Mike Strong, Director of Community Development; Julie Procopio, Director of Engineering Services; and Zack Beck, City Clerk.

CLOSED SESSION REPORT

Case Name: Thomas Phelps v City of Escondido, WCAB

Case No: ADJ12647739

COUNCIL ACTION: Approved 5-0 to settle in the amount of the \$76,060.

ORAL COMMUNICATIONS

Level Malave - Requested that the City Council create a Police Oversight Commission.

Frida Gonzalez - Requested that the City Council create a Police Oversight Commission.

Greg Anglea - Informed the Council that the State of California will spend \$12 Billion to address homelessness.

Dante Cowan - Requested that the City Council create a Police Oversight Commission.

Gloria Conejo - Requested that the City Council create a Police Oversight Commission.

Kevin Stevenson - Requested that the City Council create a Police Oversight Commission.

CONSENT CALENDAR

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Inscoe to approve all consent calendar items. Approved unanimously.

1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/RRB)
2. APPROVAL OF WARRANT REGISTER (Council)
Request the City Council approve the City Council and Housing Successor Agency warrant numbers:
 - 351851 352019 dated April 14, 2021
 - 352020 352288 dated April 21, 2021
 - 352289 352506 dated April 28, 2021Staff Recommendation: Approval (Finance Department: Christina Holmes)
3. APPROVAL OF MINUTES: Regular Meeting of April 21, 2021
4. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2021 -
Request the City Council receive and file the January through March 2021 Treasurer's Report. (File No. 0490-55)

Staff Recommendation: Receive and File (City Treasurer's Office: Douglas Shultz)
5. REIMBURSEMENT AGREEMENT TO EVALUATE A COMMUNITY FACILITIES DISTRICT FOR THE DEL PRADO PROJECT -
Request the City Council approve authorizing the Mayor to execute a Reimbursement Agreement with CWC ESCONDIDO 113, LLC, for the Del Prado project, approved by the City Council on May 11, 2016. The developer has requested that a Community Facilities District for Facilities be formed for their project to fund development impact fees. CWC Escondido 113, LLC has offered to annex the project into Services CFD 2020-1 if the proposed Facilities CFD is approved. (File No. 0600-10, A-3363)

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

RESOLUTION NO. 2021-56
6. FINAL MAP, ESCONDIDO TRACT SUB16-0009B THE VILLAGES PROJECT - VILLAGE 2 -
Request the City Council approve the Final Map for Escondido Tract SUB16-0009B, Village 2, a 56 lot Residential Subdivision with 50 single-family lots and 30 residential condominium units within 6 residential lots, all located at 1800 Country Club Lane. (File No. 0800-10)

Staff Recommendation: Approval (Engineering Services Department: Julie Procopio)
7. AMEND ENGINEERING AND TRAFFIC SURVEY (SPEED ZONE) ON KAUANA LOA DRIVE -
Request the City Council approve to amend Engineering and Traffic Survey (speed survey) on Kauana Loa Drive. (File No. 1010-20)

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

RESOLUTION NO. 2021-60
8. BID AWARD AND PUBLIC SERVICE AGREEMENT FOR SENIOR NUTRITION PROGRAM -
Request the City Council approve authorizing the City Manager to execute the Public Services Agreement in the amount of \$197,737 with HumanGood SoCal dba Redwood Senior Homes and Services, the lowest responsive and responsible bidder for the Senior Nutrition Program. (File No. 0600-10, A-3360)

Staff Recommendation: Approval (Communications and Community Services Department: Joanna Axelrod)

RESOLUTION NO. 2021-63

9. NOTICE OF COMPLETION FOR THE RECYCLED WATER EASTERLY MAIN AND TANKS PROJECT -

Request the City Council approve authorizing the Deputy City Manager/Director of Utilities to file a Notice of Completion for the Recycled Water Easterly Main and Tanks Project. (File No. 0600-95)

Staff Recommendation: Approval (Utilities Department: Christopher McKinney)

RESOLUTION NO. 2021-62

10. FISCAL YEAR 2020/21 PAUL COVERDELL FORENSIC SCIENCE IMPROVEMENT PROGRAM GRANT AND BUDGET ADJUSTMENT -

Request the City Council approve authorizing the Chief of Police to accept a Fiscal Year 2020/21 California Office of Emergency Services (CalOES) Paul Coverdell Forensic Science Improvement Program Grant in the amount of \$51,682; execute all documents necessary for the management and completion of the grant scope; and authorize the necessary budget adjustment needed to spend grant funds. (File No. 0480-70)

Staff Recommendation: Approval (Police Department: Edward Varso)

RESOLUTION NO. 2021-66

11. PERATON SOFTWARE MAINTENANCE AGREEMENT -

Request the City Council approve authorizing the Mayor to execute, on behalf of the City, a Public Services Agreement with Peraton, Inc. regarding software maintenance services necessary for ongoing operation of the City's Computer Aided Dispatch System. In January 2021, Northrop Grumman agreed to sell its information technology and mission support services business and transfer existing contracts to Peraton. (File No. 0600-10, A-3362)

Staff Recommendation: Approval (Police Department: Edward Varso)

RESOLUTION NO. 2021-65

12. HOMELESS STREET OUTREACH GRANT PROGRAMS AND BUDGET ADJUSTMENT -

Request the City Council approve to amend a contract with Interfaith Community Services to provide homeless street outreach in conjunction with a 2020 Homeless Emergency Aid Program (HEAP) grant, enter into a new contract with Interfaith Community Services to provide future homeless street outreach in conjunction with Emergency Solutions Grant Coronavirus (ESG-CV) funds, and to allow staff to apply for Homeless Housing, Assistance and Prevents (HHAP) funds to augment continuing street outreach efforts. It is also requested that City Council approve a budget adjustment for proper accounting for the 2020 HEAP grant. (File No. 0480-70)

Staff Recommendation: Approval (Community Development Department: Mike Strong)

a) RESOLUTION NO. 2021-68 b) RESOLUTION NO. 2021-69 c) RESOLUTION NO. 2021-70

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

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

PUBLIC HEARINGS

13. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, SPECIFIC PLAN AMENDMENT, AND PURCHASE AND SALES AGREEMENT (SUB 20-0001, PHG 20-0009, ENV 20-0001) -

Request the City Council approve an amendment to the Downtown Specific Plan to eliminate the ground-floor commercial requirement and permit ground floor residential units within the Mercado District, along with a Master and Precise Development Plan to allow for a reduction in open space, setbacks and parking requirements. In conjunction with this action, it is requested that City Council approve a Tentative Subdivision Map for the development of 120 air-space condominium units located at 235 S. Pine Street and others, along with the vacation of public right-of-way along portions of W. 3rd Avenue, S. Pine Street and a public alley along the project frontages; and approve a Purchase and Sale Agreement of five City parcels. (File No. 0800-70)

Staff Recommendation: Approval (Community Development Department: Mike Strong)

- a) RESOLUTION NO. 2021-61
- b) RESOLUTION NO. 2021-64
- c) ORDINANCE NO. 2021-05 (First Reading and Introduction)

Maritza Rubalcaba - Expressed concern regarding the project.

Herb Zapata - Expressed concern regarding the project.

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Inscoe to approve an amendment to the Downtown Specific Plan to eliminate the ground-floor commercial requirement and permit ground floor residential units within the Mercado District, along with a Master and Precise Development Plan to allow for a reduction in open space, setbacks and parking requirements. In conjunction with this action, it is requested that City Council approve a Tentative Subdivision Map for the development of 120 air-space condominium units located at 235 S. Pine Street and others, along with the vacation of public right-of-way along portions of W. 3rd Avenue, S. Pine Street and a public alley along the project frontages; and approve a Purchase and Sale Agreement of five City parcels. Approved 3-2 (Martinez, McNamara – No).

CURRENT BUSINESS

14. OAKVALE ROAD REALIGNMENT PROJECT BID AWARD -

Request the City Council approve authorizing the Mayor to execute a Public Improvement Agreement in the amount of \$8,467,520 with L.B. Civil Construction, Inc., the lowest responsive and responsible bidder for construction of the Oakvale Road Realignment Project. (File No. 0600-10, A-3354)

Staff Recommendation: Approval (Utilities Department: Christopher McKinney)

RESOLUTION NO. 2021-45

MOTION: Moved by Councilmember Martinez and seconded by Deputy Mayor Morasco to approve authorizing the Mayor to execute a Public Improvement Agreement in the amount of \$8,467,520 with L.B. Civil Construction, Inc., the lowest responsive and responsible bidder for construction of the Oakvale Road Realignment Project. Approved unanimously.

15. A) FINANCIAL REPORT FOR THE QUARTER ENDED MARCH 31, 2021 AND BUDGET ADJUSTMENT REQUEST -

Request the City Council receive and file the third quarter financial report and approve a budget adjustment to amend the Fiscal Year 2020/21 operating budget. (File No. 0430-30)

Staff Recommendation: Approval (Finance Department: Christina Holmes)

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Inscoe to receive and file the third quarter financial report and approve a budget adjustment to amend the Fiscal Year 2020/21 operating budget. Approved 4-1 (Martinez – No).

B) FISCAL YEAR 2021/22 PRELIMINARY OPERATING BUDGET STATUS –

Request the City Council provide direction regarding the Fiscal Year 2021/22 General Fund Operating Budget. (File No. 0430-30)

Staff Recommendation: Provide Direction (Finance Department: Christina Holmes)

16. FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND FISCAL YEAR 2021/22 CAPITAL IMPROVEMENT PROGRAM BUDGET STATUS -

Request the City Council provide direction regarding the Five-Year Capital Improvement Program and the capital project appropriation requests for Fiscal Year 2021/22. (File No. 0430-30)

Staff Recommendation: Provide Direction (Finance Department: Christina Holmes)

FUTURE AGENDA

17. 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: Zack Beck)

COUNCIL MEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

Councilmember Inscoe - Attended San Dieguito River Park JPA Meeting and a League of CA Cities meeting.

Deputy Mayor Morasco - Attended a National Day of Prayer event.

Councilmember Martinez - Attended an Air Pollution Control meeting.

Councilmember Garcia - Attended a Memorial Stone unveiling event.

Mayor McNamara - Attended a LAFCO meeting. Attended an Open Mic for Opera event at Forgotten Barrel Winery and a mural ceremony at Conway School.

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development. This report is also available on the City's website, www.escondido.org.

- WEEKLY ACTIVITY REPORT –

ORAL COMMUNICATIONS

None.

ADJOURNMENT

Mayor McNamara adjourned the meeting at 7:50 p.m.

MAYOR

CITY CLERK

May 19, 2021
4:00 p.m. Meeting
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:00 p.m. on May 19, 2021 in the Closed Session Room at City Hall with Mayor McNamara presiding.

ATTENDANCE

The following members were present: Councilmember Joe Garcia, Councilmember Tina Inscoc, Councilmember Consuelo Martinez, Deputy Mayor Michael Morasco, and Mayor Paul McNamara. Quorum present.

ORAL COMMUNICATIONS

None.

CLOSED SESSION: (COUNCIL/RRB)

- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)
 - a. Property: 272 E. Via Rancho Pkwy, APN: 2710301400, 2710301600
City Negotiator: Jeffrey Epp, City Manager, or designee
Negotiating Parties: Transform SR Holdings, LLC. or affiliates
Under Negotiation: Price and Terms of Lease

- II. CONFERENCE WITH LABOR NEGOTIATORS (Government Code §54957.6)
 - a. Agency Representative: Jeffrey Epp (City Manager) and/or designee
Employee Organization: Maintenance and Operations Bargaining Unit (Teamsters)

 - b. Agency Representative: Jeffrey Epp (City Manager) and/or designee
Employee Organization: ECEA Unit (ACE and SUP)

 - c. Agency Representative: Jeffrey Epp (City Manager) and/or designee
Employee Organization: Police Officers' Association Non-Sworn Bargaining Unit

ADJOURNMENT

Mayor McNamara adjourned the meeting at 4:50 p.m.

MAYOR

CITY CLERK

May 19, 2021
5:00 P.M. Meeting

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 5:00 p.m. May 12, 2021 in the City Council Chambers with Mayor McNamara presiding.

MOMENT OF REFLECTION

Zack Beck, City Clerk led the Moment of Reflection

FLAG SALUTE

Michael McGuinness, City Attorney, led the Flag Salute

PROCLAMATIONS: National Historic Preservation Month 2021

PRESENTATIONS: Mayor's Monarch Pledge – Conway Elementary School

ATTENDANCE

The following members were present: Councilmember Joe Garcia, Councilmember Tina Inscoe, Councilmember Consuelo Martinez, Deputy Mayor Michael Morasco, and Mayor Paul McNamara. Quorum present.

Also present were: Jeffrey Epp, City Manager; Michael McGuinness, City Attorney; Mike Strong, Director of Community Development; Julie Procopio, Director of Engineering Services; and Zack Beck, City Clerk.

CLOSED SESSION REPORT

None.

ORAL COMMUNICATIONS

Douglas Paulson - Expressed opposition to cannabis.

Leyel Malave - Requested that the City Council allow public comments submitted in writing be read into the record.

Gloria Conejo - Requested that the City Council allow public comments submitted in writing be read into the record.

CONSENT CALENDAR

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Inscoe to approve all consent calendar items. Approved unanimously.

1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/RRB)

2. APPROVAL OF WARRANT REGISTER (Council)
Request the City Council approve the City Council and Housing Successor Agency warrant numbers:
 - 352507 - 352689 dated May 5, 2021Staff Recommendation: Approval (Finance Department: Christina Holmes)
3. APPROVAL OF MINUTES: None Scheduled

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

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

PUBLIC HEARINGS

4. TEFRA HEARING FOR THE AMERICAN HERITAGE EDUCATION FOUNDATION -
Request the City Council approve the issuance revenue bonds by the California Municipal Finance Authority for the purpose of financing or refinancing the acquisition, construction and improvement, renovation and equipping of certain educational facilities for the benefit of American Heritage Education Foundation, Escondido Charter High School District and Heritage K-8 Charter Schools, which are located in the City of Escondido. (File No. 0440-45)

Staff Recommendation: Approval (Finance Department: Christina Holmes)

RESOLUTION NO. 2021-72

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Garcia to approve the issuance revenue bonds by the California Municipal Finance Authority for the purpose of financing or refinancing the acquisition, construction and improvement, renovation and equipping of certain educational facilities for the benefit of American Heritage Education Foundation, Escondido Charter High School District and Heritage K-8 Charter Schools, which are located in the City of Escondido. Approved unanimously.

CURRENT BUSINESS

5. INDEPENDENT REDISTRICTING COMMISSION UPDATE -
Request the City Council receive and file an update regarding the redistricting process in Escondido. (File No. 0120-10)

Staff Recommendation: Receive and File (City Clerk's Office: Zack Beck)

NO COUNCIL ACTION REQUIRED

6. POTENTIAL FOR FUTURE LEGALIZATION OF CANNABIS SALES -
Request the City Council review the status of commercial cannabis sales in San Diego County and provide policy direction concerning local measures to legalize cultivation and sale of cannabis products in the City of Escondido. (File No. 0110-10)

Karla Aguilar - Expressed support for cannabis commercialization in Escondido.

Sean Frawley - Expressed support for cannabis commercialization in Escondido.

Joe Masso - Expressed support for cannabis commercialization in Escondido.

Becky Rapp - Expressed opposition for cannabis commercialization in Escondido.

Alicia Espinoza - Expressed opposition for cannabis commercialization in Escondido.

Arturo Velasco - Expressed opposition for cannabis commercialization in Escondido.

Dylan Rapp - Expressed opposition for cannabis commercialization in Escondido.

Sandy Velasco - Expressed opposition for cannabis commercialization in Escondido.

Daisy Ponce - Expressed opposition for cannabis commercialization in Escondido.

Mary Anne Dijk - Expressed opposition for cannabis commercialization in Escondido.

Kathleen Lippitt - Expressed opposition for cannabis commercialization in Escondido.

Erica Leary - Expressed opposition for cannabis commercialization in Escondido.

Leyel Malave - Expressed support for cannabis commercialization in Escondido.

Sarah Benoit - Expressed opposition for cannabis commercialization in Escondido.

Rianne Fletcher - Expressed opposition for cannabis commercialization in Escondido.

Stewart Reyes - Expressed opposition for cannabis commercialization in Escondido.

Gloria Conejo - Expressed support for cannabis commercialization, decriminalization, legalization, and equity of ownership towards disabled BIPOC communities.

Zack Beck, City Clerk read the names of individuals that submitted comments regarding cannabis on March 24, 2021 into the record.

Staff Recommendation: **Provide Direction (City Manager's Department: Christopher McKinney)**

COUNCIL ACTION: Directed staff to pursue "Alternative 1".

FUTURE AGENDA

7. 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.

Councilmember Martinez - Explore a hybrid model of public comments

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCIL MEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

Deputy Mayor Morasco - Attended a School Subcommittee Meeting

Councilmember Martinez - Attended a School Subcommittee Meeting

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development. This report is also available on the City's website, www.escondido.org.

- WEEKLY ACTIVITY REPORT -

ORAL COMMUNICATIONS

None.

ADJOURNMENT

Mayor McNamara adjourned the meeting at 7:41 p.m.

MAYOR

CITY CLERK

CITY COUNCIL STAFF REPORT

Consent Item No. 4

May 26, 2021

File No. 0685-10

SUBJECT: City of Escondido Landscape Maintenance Assessment District – Assessment Engineer’s Report for Zones 1-38

DEPARTMENT: Engineering Services Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-20 approving the Assessment Engineer’s Report and the annual levy and collection of assessments for Zones 1-38 of the City of Escondido Landscape Maintenance Assessment District (“LMD”) for Fiscal Year (FY) 2021-2022.

FISCAL ANALYSIS:

The LMD reimburses all costs incurred by the City of Escondido (“City”) in all zones except Zones 12 and 13. The City purchased property adjacent to the Reidy Creek environmental channel that lies within Zone 12 and therefore, assumed the assessment assigned to this property. Zone 13 was formed to pay for the maintenance of the median landscaping on Centre City Parkway south of Felicita Avenue and north of Montview Drive. The City shares the cost of the maintenance in Zone 13 with the two (2) shopping centers on either side of the parkway.

A Consumer Price Index (“CPI”) increase of 1.50251 percent per Bureau of Labor Statistics: San Diego-Carlsbad, California, is included for Zones 4, 6, 9, 11, 13, 15, 16, 17, 18, and 24. Property owners within these zones previously approved annual CPI adjustments. Other increases under the maximum allowable levy are proposed for zones 14, 21, 22, 23, 26, 27, 28, 29, 32, and 38 have been prepared. Each assessment remains at or under the maximum authorized levy.

PREVIOUS ACTION:

On March 24, 2021, the City Council adopted Resolution Nos. 2021-18 and 2021-19 initiating proceedings for the annual levy of assessments for Zones 1-38 of the LMD and approving the preliminary Assessment Engineer’s Report. A public hearing was held on April 21, 2021.

BACKGROUND:

The LMD was established as a means to fund the ongoing maintenance of certain landscape improvements associated with the development of specific properties. These landscape improvements have special benefit to those specific properties. When properties are developed, a study is prepared to determine the cost of maintenance of the proposed landscaping and improvements. The maximum annual levy is calculated and the developer/property owner(s) vote to be assessed in that maximum amount. The maximum annual levy may or may not be established with an inflationary adjustment.

The LMD is divided into various zones. Property owners of parcels within each zone are assessed for the benefit received within their zone for the maintenance of the landscape improvements. All funds collected must be used within the zone.

Staff recommends approval of the Final Engineer's Report that reflects the budget and assessments for Zones 1-38 of the LMD for FY 2021/2022 after the public input process.

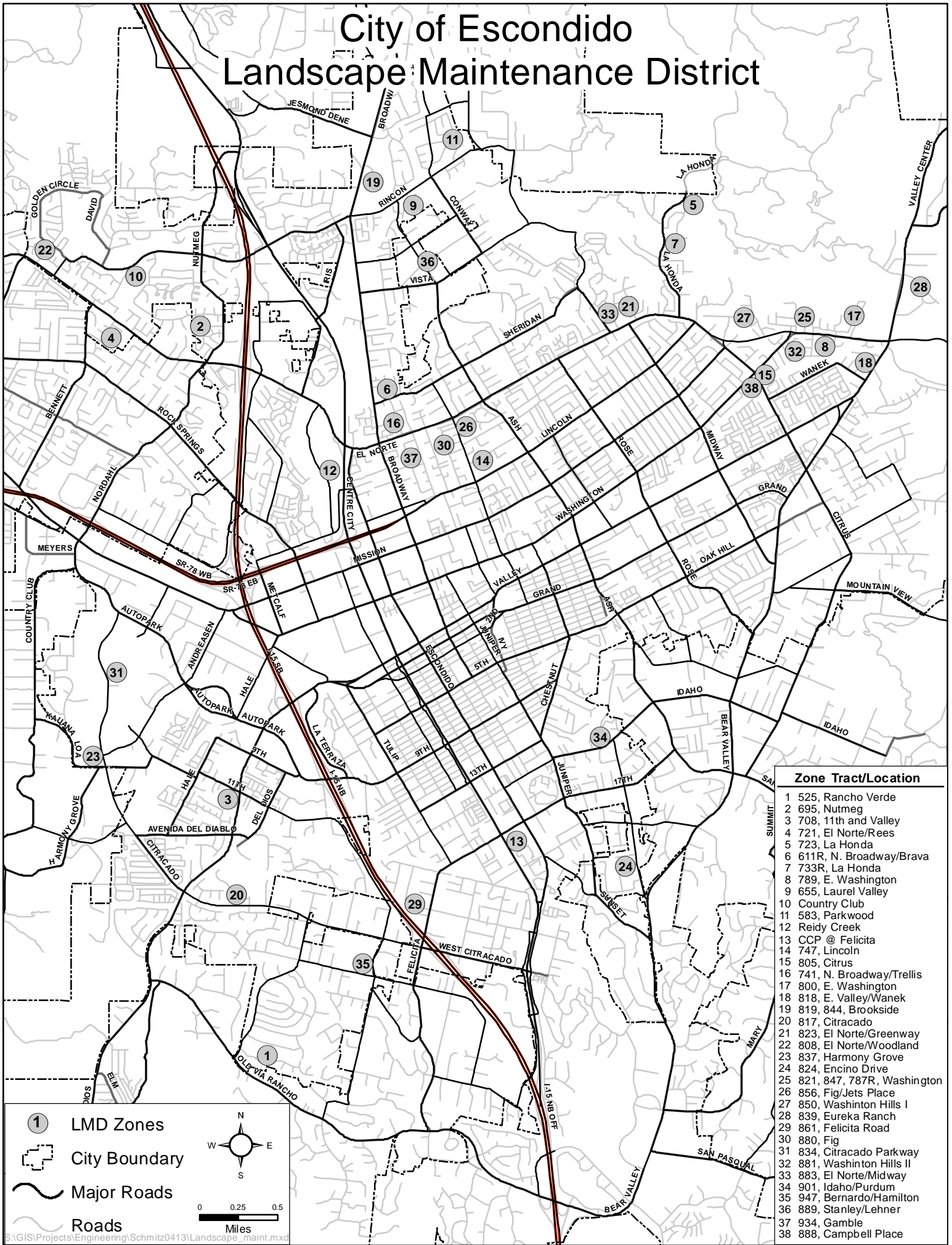
APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Julie Procopio, Director of Engineering Services
05/19/21 3:29 p.m.

ATTACHMENTS:

1. LMD Zone Map Attachment "1"
2. Resolution No. 2021-20
3. Resolution No. 2021-20 Exhibit A

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 @ Felicitia
- 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, Felicitia 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

1 LMD Zones
 City Boundary
 Major Roads
 Roads

0 0.25 0.5
Miles

S:\GIS\Projects\Engineering\Schmitz0413\Landscape_maint.mxd

RESOLUTION NO. 2021-20

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 DISTRICT FOR FISCAL
YEAR 2021/2022

WHEREAS, the City Council of the City of Escondido ("City") 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 (each individually referenced as a "Zone"); and

WHEREAS, on April 21, 2021, 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 2021/2022; 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 2021/2022 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 August 10, 2021.

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, 2021, and ending June 30, 2022.

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

Assessment Engineer's Report Zones 1 through 38 Fiscal Year 2021/22

City of Escondido
201 North Broadway – Escondido California 92025
Landscape Maintenance Assessment District

FINAL REPORT

May 26, 2021

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.

SPECIAL DISTRICT FINANCING & ADMINISTRATION

437 W. 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 2021/22**

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

Section Description	Page
Compliance with Landscaping and Lighting Act of 1972, Article 4 of the California Government Code	1
Section A: Plans and Specifications for the Improvements	2
Section B: Estimate of Costs of the Improvements	3
Section C: Diagram for the Maintenance District	5
Section D: Assessment of the Estimated Costs of the Improvements	5
Section E: If Bonds or Notes will be Issued Pursuant to Section 22662.5, An Estimate of their Principal Amount	20
Appendix I: Estimate of Cost and Assessment	
Appendix II: Assessment Roll	
Appendix III: Diagram of Landscape Maintenance District Boundaries	

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. 2020-18 on March 24, 2021. The legislative body approved the report, as filed, with the adoption of Resolution No. 2020-19 as to these Zones on March 24, 2021. In accordance with Section 22623, Resolution No. 2020-19 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 April 21, 2021 at 5:00 p.m. via video conference.

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

Note (*) – The Benefit Unit, Dwelling Unit, is determined based on the quantity of Dwelling Unit(s) or the projection of Dwelling Unit(s) to be constructed as determined at the time of formation/annexation or as modified by other land use changes.

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, Springtree Place, and open space areas within lots 1, 74, 112, 161, and a portion of lot 34. The purpose of the annual assessment is for the maintenance of the landscaped areas. Maintenance includes the furnishing of services and materials for the maintenance, operation, and servicing of the landscaped open space area.

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

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 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
Projected Beginning Balance (07/01/20)	\$76,545.89	\$12,298.16	\$19,363.30	\$13,250.98	\$16,722.61
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	5,987.52	4,490.64	4,490.64	5,987.52	5,987.52
Miscellaneous Repairs	17,500.00	4,500.00	5,000.00	3,000.00	7,500.00
Service/Utilities	15,495.00	3,795.00	3,250.00	7,745.00	7,730.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	38,982.52	12,785.64	12,740.64	16,732.52	21,217.52
<i>Administrative Costs</i>					
Administration/Inspection	10,000.00	1,100.00	1,650.00	1,230.00	1,200.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	1,170.78	550.00	600.00	1,000.00	1,000.00
County Fee	29.70	2.90	2.00	8.20	3.00
Subtotal Administrative Costs:	11,200.48	1,652.90	2,252.00	2,238.20	2,203.00
Subtotal Direct and Administrative:	\$50,183.00	\$14,438.54	\$14,992.64	\$18,970.72	\$23,420.52
Reserve	54,880.83	6,409.29	12,920.66	9,604.42	7,994.89
Total Expenditures:	\$105,063.83	\$20,847.83	\$27,913.30	\$28,575.14	\$31,415.41
Projected Ending Balance (June 30, 2021)	(\$28,517.94)	(\$8,549.67)	(\$8,550.00)	(\$15,324.16)	(\$14,692.80)
Calculated Required Net Levy	\$28,517.94	\$8,549.67	\$8,550.00	\$15,324.16	\$14,692.80
<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 2021/22	\$99.77	\$294.83	\$427.50	\$186.89	\$489.77
Levy per Unit 2021/22	\$96.02	\$294.82	\$427.50	\$186.88	\$489.76
Actual Total Levy	\$28,517.94	\$8,549.78	\$8,550.00	\$15,324.16	\$14,692.80
<u>Historical Information</u>					
2021/22 Levy per Unit	\$96.02	\$294.82	\$427.50	\$186.88	\$489.76
2020/21 Levy per Unit	\$96.02	\$294.82	\$427.50	\$186.88	\$489.76
2019/20 Levy per Unit	\$96.02	\$294.82	\$427.50	\$184.12	\$489.76
2018/19 Levy per Unit	\$92.90	\$294.82	\$427.50	\$179.88	\$489.76
2017/18 Levy per Unit	\$90.18	\$294.82	\$427.50	\$174.02	\$489.76
2016/17 Levy per Unit	\$88.44	\$294.82	\$427.50	\$168.94	\$489.76
2015/16 Levy per Unit	\$87.04	\$294.82	\$427.50	\$165.68	\$489.76
2014/15 Levy per Unit	\$85.46	\$294.82	\$427.50	\$163.04	\$489.76
2013/14 Levy per Unit	\$84.35	\$294.82	\$427.50	\$160.10	\$489.76
2012/13 Levy per Unit	\$83.02	\$294.82	\$427.50	\$158.00	\$489.76
2011/12 Levy per Unit	\$80.58	\$294.82	\$427.50	\$155.52	\$489.76
2010/11 Levy per Unit	\$68.70	\$294.82	\$427.50	\$150.94	\$368.98
2009/10 Levy per Unit	\$68.94	\$265.34	\$360.96	\$148.98	\$270.98
2008/09 Levy per Unit	\$49.98	\$235.30	\$310.96	\$101.32	\$270.98
2007/08 Levy per Unit	\$49.98	\$235.32	\$310.96	\$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	\$149.96	\$186.10	\$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
Projected Beginning Balance (07/01/20)	\$11,577.12	\$43,353.96	\$4,472.34	\$84,558.08	\$38,758.24
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	1,496.88	2,993.76	1,496.88	23,949.60	0.00
Miscellaneous Repairs	3,000.00	15,000.00	1,500.00	57,000.00	5,000.00
Service/Utilities	2,595.00	6,590.00	1,975.00	41,360.00	0.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	7,091.88	24,583.76	4,971.88	122,309.60	5,000.00
<i>Administrative Costs</i>					
Administration/Inspection	2,000.00	3,840.00	290.00	12,500.00	7,200.00
Liability Fund	250.00	0.00	0.00	0.00	0.00
Consultant	600.00	600.00	500.00	1,025.00	4,455.00
County Fee	1.30	2.20	2.90	15.60	0.00
Subtotal Administrative Costs:	2,851.30	4,442.20	792.90	13,540.60	11,655.00
Subtotal Direct and Administrative:	\$9,943.18	\$29,025.96	\$5,764.78	\$135,850.20	\$16,655.00
Reserve	7,861.46	29,623.28	1,323.36	39,234.68	22,103.24
Total Expenditures:	\$17,804.64	\$58,649.24	\$7,088.14	\$175,084.88	\$38,758.24
Projected Ending Balance (June 30, 2021)	(\$6,227.52)	(\$15,295.28)	(\$2,615.80)	(\$90,526.80)	\$0.00
Calculated Required Net Levy	\$6,227.52	\$15,295.28	\$2,615.80	\$90,526.80	\$0.00
<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 2021/22	\$479.04	\$1,092.81	\$90.20	\$580.30	\$19.52
Levy per Unit 2021/22	\$479.04	\$695.24	\$90.20	\$580.30	\$0.00
Actual Total Levy	\$6,227.52	\$15,295.28	\$2,615.80	\$90,526.80	\$0.00
<u>Historical Information</u>					
2021/22 Levy per Unit	\$479.04	\$695.24	\$90.20	\$580.30	\$0.00
2020/21 Levy per Unit	\$471.94	\$695.24	\$90.20	\$571.70	\$0.00
2019/20 Levy per Unit	\$461.08	\$695.24	\$90.20	\$558.56	\$18.78
2018/19 Levy per Unit	\$446.06	\$695.24	\$90.20	\$540.36	\$18.18
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

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
Projected Beginning Balance (07/01/20)	\$80,388.83	\$118,382.25	\$30,638.48	\$12,339.12	\$20,624.44
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	23,949.48	8,981.28	4,490.64	1,496.88	2,993.76
Miscellaneous Repairs	23,000.00	50,000.00	5,500.00	3,000.00	4,500.00
Service/Utilities	61,570.00	0.00	4,510.00	2,660.00	3,560.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	108,519.48	58,981.28	14,500.64	7,156.88	11,053.76
<i>Administrative Costs</i>					
Administration/Inspection	6,750.00	22,000.00	5,250.00	520.00	1,800.00
Liability Fund	440.00	1,250.00	0.00	0.00	0.00
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:	8,818.00	24,751.80	5,777.00	860.80	2,326.80
Subtotal Direct and Administrative:	\$117,337.48	\$83,733.08	\$20,277.64	\$8,017.68	\$13,380.56
Reserve	56,527.15	93,980.64	23,913.56	8,982.08	16,423.52
Total Expenditures:	\$173,864.63	\$177,713.72	\$44,191.20	\$16,999.76	\$29,804.08
Projected Ending Balance (June 30, 2021)	(\$93,475.80)	(\$59,331.47)	(\$13,552.72)	(\$4,660.64)	(\$9,179.64)
Calculated Required Net Levy	\$93,475.80	\$59,331.47	\$13,552.72	\$4,660.64	\$9,179.64
<u>City Contribution</u>	\$0.00	\$0.00	\$4,220.32	\$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 2021/22	\$283.27	\$688.38	\$6.16	\$728.54	\$509.98
Levy per Unit 2021/22	\$283.26	\$688.38	\$6.16	\$582.58	\$509.98
Actual Total Levy	\$93,475.80	\$59,331.26	\$9,332.40	\$4,660.64	\$9,179.64
<u>Historical Information</u>					
2021/22 Levy per Unit	\$283.26	\$688.38	\$6.16	\$582.58	\$509.98
2020/21 Levy per Unit	\$279.08	\$688.38	\$6.06	\$554.84	\$502.42
2019/20 Levy per Unit	\$272.66	\$688.38	\$5.74	\$549.84	\$490.86
2018/19 Levy per Unit	\$263.78	\$688.38	\$5.74	\$549.84	\$474.86
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

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
Projected Beginning Balance (07/01/20)	\$10,811.25	\$12,105.56	\$4,511.03	\$363,261.24	\$24,126.64
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	1,496.88	2,993.76	2,993.76	47,901.12	4,490.64
Miscellaneous Repairs	3,000.00	3,000.00	1,000.00	64,195.00	5,000.00
Service/Utilities	1,345.00	2,855.00	1,815.00	101,380.00	4,960.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	5,841.88	8,848.76	5,808.76	213,476.12	14,450.64
<i>Administrative Costs</i>					
Administration/Inspection	600.00	1,500.00	325.00	45,000.00	2,100.00
Liability Fund	0.00	0.00	0.00	1,490.00	0.00
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:	941.00	2,004.70	915.00	49,116.20	2,440.90
Subtotal Direct and Administrative:	\$6,782.88	\$10,853.46	\$6,723.76	\$262,592.32	\$16,891.54
Reserve	7,670.97	8,100.00	2,932.27	281,401.76	17,145.90
Total Expenditures:	\$14,453.85	\$18,953.46	\$9,656.03	\$543,994.08	\$34,037.44
Projected Ending Balance (June 30, 2021)	(\$3,642.60)	(\$6,847.90)	(\$5,145.00)	(\$180,732.84)	(\$9,910.80)
Calculated Required Net Levy	\$3,642.60	\$6,847.90	\$5,145.00	\$180,732.84	\$9,910.80
<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 2021/22	\$364.27	\$145.70	\$102.91	\$1,147.42	\$1,155.74
Levy per Unit 2021/22	\$364.26	\$145.70	\$102.90	\$689.82	\$1,101.20
Actual Total Levy	\$3,642.60	\$6,847.90	\$5,145.00	\$180,732.84	\$9,910.80
<u>Historical Information</u>					
2021/22 Levy per Unit	\$364.26	\$145.70	\$102.90	\$689.82	\$1,101.20
2020/21 Levy per Unit	\$358.88	\$143.54	\$101.38	\$689.82	\$1,101.20
2019/20 Levy per Unit	\$350.62	\$140.24	\$99.04	\$689.82	\$1,112.44
2018/19 Levy per Unit	\$339.18	\$135.66	\$95.82	\$689.82	\$1,076.18
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

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
Projected Beginning Balance (07/01/20)	\$26,776.97	\$27,793.23	\$13,155.04	\$34,234.60	\$30,573.43
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,993.76	2,993.76	1,496.88	8,981.28	1,496.88
Miscellaneous Repairs	10,000.00	5,000.00	3,000.00	6,000.00	6,000.00
Service/Utilities	3,625.00	4,205.00	2,615.00	18,470.00	3,115.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	16,618.76	12,198.76	7,111.88	33,451.28	10,611.88
<i>Administrative Costs</i>					
Administration/Inspection	2,940.00	5,000.00	2,500.00	3,310.00	5,250.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
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:	3,466.60	5,702.30	3,281.60	4,625.80	6,310.20
Subtotal Direct and Administrative:	\$20,085.36	\$17,901.06	\$10,393.48	\$38,077.08	\$16,922.08
Reserve	14,719.13	20,002.51	9,154.20	26,587.80	20,980.23
Total Expenditures:	\$34,804.49	\$37,903.57	\$19,547.68	\$64,664.88	\$37,902.31
Projected Ending Balance (June 30, 2021)	(\$8,027.52)	(\$10,110.34)	(\$6,392.64)	(\$30,430.28)	(\$7,328.88)
Calculated Required Net Levy	\$8,027.52	\$10,110.34	\$6,392.64	\$30,430.28	\$7,328.88
<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 2021/22	\$656.86	\$1,111.32	\$532.61	\$524.66	\$353.29
Levy per Unit 2021/22	\$501.72	\$439.58	\$399.54	\$524.66	\$140.94
Actual Total Levy	\$8,027.52	\$10,110.34	\$6,392.64	\$30,430.28	\$7,328.88
<u>Historical Information</u>					
2021/22 Levy per Unit	\$501.72	\$439.58	\$399.54	\$524.66	\$140.94
2020/21 Levy per Unit	\$456.12	\$434.58	\$380.52	\$516.88	\$140.94
2019/20 Levy per Unit	\$434.40	\$429.58	\$362.40	\$505.00	\$140.94
2018/19 Levy per Unit	\$413.72	\$424.58	\$345.06	\$488.54	\$140.94
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

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
Projected Beginning Balance (07/01/20)	\$18,320.13	\$73,693.40	\$194,967.19	\$18,641.49	\$0.84
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	1,496.88	7,484.40	35,925.12	1,496.88	0.00
Miscellaneous Repairs	5,000.00	11,970.00	41,960.00	3,500.00	0.00
Service/Utilities	3,425.00	13,590.00	70,665.00	3,695.00	0.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	9,921.88	33,044.40	148,550.12	8,691.88	0.00
<i>Administrative Costs</i>					
Administration/Inspection	1,040.00	18,000.00	26,000.00	2,580.00	0.84
Liability Fund	0.00	0.00	0.00	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:	1,881.30	20,512.70	27,909.00	3,176.20	0.84
Subtotal Direct and Administrative:	\$11,803.18	\$53,557.10	\$176,459.12	\$11,868.08	\$0.84
Reserve	12,701.31	59,153.24	156,140.07	13,018.21	0.00
Total Expenditures:	\$24,504.49	\$112,710.34	\$332,599.19	\$24,886.29	\$0.84
Projected Ending Balance (June 30, 2021)	(\$6,184.36)	(\$39,016.94)	(\$137,632.00)	(\$6,244.80)	\$0.00
Calculated Required Net Levy	\$6,184.36	\$39,016.94	\$137,632.00	\$6,244.80	\$0.00
<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 2021/22	\$592.27	\$529.97	\$587.10	\$628.54	\$857.10
Levy per Unit 2021/22	\$475.72	\$307.22	\$404.80	\$520.40	\$0.00
Actual Total Levy	\$6,184.36	\$39,016.94	\$137,632.00	\$6,244.80	\$0.00
<u>Historical Information</u>					
2021/22 Levy per Unit	\$475.72	\$307.22	\$404.80	\$520.40	\$0.00
2020/21 Levy per Unit	\$470.72	\$279.30	\$385.52	\$515.40	\$0.00
2019/20 Levy per Unit	\$485.70	\$253.92	\$367.18	\$515.40	\$0.00
2018/19 Levy per Unit	\$485.70	\$230.84	\$349.70	\$515.40	\$0.00
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

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
Projected Beginning Balance (07/01/20)	\$2.29	\$17,341.55	\$25,759.18	\$23,315.39	\$19,731.71
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	0.00	1,549.20	2,993.76	1,496.88	1,496.88
Miscellaneous Repairs	0.00	3,000.00	4,000.00	6,000.00	5,000.00
Service/Utilities	0.00	2,245.00	6,560.00	3,995.00	3,660.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	6,794.20	13,553.76	11,491.88	10,156.88
<i>Administrative Costs</i>					
Administration/Inspection	2.29	2,100.00	2,000.00	1,000.00	790.00
Liability Fund	0.00	0.00	0.00	0.00	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:	2.29	2,627.20	2,526.10	1,505.50	1,495.60
Subtotal Direct and Administrative:	\$2.29	\$9,421.40	\$16,079.86	\$12,997.38	\$11,652.48
Reserve	0.00	13,729.47	19,538.84	16,312.21	14,854.07
Total Expenditures:	\$2.29	\$23,150.87	\$35,618.70	\$29,309.59	\$26,506.55
Projected Ending Balance (June 30, 2021)	\$0.00	(\$5,809.32)	(\$9,859.52)	(\$5,994.20)	(\$6,774.84)
Calculated Required Net Levy	\$0.00	\$5,809.32	\$9,859.52	\$5,994.20	\$6,774.84
<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 2021/22	\$0.00	\$322.45	\$1,034.87	\$1,377.99	\$1,146.11
Levy per Unit 2021/22	\$0.00	\$264.06	\$896.32	\$1,198.84	\$1,129.14
Actual Total Levy	\$0.00	\$5,809.32	\$9,859.52	\$5,994.20	\$6,774.84
<u>Historical Information</u>					
2021/22 Levy per Unit	\$0.00	\$264.06	\$896.32	\$1,198.84	\$1,129.14
2020/21 Levy per Unit	\$0.00	\$251.48	\$896.32	\$1,198.84	\$1,129.14
2019/20 Levy per Unit	\$0.00	\$239.52	\$896.32	\$1,245.60	\$1,067.22
2018/19 Levy per Unit	\$0.00	\$228.12	\$896.32	\$1,245.60	\$1,067.22
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

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
Projected Beginning Balance (07/01/20)	\$11,378.71	\$19,224.94	\$17,751.05	\$1,570,750.66
<u>Expenditures</u>				
<i>Direct Costs</i>				
Maintenance	0.00	2,640.00	1,496.88	234,708.60
Miscellaneous Repairs	0.00	2,150.00	5,000.00	398,775.00
Service/Utilities	0.00	3,995.00	2,430.00	421,480.00
Annual Installment	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	8,785.00	8,926.88	1,054,963.60
<i>Administrative Costs</i>				
Administration/Inspection	1,500.00	600.00	800.00	202,268.13
Liability Fund	0.00	0.00	0.00	3,430.00
Consultant	1,500.00	600.00	772.16	35,662.94
County Fee	0.00	0.50	0.70	216.30
Subtotal Administrative Costs:	3,000.00	1,200.50	1,572.86	241,577.37
Subtotal Direct and Administrative:	\$3,000.00	\$9,985.50	\$10,499.74	\$1,296,540.97
Reserve	0.00	9,239.44	12,341.29	1,127,505.98
Total Expenditures:	\$3,000.00	\$19,224.94	\$22,841.03	\$2,424,046.95
Projected Ending Balance (June 30, 2021)	\$8,378.71	\$0.00	(\$5,089.98)	
Calculated Required Net Levy	(\$8,378.71)	\$0.00	\$5,089.98	\$853,296.29
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$4,220.32
<u>Apportionment</u>				
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	
Number of Benefit Units	16	5	7	5,317.44
Authorized Maximum Levy 2021/22	\$879.61	\$0.00	\$1,161.46	
Levy per Unit 2021/22	\$0.00	\$0.00	\$727.14	
Actual Total Levy	\$0.00	\$0.00	\$5,089.98	\$857,454.58
<u>Historical Information</u>				
2021/22 Levy per Unit	\$0.00	\$0.00	\$727.14	
2020/21 Levy per Unit	\$0.00	\$661.76	\$722.14	
2019/20 Levy per Unit	\$0.00	\$661.76	\$722.14	
2018/19 Levy per Unit	\$0.00	\$661.76	\$722.14	
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	

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 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-481-01-00	2245 Eucalyptus Ave	1	\$96.02
238-481-02-00	2257 Eucalyptus Ave	1	\$96.02
238-481-03-00	2301 Eucalyptus Ave	1	\$96.02
238-481-04-00	2313 Eucalyptus Ave	1	\$96.02
238-481-05-00	2325 Eucalyptus Ave	1	\$96.02
238-481-06-00	2337 Eucalyptus Ave	1	\$96.02
238-481-07-00	2415 Eucalyptus Ave	1	\$96.02
238-481-08-00	2427 Eucalyptus Ave	1	\$96.02
238-481-09-00	2439 Eucalyptus Ave	1	\$96.02
238-481-10-00	2451 Eucalyptus Ave	1	\$96.02
238-482-01-00	1629 Buckskin Dr	1	\$96.02
238-482-02-00	1619 Buckskin Dr	1	\$96.02
238-482-03-00	1609 Buckskin Dr	1	\$96.02
238-482-04-00	1543 Buckskin Dr	1	\$96.02
238-482-05-00	1535 Buckskin Dr	1	\$96.02
238-482-06-00	1527 Buckskin Dr	1	\$96.02
238-482-07-00	1519 Buckskin Dr	1	\$96.02
238-482-08-00	1511 Buckskin Dr	1	\$96.02
238-482-09-00	1439 Buckskin Dr	1	\$96.02
238-482-10-00	1433 Buckskin Dr	1	\$96.02
238-482-11-00	1427 Buckskin Dr	1	\$96.02
238-482-12-00	1421 Buckskin Dr	1	\$96.02
238-482-13-00	1415 Buckskin Dr	1	\$96.02
238-483-01-00	1627 Winsome Dr	1	\$96.02
238-483-02-00	1617 Winsome Dr	1	\$96.02
238-483-03-00	1607 Winsome Dr	1	\$96.02
238-483-04-00	1545 Winsome Dr	1	\$96.02
238-483-05-00	1537 Winsome Dr	1	\$96.02
238-483-06-00	1529 Winsome Dr	1	\$96.02
238-483-07-00	1521 Winsome Dr	1	\$96.02
238-483-08-00	1513 Winsome Dr	1	\$96.02
238-483-09-00	1449 Winsome Dr	1	\$96.02
238-483-10-00	1441 Winsome Dr	1	\$96.02
238-483-11-00	1435 Winsome Dr	1	\$96.02
238-483-12-00	1429 Winsome Dr	1	\$96.02
238-483-13-00	1423 Winsome Dr	1	\$96.02
238-483-14-00	1417 Winsome Dr	1	\$96.02
238-483-15-00	1411 Winsome Dr	1	\$96.02
238-483-16-00	1409 Mandeville Dr	1	\$96.02
238-483-17-00	1405 Mandeville Dr	1	\$96.02
238-483-18-00	2320 Cortina Cir	1	\$96.02
238-483-19-00	2328 Cortina Cir	1	\$96.02
238-483-20-00	2336 Cortina Cir	1	\$96.02
238-483-21-00	2342 Cortina Cir	1	\$96.02
238-484-01-00	1631 Cortina Cir	1	\$96.02
238-484-02-00	1621 Cortina Cir	1	\$96.02
238-484-03-00	1611 Cortina Cir	1	\$96.02
238-484-04-00	1539 Cortina Cir	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-484-05-00	1529 Cortina Cir	1	\$96.02
238-484-06-00	1519 Cortina Cir	1	\$96.02
238-484-07-00	1509 Cortina Cir	1	\$96.02
238-484-08-00	1441 Cortina Cir	1	\$96.02
238-484-09-00	1433 Cortina Cir	1	\$96.02
238-484-10-00	1425 Cortina Cir	1	\$96.02
238-484-11-00	1417 Cortina Cir	1	\$96.02
238-484-12-00	1412 Ventana Dr	1	\$96.02
238-484-13-00	1420 Ventana Dr	1	\$96.02
238-484-14-00	1428 Ventana Dr	1	\$96.02
238-484-15-00	1436 Ventana Dr	1	\$96.02
238-484-16-00	1444 Ventana Dr	1	\$96.02
238-484-17-00	1452 Ventana Dr	1	\$96.02
238-484-18-00	1510 Ventana Dr	1	\$96.02
238-484-19-00	1520 Ventana Dr	1	\$96.02
238-484-20-00	1530 Ventana Dr	1	\$96.02
238-484-21-00	1540 Ventana Dr	1	\$96.02
238-484-22-00	1550 Ventana Dr	1	\$96.02
238-484-23-00	1610 Ventana Dr	1	\$96.02
238-484-24-00	1620 Ventana Dr	1	\$96.02
238-484-25-00	1630 Ventana Dr	1	\$96.02
238-484-26-00	1640 Ventana Dr	1	\$96.02
238-485-01-00	2470 Eucalyptus Ave	1	\$96.02
238-485-02-00	2460 Eucalyptus Ave	1	\$96.02
238-485-03-00	1639 Ventana Dr	1	\$96.02
238-485-04-00	1629 Ventana Dr	1	\$96.02
238-485-05-00	1619 Ventana Dr	1	\$96.02
238-485-06-00	1609 Ventana Dr	1	\$96.02
238-485-07-00	1549 Ventana Dr	1	\$96.02
238-485-08-00	1539 Ventana Dr	1	\$96.02
238-485-09-00	1529 Ventana Dr	1	\$96.02
238-485-10-00	1519 Ventana Dr	1	\$96.02
238-485-11-00	1509 Ventana Dr	1	\$96.02
238-485-12-00	1451 Ventana Dr	1	\$96.02
238-485-13-00	1445 Ventana Dr	1	\$96.02
238-485-14-00	1437 Ventana Dr	1	\$96.02
238-485-15-00	1431 Ventana Dr	1	\$96.02
238-485-16-00	1425 Ventana Dr	1	\$96.02
238-485-17-00	1417 Ventana Dr	1	\$96.02
238-485-18-00	2463 Monterey Dr	1	\$96.02
238-485-19-00	2475 Monterey Dr	1	\$96.02
238-485-20-00	2488 Monterey Dr	1	\$96.02
238-485-21-00	2484 Monterey Dr	1	\$96.02
238-485-22-00	2480 Monterey Dr	1	\$96.02
238-485-23-00	2470 Monterey Dr	1	\$96.02
238-485-24-00	2460 Monterey Dr	1	\$96.02
238-485-25-00	2450 Monterey Dr	1	\$96.02
238-485-26-00	2440 Monterey Dr	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-485-27-00	2335 Cortina Cir	1	\$96.02
238-485-28-00	2329 Cortina Cir	1	\$96.02
238-485-29-00	2321 Cortina Cir	1	\$96.02
238-491-67-00	2225 Cortina Cir	1	\$96.02
238-491-68-00	2223 Cortina Cir	1	\$96.02
238-491-69-00	2221 Cortina Cir	1	\$96.02
238-491-70-00	2220 Eucalyptus Ave	1	\$96.02
238-491-71-00	2218 Eucalyptus Ave	1	\$96.02
238-491-72-00	1465 Hamilton Ln	1	\$96.02
238-491-73-00	1455 Hamilton Ln	1	\$96.02
238-491-74-00	1445 Hamilton Ln	1	\$96.02
238-491-75-00	1435 Hamilton Ln	1	\$96.02
238-491-76-00	1425 Hamilton Ln	1	\$96.02
238-493-01-00	2319 Cortina Cir	1	\$96.02
238-493-02-00	2317 Cortina Cir	1	\$96.02
238-493-03-00	2315 Cortina Cir	1	\$96.02
238-493-04-00	2313 Cortina Cir	1	\$96.02
238-493-05-00	2301 Cortina Cir	1	\$96.02
238-493-06-00	2243 Cortina Cir	1	\$96.02
238-493-07-00	1375 Orinda Pl	1	\$96.02
238-493-08-00	2307 Cortina Cir	1	\$96.02
238-493-09-00	1365 Orinda Pl	1	\$96.02
238-493-11-00	1353 Orinda Pl	1	\$96.02
238-493-12-00	1354 Orinda Pl	1	\$96.02
238-493-13-00	1366 Orinda Pl	1	\$96.02
238-493-14-00	1386 Orinda Pl	1	\$96.02
238-493-15-00	1396 Orinda Pl	1	\$96.02
238-493-16-00	2241 Cortina Cir	1	\$96.02
238-493-17-00	2239 Cortina Cir	1	\$96.02
238-493-18-00	2237 Cortina Cir	1	\$96.02
238-493-19-00	2235 Cortina Cir	1	\$96.02
238-493-20-00	2233 Cortina Cir	1	\$96.02
238-493-21-00	2227 Cortina Cir	1	\$96.02
238-493-22-00	1355 Orinda Pl	1	\$96.02
238-494-01-00	2220 Cortina Cir	1	\$96.02
238-494-02-00	2222 Cortina Cir	1	\$96.02
238-494-03-00	2224 Cortina Cir	1	\$96.02
238-494-04-00	2226 Cortina Cir	1	\$96.02
238-494-05-00	2234 Cortina Cir	1	\$96.02
238-494-06-00	2237 Winsome Pl	1	\$96.02
238-494-07-00	2238 Winsome Pl	1	\$96.02
238-494-08-00	2240 Winsome Pl	1	\$96.02
238-494-09-00	2242 Winsome Pl	1	\$96.02
238-494-10-00	2244 Winsome Pl	1	\$96.02
238-494-11-00	2246 Winsome Pl	1	\$96.02
238-494-12-00	1406 Mandeville Dr	1	\$96.02
238-494-13-00	2248 Winsome Pl	1	\$96.02
238-494-14-00	1410 Mandeville Dr	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-494-15-00	1412 Mandeville Dr	1	\$96.02
238-494-16-00	2239 Winsome Pl	1	\$96.02
238-494-17-00	2243 Winsome Pl	1	\$96.02
238-494-18-00	1403 Stoneridge Cir	1	\$96.02
238-494-19-00	1395 Stoneridge Cir	1	\$96.02
238-494-20-00	1387 Stoneridge Cir	1	\$96.02
238-494-21-00	1385 Stoneridge Cir	1	\$96.02
238-494-22-00	1383 Stoneridge Cir	1	\$96.02
238-494-23-00	1381 Stoneridge Cir	1	\$96.02
238-494-24-00	1379 Stoneridge Cir	1	\$96.02
238-494-25-00	1377 Stoneridge Cir	1	\$96.02
238-494-26-00	1375 Stoneridge Cir	1	\$96.02
238-494-27-00	1373 Stoneridge Cir	1	\$96.02
238-494-28-00	1371 Stoneridge Cir	1	\$96.02
238-494-29-00	2224 Eucalyptus Ave	1	\$96.02
238-494-30-00	1366 Stoneridge Cir	1	\$96.02
238-494-31-00	1368 Stoneridge Cir	1	\$96.02
238-494-32-00	1370 Stoneridge Cir	1	\$96.02
238-494-33-00	1372 Stoneridge Cir	1	\$96.02
238-494-34-00	1376 Stoneridge Cir	1	\$96.02
238-494-35-00	1378 Stoneridge Cir	1	\$96.02
238-494-36-00	1380 Stoneridge Cir	1	\$96.02
238-494-37-00	1382 Stoneridge Cir	1	\$96.02
238-494-38-00	1422 Mandeville Pl	1	\$96.02
238-494-39-00	1432 Mandeville Pl	1	\$96.02
238-494-40-00	1512 Mandeville Pl	1	\$96.02
238-494-41-00	1528 Mandeville Pl	1	\$96.02
238-494-42-00	1540 Mandeville Pl	1	\$96.02
238-494-43-00	1560 Mandeville Pl	1	\$96.02
238-494-44-00	1610 Mandeville Pl	1	\$96.02
238-494-45-00	1616 Mandeville Pl	1	\$96.02
238-494-46-00	1618 Shalimar Pl	1	\$96.02
238-494-47-00	1612 Shalimar Pl	1	\$96.02
238-494-48-00	1566 Shalimar Pl	1	\$96.02
238-494-49-00	1544 Shalimar Pl	1	\$96.02
238-494-50-00	1530 Shalimar Pl	1	\$96.02
238-494-51-00	1615 Mandeville Pl	1	\$96.02
238-494-52-00	1609 Mandeville Pl	1	\$96.02
238-494-53-00	1557 Mandeville Pl	1	\$96.02
238-494-54-00	1539 Mandeville Pl	1	\$96.02
238-494-55-00	1527 Mandeville Pl	1	\$96.02
238-494-56-00	1524 Stoneridge Cir	1	\$96.02
238-494-57-00	1422 Stoneridge Cir	1	\$96.02
238-494-58-00	1419 Stoneridge Cir	1	\$96.02
238-494-59-00	1425 Stoneridge Cir	1	\$96.02
238-494-60-00	1437 Stoneridge Cir	1	\$96.02
238-494-61-00	1521 Stoneridge Cir	1	\$96.02
238-494-62-00	1529 Stoneridge Cir	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-494-63-00	1535 Stoneridge Cir	1	\$96.02
238-494-64-00	1555 Stoneridge Cir	1	\$96.02
238-494-65-00	1611 Stoneridge Cir	1	\$96.02
238-494-66-00	1617 Stoneridge Cir	1	\$96.02
238-500-01-00	1695 Hamilton Ln	1	\$96.02
238-500-02-00	1677 Hamilton Ln	1	\$96.02
238-500-03-00	1659 Hamilton Ln	1	\$96.02
238-500-04-00	1641 Hamilton Ln	1	\$96.02
238-500-05-00	1623 Hamilton Ln	1	\$96.02
238-500-06-00	1605 Hamilton Ln	1	\$96.02
238-500-07-00	1593 Hamilton Ln	1	\$96.02
238-500-08-00	1573 Hamilton Ln	1	\$96.02
238-500-09-00	1553 Hamilton Ln	1	\$96.02
238-500-10-00	1533 Hamilton Ln	1	\$96.02
238-500-11-00	2217 Eucalyptus Ave	1	\$96.02
238-500-12-00	2219 Eucalyptus Ave	1	\$96.02
238-500-13-00	2221 Eucalyptus Ave	1	\$96.02
238-500-14-00	2223 Eucalyptus Ave	1	\$96.02
238-500-15-00	1600 Glade Pl	1	\$96.02
238-500-16-00	1610 Glade Pl	1	\$96.02
238-500-17-00	1620 Glade Pl	1	\$96.02
238-500-18-00	1631 Glade Pl	1	\$96.02
238-500-19-00	1621 Glade Pl	1	\$96.02
238-500-20-00	1611 Glade Pl	1	\$96.02
238-500-21-00	2225 Eucalyptus Ave	1	\$96.02
238-500-22-00	2227 Eucalyptus Ave	1	\$96.02
238-500-23-00	1640 Cambria Pl	1	\$96.02
238-500-24-00	1644 Cambria Pl	1	\$96.02
238-500-25-00	1654 Cambria Pl	1	\$96.02
238-500-26-00	1664 Cambria Pl	1	\$96.02
238-500-27-00	1674 Cambria Pl	1	\$96.02
238-500-28-00	1684 Cambria Pl	1	\$96.02
238-500-29-00	1683 Cambria Pl	1	\$96.02
238-500-30-00	1673 Cambria Pl	1	\$96.02
238-500-31-00	1663 Cambria Pl	1	\$96.02
238-500-32-00	1653 Cambria Pl	1	\$96.02
238-500-33-00	1643 Cambria Pl	1	\$96.02
238-500-34-00	2229 Eucalyptus Ave	1	\$96.02
238-500-35-00	2231 Eucalyptus Ave	1	\$96.02
238-500-36-00	2233 Eucalyptus Ave	1	\$96.02
238-500-37-00	2235 Eucalyptus Ave	1	\$96.02
238-500-38-00	2237 Eucalyptus Ave	1	\$96.02
238-500-39-00	2239 Eucalyptus Ave	1	\$96.02
238-500-40-00	2241 Eucalyptus Ave	1	\$96.02
238-500-41-00	2243 Eucalyptus Ave	1	\$96.02
238-500-42-00	1625 Stoneridge Cir	1	\$96.02
238-500-43-00	2244 Eucalyptus Ave	1	\$96.02
238-500-44-00	2242 Eucalyptus Ave	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-500-45-00	2240 Eucalyptus Ave	1	\$96.02
238-500-46-00	2238 Eucalyptus Ave	1	\$96.02
238-500-47-00	2234 Eucalyptus Ave	1	\$96.02
238-500-48-00	2232 Eucalyptus Ave	1	\$96.02
238-500-49-00	2230 Eucalyptus Ave	1	\$96.02
238-540-01-00	2201 Eucalyptus Ave	1	\$96.02
238-540-02-00	2203 Eucalyptus Ave	1	\$96.02
238-540-03-00	2205 Eucalyptus Ave	1	\$96.02
238-540-04-00	2207 Eucalyptus Ave	1	\$96.02
238-540-05-00	2209 Eucalyptus Ave	1	\$96.02
238-540-06-00	2211 Eucalyptus Ave	1	\$96.02
238-540-07-00	1512 Hillstone Ave	1	\$96.02
238-540-08-00	1534 Hillstone Ave	1	\$96.02
238-540-09-00	1556 Hillstone Ave	1	\$96.02
238-540-10-00	2220 Blossom Hill Ln	1	\$96.02
238-540-11-00	2216 Blossom Hill Ln	1	\$96.02
238-540-12-00	2212 Blossom Hill Ln	1	\$96.02
238-540-13-00	2208 Blossom Hill Ln	1	\$96.02
238-540-14-00	2204 Blossom Hill Ln	1	\$96.02
238-540-15-00	2200 Blossom Hill Ln	1	\$96.02
238-540-16-00	2202 Sonrisa Gln	1	\$96.02
238-540-17-00	2206 Sonrisa Gln	1	\$96.02
238-540-18-00	2210 Sonrisa Gln	1	\$96.02
238-540-19-00	2214 Sonrisa Gln	1	\$96.02
238-540-20-00	2218 Sonrisa Gln	1	\$96.02
238-540-21-00	2222 Sonrisa Gln	1	\$96.02
238-540-22-00	2226 Sonrisa Gln	1	\$96.02
238-540-23-00	2230 Sonrisa Gln	1	\$96.02
238-540-24-00	1608 Hillstone Ave	1	\$96.02
238-540-25-00	1620 Hillstone Ave	1	\$96.02
238-540-26-00	1632 Hillstone Ave	1	\$96.02
238-540-27-00	1654 Hillstone Ave	1	\$96.02
238-540-28-00	1676 Hillstone Ave	1	\$96.02
238-540-29-00	1698 Hillstone Ave	1	\$96.02
238-540-30-00	2227 Villa Verde Rd	1	\$96.02
238-540-31-00	2239 Villa Verde Rd	1	\$96.02
238-540-32-00	2261 Villa Verde Rd	1	\$96.02
238-540-33-00	2283 Villa Verde Rd	1	\$96.02
238-540-34-00	2286 Villa Verde Rd	1	\$96.02
238-540-35-00	2264 Villa Verde Rd	1	\$96.02
238-540-36-00	1671 Hillstone Ave	1	\$96.02
238-540-37-00	1639 Hillstone Ave	1	\$96.02
238-540-38-00	1627 Hillstone Ave	1	\$96.02
238-540-41-00	1571 Hillstone Ave	1	\$96.02
238-540-42-00	1559 Hillstone Ave	1	\$96.02
238-540-43-00	1537 Hillstone Ave	1	\$96.02
238-540-44-00	1515 Hillstone Ave	1	\$96.02
238-540-45-00	1504 Hamilton Ln	1	\$96.02

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 1
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Sitius Address	Levy Factor	Assessment Levy
238-540-46-00	1528 Hamilton Ln	1	\$96.02
238-540-47-00	1546 Hamilton Ln	1	\$96.02
238-540-48-00	1560 Hamilton Ln	1	\$96.02
238-540-51-00	1626 Hamilton Ln	1	\$96.02
238-540-52-00	1644 Hamilton Ln	1	\$96.02
238-540-53-00	1608 Hamilton Ln	1	\$96.02
238-540-55-00	1582 Hamilton Ln	1	\$96.02
238-540-57-00	1605 Hillstone Ave	1	\$96.02
238-540-58-00	1593 Hillstone Ave	1	\$96.02
Totals:		Parcels: 297	\$28,517.94

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 2
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-820-01-00	1862 Lookout Point Pl	1	\$294.82
226-820-02-00	1858 Lookout Point Pl	1	\$294.82
226-820-03-00	1854 Lookout Point Pl	1	\$294.82
226-820-04-00	1850 Lookout Point Pl	1	\$294.82
226-820-05-00	1851 Lookout Point Pl	1	\$294.82
226-820-06-00	1855 Lookout Point Pl	1	\$294.82
226-820-07-00	1859 Lookout Point Pl	1	\$294.82
226-820-08-00	1049 Sunset Heights Rd	1	\$294.82
226-820-09-00	1057 Sunset Heights Rd	1	\$294.82
226-820-10-00	1063 Sunset Heights Rd	1	\$294.82
226-820-11-00	1864 Eagle Summit Pl	1	\$294.82
226-820-12-00	1860 Eagle Summit Pl	1	\$294.82
226-820-13-00	1852 Eagle Summit Pl	1	\$294.82
226-820-14-00	1850 Eagle Summit Pl	1	\$294.82
226-820-15-00	1851 Eagle Summit Pl	1	\$294.82
226-820-16-00	1853 Eagle Summit Pl	1	\$294.82
226-820-17-00	1855 Eagle Summit Pl	1	\$294.82
226-820-18-00	1857 Eagle Summit Pl	1	\$294.82
226-820-19-00	1859 Eagle Summit Pl	1	\$294.82
226-820-20-00	1861 Eagle Summit Pl	1	\$294.82
226-820-21-00	1071 Sunset Heights Rd	1	\$294.82
226-820-22-00	1862 Skyhill Pl	1	\$294.82
226-820-23-00	1856 Skyhill Pl	1	\$294.82
226-820-24-00	1852 Skyhill Pl	1	\$294.82
226-820-25-00	1850 Skyhill Pl	1	\$294.82
226-820-26-00	1851 Skyhill Pl	1	\$294.82
226-820-27-00	1853 Skyhill Pl	1	\$294.82
226-820-28-00	1857 Skyhill Pl	1	\$294.82
226-820-29-00	1861 Skyhill Pl	1	\$294.82
Totals:	Parcels: 29		\$8,549.78

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 3
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
235-083-01-00	1669 Lisbon Pl	1	\$427.50
235-083-02-00	1659 Lisbon Pl	1	\$427.50
235-083-03-00	1653 Lisbon Pl	1	\$427.50
235-083-04-00	1649 Lisbon Pl	1	\$427.50
235-083-05-00	1647 Lisbon Pl	1	\$427.50
235-083-06-00	1645 Lisbon Pl	1	\$427.50
235-083-07-00	1641 Lisbon Pl	1	\$427.50
235-083-08-00	1639 Lisbon Pl	1	\$427.50
235-083-09-00	1636 Lisbon Pl	1	\$427.50
235-083-10-00	1638 Lisbon Pl	1	\$427.50
235-083-11-00	1642 Lisbon Pl	1	\$427.50
235-083-12-00	1646 Lisbon Pl	1	\$427.50
235-083-13-00	1650 Lisbon Pl	1	\$427.50
235-083-14-00	1654 Lisbon Pl	1	\$427.50
235-083-15-00	1658 Lisbon Pl	1	\$427.50
235-083-16-00	1662 Lisbon Pl	1	\$427.50
235-083-17-00	1664 Lisbon Pl	1	\$427.50
235-083-18-00	1920 Chambers St	1	\$427.50
235-083-19-00	1916 Chambers St	1	\$427.50
235-083-20-00	1643 11th Ave West	1	\$427.50
Totals:	Parcels: 20		\$8,550.00

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 4
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-831-01-00	1444 Los Cedros Ln	1	\$186.88
226-831-02-00	1440 Los Cedros Ln	1	\$186.88
226-831-03-00	1738 Las Palmas Ln	1	\$186.88
226-831-04-00	1734 Las Palmas Ln	1	\$186.88
226-831-05-00	1730 Las Palmas Ln	1	\$186.88
226-831-06-00	1726 Las Palmas Ln	1	\$186.88
226-831-07-00	1722 Las Palmas Ln	1	\$186.88
226-831-08-00	1725 El Aire Pl	1	\$186.88
226-831-09-00	1729 El Aire Pl	1	\$186.88
226-831-10-00	1733 El Aire Pl	1	\$186.88
226-831-11-00	1737 El Aire Pl	1	\$186.88
226-831-12-00	1741 El Aire Pl	1	\$186.88
226-831-13-00	1745 El Aire Pl	1	\$186.88
226-831-14-00	1749 El Aire Pl	1	\$186.88
226-831-15-00	1755 El Aire Pl	1	\$186.88
226-831-16-00	1750 El Aire Pl	1	\$186.88
226-831-17-00	1746 El Aire Pl	1	\$186.88
226-831-18-00	1742 El Aire Pl	1	\$186.88
226-831-19-00	1738 El Aire Pl	1	\$186.88
226-831-20-00	1734 El Aire Pl	1	\$186.88
226-831-21-00	1730 El Aire Pl	1	\$186.88
226-831-22-00	1726 El Aire Pl	1	\$186.88
226-831-23-00	1723 La Manzana Ln	1	\$186.88
226-831-24-00	1727 La Manzana Ln	1	\$186.88
226-831-25-00	1731 La Manzana Ln	1	\$186.88
226-831-26-00	1735 La Manzana Ln	1	\$186.88
226-831-27-00	1739 La Manzana Ln	1	\$186.88
226-831-28-00	1743 La Manzana Ln	1	\$186.88
226-831-29-00	1747 La Manzana Ln	1	\$186.88
226-831-30-00	1753 La Manzana Ln	1	\$186.88
226-831-31-00	1748 La Manzana Ln	1	\$186.88
226-831-32-00	1742 La Manzana Ln	1	\$186.88
226-831-33-00	1738 La Manzana Ln	1	\$186.88
226-831-34-00	1736 La Manzana Ln	1	\$186.88
226-831-35-00	1728 La Manzana Ln	1	\$186.88
226-831-36-00	1724 La Manzana Ln	1	\$186.88
226-831-37-00	1401 El Cielo Ln	1	\$186.88
226-831-38-00	1405 El Cielo Ln	1	\$186.88
226-831-39-00	1409 El Cielo Ln	1	\$186.88
226-831-40-00	1413 El Cielo Ln	1	\$186.88
226-831-41-00	1417 El Cielo Ln	1	\$186.88
226-831-42-00	1421 El Cielo Ln	1	\$186.88
226-831-43-00	1425 El Cielo Ln	1	\$186.88
226-831-44-00	1429 El Cielo Ln	1	\$186.88
226-831-45-00	1433 El Cielo Ln	1	\$186.88
226-831-46-00	1437 El Cielo Ln	1	\$186.88
226-832-01-00	1711 Las Palmas Ln	1	\$186.88
226-832-02-00	1715 Las Palmas Ln	1	\$186.88

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 4
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-832-03-00	1719 Las Palmas Ln	1	\$186.88
226-832-04-00	1723 Las Palmas Ln	1	\$186.88
226-832-05-00	1727 Las Palmas Ln	1	\$186.88
226-832-06-00	1731 Las Palmas Ln	1	\$186.88
226-832-07-00	1735 Las Palmas Ln	1	\$186.88
226-832-08-00	1736 El Rosal Pl	1	\$186.88
226-832-09-00	1732 El Rosal Pl	1	\$186.88
226-832-10-00	1728 El Rosal Pl	1	\$186.88
226-832-11-00	1724 El Rosal Pl	1	\$186.88
226-832-12-00	1718 El Rosal Pl	1	\$186.88
226-832-13-00	1714 El Rosal Pl	1	\$186.88
226-832-14-00	1710 El Rosal Pl	1	\$186.88
226-832-15-00	1706 El Rosal Pl	1	\$186.88
226-832-16-00	1702 El Rosal Pl	1	\$186.88
226-832-17-00	1707 El Rosal Pl	1	\$186.88
226-832-18-00	1717 El Rosal Pl	1	\$186.88
226-832-19-00	1721 El Rosal Pl	1	\$186.88
226-832-20-00	1725 El Rosal Pl	1	\$186.88
226-832-21-00	1731 El Rosal Pl	1	\$186.88
226-832-22-00	1737 El Rosal Pl	1	\$186.88
226-832-23-00	1471 Los Cedros Ln	1	\$186.88
226-832-24-00	1475 Los Cedros Ln	1	\$186.88
226-832-25-00	1481 Los Cedros Ln	1	\$186.88
226-832-26-00	1485 Los Cedros Ln	1	\$186.88
226-832-27-00	1488 Los Cedros Ln	1	\$186.88
226-832-28-00	1480 Los Cedros Ln	1	\$186.88
226-832-29-00	1476 Los Cedros Ln	1	\$186.88
226-832-30-00	1472 Los Cedros Ln	1	\$186.88
226-832-31-00	1468 Los Cedros Ln	1	\$186.88
226-832-32-00	1464 Los Cedros Ln	1	\$186.88
226-832-33-00	1460 Los Cedros Ln	1	\$186.88
226-832-34-00	1456 Los Cedros Ln	1	\$186.88
226-832-35-00	1452 Los Cedros Ln	1	\$186.88
226-832-36-00	1448 Los Cedros Ln	1	\$186.88
Totals:	Parcels: 82		\$15,324.16

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 5
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-700-01-00	1537 Glasgow Ln	1	\$489.76
225-700-02-00	1541 Glasgow Ln	1	\$489.76
225-700-03-00	1545 Glasgow Ln	1	\$489.76
225-700-04-00	1549 Glasgow Ln	1	\$489.76
225-700-05-00	1553 Glasgow Ln	1	\$489.76
225-700-06-00	1558 Dublin Ln	1	\$489.76
225-700-07-00	1554 Dublin Ln	1	\$489.76
225-700-08-00	1550 Dublin Ln	1	\$489.76
225-700-09-00	1546 Dublin Ln	1	\$489.76
225-700-10-00	1542 Dublin Ln	1	\$489.76
225-700-11-00	1538 Dublin Ln	1	\$489.76
225-700-12-00	1543 Dublin Ln	1	\$489.76
225-700-13-00	1547 Dublin Ln	1	\$489.76
225-700-14-00	1551 Dublin Ln	1	\$489.76
225-700-15-00	1555 Dublin Ln	1	\$489.76
225-700-16-00	1559 Dublin Ln	1	\$489.76
225-700-17-00	1563 Dublin Ln	1	\$489.76
225-700-18-00	1567 Dublin Ln	1	\$489.76
225-700-19-00	1619 Glasgow Ln	1	\$489.76
225-700-22-00	1614 Glasgow Ln	1	\$489.76
225-700-23-00	1608 Glasgow Ln	1	\$489.76
225-700-24-00	1554 Glasgow Ln	1	\$489.76
225-700-25-00	1552 Glasgow Ln	1	\$489.76
225-700-26-00	1548 Glasgow Ln	1	\$489.76
225-700-27-00	1546 Glasgow Ln	1	\$489.76
225-700-28-00	1544 Glasgow Ln	1	\$489.76
225-700-29-00	1542 Glasgow Ln	1	\$489.76
225-700-30-00	1538 Glasgow Ln	1	\$489.76
225-700-31-00	1626 Glasgow Ln	1	\$489.76
225-700-33-00	1620 Glasgow Ln	1	\$489.76
Totals:	Parcels: 30		\$14,692.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 6
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-680-02-00	122 Brava Pl	1	\$479.04
227-680-03-00	134 Brava Pl	1	\$479.04
227-680-04-00	146 Brava Pl	1	\$479.04
227-680-05-00	158 Brava Pl	1	\$479.04
227-680-06-00	160 Brava Pl	1	\$479.04
227-680-07-00	172 Brava Pl	1	\$479.04
227-680-08-00	165 Brava Pl	1	\$479.04
227-680-09-00	153 Brava Pl	1	\$479.04
227-680-10-00	141 Brava Pl	1	\$479.04
227-680-11-00	129 Brava Pl	1	\$479.04
227-680-12-00	117 Brava Pl	1	\$479.04
227-680-13-00	105 Brava Pl	1	\$479.04
227-680-35-00	110 Brava Pl	1	\$479.04
Totals:			\$6,227.52
	Parcels:	13	

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 7
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-710-01-00	1533 Glasgow Ln	1	\$695.24
225-710-02-00	1529 Glasgow Ln	1	\$695.24
225-710-03-00	1525 Glasgow Ln	1	\$695.24
225-710-04-00	1521 Glasgow Ln	1	\$695.24
225-710-05-00	1517 Glasgow Ln	1	\$695.24
225-710-06-00	1513 Glasgow Ln	1	\$695.24
225-710-07-00	1509 Glasgow Ln	1	\$695.24
225-710-08-00	1505 Glasgow Ln	1	\$695.24
225-710-09-00	1502 Glasgow Ln	1	\$695.24
225-710-10-00	1506 Glasgow Ln	1	\$695.24
225-710-11-00	1510 Glasgow Ln	1	\$695.24
225-710-12-00	1514 Glasgow Ln	1	\$695.24
225-710-13-00	1518 Glasgow Ln	1	\$695.24
225-710-14-00	1526 Glasgow Ln	1	\$695.24
225-710-15-00	2415 Stevens Pl	1	\$695.24
225-710-16-00	2427 Stevens Pl	1	\$695.24
225-710-17-00	2431 Stevens Pl	1	\$695.24
225-710-18-00	2447 Stevens Pl	1	\$695.24
225-710-19-00	2434 Stevens Pl	1	\$695.24
225-710-20-00	2426 Stevens Pl	1	\$695.24
225-710-21-00	2418 Stevens Pl	1	\$695.24
225-710-22-00	2416 Stevens Pl	1	\$695.24
Totals:	Parcels: 22		\$15,295.28

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 8
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-790-54-00	561 Iona Ct	1	\$90.20
231-790-55-00	565 Iona Ct	1	\$90.20
231-790-56-00	569 Iona Ct	1	\$90.20
231-790-57-00	573 Iona Ct	1	\$90.20
231-790-58-00	577 Iona Ct	1	\$90.20
231-790-59-00	581 Iona Ct	1	\$90.20
231-790-60-00	585 Iona Ct	1	\$90.20
231-790-61-00	589 Iona Ct	1	\$90.20
231-790-62-00	593 Iona Ct	1	\$90.20
231-790-63-00	597 Iona Ct	1	\$90.20
231-790-64-00	601 Iona Ct	1	\$90.20
231-790-65-00	605 Iona Ct	1	\$90.20
231-790-66-00	609 Iona Ct	1	\$90.20
231-790-67-00	613 Iona Ct	1	\$90.20
231-790-68-00	617 Iona Ct	1	\$90.20
231-790-69-00	621 Iona Ct	1	\$90.20
231-790-70-00	625 Iona Ct	1	\$90.20
231-790-71-00	2795 Geise Ct	1	\$90.20
231-790-72-00	2789 Geise Ct	1	\$90.20
231-790-73-00	2783 Geise Ct	1	\$90.20
231-790-74-00	2777 Geise Ct	1	\$90.20
231-790-75-00	628 Iona Ct	1	\$90.20
231-790-76-00	624 Iona Ct	1	\$90.20
231-790-77-00	Iona Ct	1	\$90.20
231-790-78-00	578 Iona Ct	1	\$90.20
231-790-79-00	574 Iona Ct	1	\$90.20
231-790-80-00	570 Iona Ct	1	\$90.20
231-790-81-00	566 Iona Ct	1	\$90.20
231-790-82-00	562 Iona Ct	1	\$90.20
Totals:	Parcels: 29		\$2,615.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-991-02-00	2253 Parktree Ln	1	\$580.30
224-991-03-00	2243 Parktree Ln	1	\$580.30
224-991-04-00	2231 Parktree Ln	1	\$580.30
224-991-05-00	2223 Parktree Ln	1	\$580.30
224-991-06-00	2211 Parktree Ln	1	\$580.30
224-991-07-00	2203 Parktree Ln	1	\$580.30
224-991-08-00	2195 Parktree Ln	1	\$580.30
224-991-09-00	2187 Parktree Ln	1	\$580.30
224-991-10-00	2165 Parktree Ln	1	\$580.30
224-991-11-00	2164 Parktree Ln	1	\$580.30
224-991-12-00	2170 Parktree Ln	1	\$580.30
224-991-13-00	2176 Parktree Ln	1	\$580.30
224-991-14-00	2184 Parktree Ln	1	\$580.30
224-991-15-00	315 Valleytree Pl	1	\$580.30
224-991-16-00	323 Valleytree Pl	1	\$580.30
224-991-17-00	329 Valleytree Pl	1	\$580.30
224-991-18-00	334 Valleytree Pl	1	\$580.30
224-991-19-00	328 Valleytree Pl	1	\$580.30
224-991-20-00	322 Valleytree Pl	1	\$580.30
224-991-21-00	314 Valleytree Pl	1	\$580.30
224-991-22-00	317 Springtree Pl	1	\$580.30
224-991-23-00	325 Springtree Pl	1	\$580.30
224-991-24-00	329 Springtree Pl	1	\$580.30
224-991-25-00	335 Springtree Pl	1	\$580.30
224-991-26-00	345 Springtree Pl	1	\$580.30
224-991-27-00	346 Springtree Pl	1	\$580.30
224-991-28-00	342 Springtree Pl	1	\$580.30
224-991-29-00	338 Springtree Pl	1	\$580.30
224-991-30-00	334 Springtree Pl	1	\$580.30
224-991-31-00	330 Springtree Pl	1	\$580.30
224-991-32-00	324 Springtree Pl	1	\$580.30
224-991-33-00	316 Springtree Pl	1	\$580.30
224-991-35-00	2257 Brookwood Ct	1	\$580.30
224-991-37-00	2256 Brookwood Ct	1	\$580.30
224-991-38-00	2248 Brookwood Ct	1	\$580.30
224-991-39-00	2242 Brookwood Ct	1	\$580.30
224-991-40-00	2236 Brookwood Ct	1	\$580.30
224-991-41-00	2211 Brookwood Ct	1	\$580.30
224-991-42-00	2219 Brookwood Ct	1	\$580.30
224-991-43-00	2223 Brookwood Ct	1	\$580.30
224-991-44-00	2229 Brookwood Ct	1	\$580.30
224-991-45-00	2207 Pleasantwood Ln	1	\$580.30
224-991-46-00	2203 Pleasantwood Ln	1	\$580.30
224-991-47-00	2199 Pleasantwood Ln	1	\$580.30
224-991-48-00	2195 Pleasantwood Ln	1	\$580.30
224-991-49-00	2191 Pleasantwood Ln	1	\$580.30
224-991-50-00	2187 Pleasantwood Ln	1	\$580.30
224-991-51-00	2183 Pleasantwood Ln	1	\$580.30

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-991-52-00	2179 Pleasantwood Ln	1	\$580.30
224-991-53-00	2175 Pleasantwood Ln	1	\$580.30
224-991-54-00	2171 Pleasantwood Ln	1	\$580.30
224-991-55-00	2167 Pleasantwood Ln	1	\$580.30
224-991-56-00	2163 Pleasantwood Ln	1	\$580.30
224-991-57-00	2159 Pleasantwood Ln	1	\$580.30
224-991-58-00	2153 Pleasantwood Ln	1	\$580.30
224-991-59-00	2145 Pleasantwood Ln	1	\$580.30
224-991-60-00	2141 Pleasantwood Ln	1	\$580.30
224-991-61-00	2137 Pleasantwood Ln	1	\$580.30
224-991-62-00	2138 Pleasantwood Ln	1	\$580.30
224-991-63-00	2146 Pleasantwood Ln	1	\$580.30
224-991-64-00	2156 Pleasantwood Ln	1	\$580.30
224-991-65-00	2162 Pleasantwood Ln	1	\$580.30
224-991-66-00	2168 Pleasantwood Ln	1	\$580.30
224-991-67-00	2179 Splendorwood Pl	1	\$580.30
224-991-68-00	2177 Splendorwood Pl	1	\$580.30
224-991-69-00	2167 Splendorwood Pl	1	\$580.30
224-991-70-00	2161 Splendorwood Pl	1	\$580.30
224-991-71-00	2151 Splendorwood Pl	1	\$580.30
224-991-72-00	2145 Splendorwood Pl	1	\$580.30
224-991-73-00	2137 Splendorwood Pl	1	\$580.30
224-991-75-00	2136 Splendorwood Pl	1	\$580.30
224-991-76-00	2144 Splendorwood Pl	1	\$580.30
224-991-77-00	2152 Splendorwood Pl	1	\$580.30
224-991-78-00	2158 Splendorwood Pl	1	\$580.30
224-991-79-00	2164 Splendorwood Pl	1	\$580.30
224-991-80-00	2170 Splendorwood Pl	1	\$580.30
224-991-81-00	2176 Splendorwood Pl	1	\$580.30
224-991-82-00	2180 Splendorwood Pl	1	\$580.30
224-991-83-00	2184 Splendorwood Pl	1	\$580.30
224-991-84-00	2188 Pleasantwood Ln	1	\$580.30
224-991-85-00	2196 Pleasantwood Ln	1	\$580.30
224-991-86-00	2204 Pleasantwood Ln	1	\$580.30
224-991-88-00	2260 Brookwood Ct	1	\$580.30
224-992-01-00	520 Shadywood Dr	1	\$580.30
224-992-02-00	528 Shadywood Dr	1	\$580.30
224-992-03-00	536 Shadywood Dr	1	\$580.30
224-992-04-00	542 Shadywood Dr	1	\$580.30
224-992-05-00	548 Shadywood Dr	1	\$580.30
224-992-06-00	556 Shadywood Dr	1	\$580.30
224-992-07-00	564 Shadywood Dr	1	\$580.30
224-992-08-00	570 Shadywood Dr	1	\$580.30
224-992-09-00	576 Shadywood Dr	1	\$580.30
224-992-10-00	582 Shadywood Dr	1	\$580.30
224-992-11-00	588 Shadywood Dr	1	\$580.30
224-992-12-00	596 Shadywood Dr	1	\$580.30
224-992-13-00	604 Shadywood Dr	1	\$580.30

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-992-15-00	614 Shadywood Dr	1	\$580.30
224-992-16-00	620 Shadywood Dr	1	\$580.30
224-992-17-00	626 Shadywood Dr	1	\$580.30
224-992-18-00	632 Shadywood Dr	1	\$580.30
224-992-19-00	638 Shadywood Dr	1	\$580.30
224-992-20-00	646 Shadywood Dr	1	\$580.30
224-992-21-00	654 Shadywood Dr	1	\$580.30
224-992-22-00	660 Shadywood Dr	1	\$580.30
224-992-23-00	666 Shadywood Dr	1	\$580.30
224-992-24-00	674 Shadywood Dr	1	\$580.30
224-992-25-00	678 Shadywood Dr	1	\$580.30
224-992-27-00	677 Shadywood Dr	1	\$580.30
224-992-28-00	673 Shadywood Dr	1	\$580.30
224-992-29-00	665 Shadywood Dr	1	\$580.30
224-992-30-00	661 Shadywood Dr	1	\$580.30
224-992-31-00	653 Shadywood Dr	1	\$580.30
224-992-32-00	648 Crestwood Pl	1	\$580.30
224-992-33-00	650 Crestwood Pl	1	\$580.30
224-992-34-00	654 Crestwood Pl	1	\$580.30
224-992-35-00	658 Crestwood Pl	1	\$580.30
224-992-36-00	660 Crestwood Pl	1	\$580.30
224-992-37-00	668 Crestwood Pl	1	\$580.30
224-992-38-00	672 Crestwood Pl	1	\$580.30
224-992-39-00	676 Crestwood Pl	1	\$580.30
224-992-40-00	680 Crestwood Pl	1	\$580.30
224-992-41-00	684 Crestwood Pl	1	\$580.30
224-992-42-00	687 Crestwood Pl	1	\$580.30
224-992-43-00	683 Crestwood Pl	1	\$580.30
224-992-44-00	679 Crestwood Pl	1	\$580.30
224-992-45-00	653 Crestwood Pl	1	\$580.30
224-992-46-00	649 Crestwood Pl	1	\$580.30
224-992-47-00	645 Crestwood Pl	1	\$580.30
224-992-48-00	2216 Terracewood Ln	1	\$580.30
224-992-49-00	2210 Terracewood Ln	1	\$580.30
224-992-50-00	2208 Terracewood Ln	1	\$580.30
224-992-51-00	2197 Terracewood Ln	1	\$580.30
224-992-52-00	2201 Terracewood Ln	1	\$580.30
224-992-53-00	2205 Terracewood Ln	1	\$580.30
224-992-54-00	2209 Terracewood Ln	1	\$580.30
224-992-55-00	2211 Terracewood Ln	1	\$580.30
224-992-56-00	2215 Terracewood Ln	1	\$580.30
224-992-57-00	2219 Terracewood Ln	1	\$580.30
224-992-58-00	2225 Terracewood Ln	1	\$580.30
224-992-59-00	2231 Terracewood Ln	1	\$580.30
224-992-60-00	2239 Terracewood Ln	1	\$580.30
224-992-61-00	2241 Terracewood Ln	1	\$580.30
224-992-62-00	2249 Terracewood Ln	1	\$580.30
224-992-63-00	607 Shadywood Dr	1	\$580.30

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 -Zone 9
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-992-64-00	597 Shadywood Dr	1	\$580.30
224-992-65-00	589 Shadywood Dr	1	\$580.30
224-992-66-00	585 Shadywood Dr	1	\$580.30
224-992-67-00	581 Shadywood Dr	1	\$580.30
224-992-68-00	577 Shadywood Dr	1	\$580.30
224-992-69-00	571 Shadywood Dr	1	\$580.30
224-992-70-00	565 Shadywood Dr	1	\$580.30
224-992-71-00	561 Shadywood Dr	1	\$580.30
224-992-72-00	555 Shadywood Dr	1	\$580.30
224-992-73-00	545 Shadywood Dr	1	\$580.30
224-992-74-00	539 Shadywood Dr	1	\$580.30
224-992-76-00	610 Shadywood Dr	1	\$580.30
Totals:		Parcels: 156	\$90,526.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situa Address	Levy Factor	Assessment Levy
224-971-01-00	837 Lochwood Pl	1	\$283.26
224-971-02-00	833 Lochwood Pl	1	\$283.26
224-971-03-00	829 Lochwood Pl	1	\$283.26
224-971-04-00	825 Lochwood Pl	1	\$283.26
224-971-05-00	821 Lochwood Pl	1	\$283.26
224-971-06-00	817 Lochwood Pl	1	\$283.26
224-971-07-00	813 Lochwood Pl	1	\$283.26
224-971-08-00	809 Lochwood Pl	1	\$283.26
224-971-09-00	805 Lochwood Pl	1	\$283.26
224-971-10-00	749 Lochwood Pl	1	\$283.26
224-971-11-00	745 Lochwood Pl	1	\$283.26
224-971-12-00	741 Lochwood Pl	1	\$283.26
224-971-13-00	737 Lochwood Pl	1	\$283.26
224-971-14-00	733 Lochwood Pl	1	\$283.26
224-971-15-00	729 Lochwood Pl	1	\$283.26
224-971-16-00	732 Lochwood Pl	1	\$283.26
224-971-17-00	736 Lochwood Pl	1	\$283.26
224-971-18-00	740 Lochwood Pl	1	\$283.26
224-971-19-00	744 Lochwood Pl	1	\$283.26
224-971-20-00	748 Lochwood Pl	1	\$283.26
224-971-21-00	804 Lochwood Pl	1	\$283.26
224-971-22-00	808 Lochwood Pl	1	\$283.26
224-971-23-00	812 Lochwood Pl	1	\$283.26
224-971-24-00	816 Lochwood Pl	1	\$283.26
224-971-25-00	820 Lochwood Pl	1	\$283.26
224-971-26-00	824 Lochwood Pl	1	\$283.26
224-971-27-00	828 Lochwood Pl	1	\$283.26
224-971-28-00	832 Lochwood Pl	1	\$283.26
224-971-29-00	836 Lochwood Pl	1	\$283.26
224-971-30-00	840 Lochwood Pl	1	\$283.26
224-971-31-00	835 Cleveland Ave	1	\$283.26
224-971-32-00	831 Cleveland Ave	1	\$283.26
224-971-33-00	827 Cleveland Ave	1	\$283.26
224-971-34-00	823 Cleveland Ave	1	\$283.26
224-971-35-00	819 Cleveland Ave	1	\$283.26
224-971-36-00	815 Cleveland Ave	1	\$283.26
224-971-37-00	811 Cleveland Ave	1	\$283.26
224-971-38-00	807 Cleveland Ave	1	\$283.26
224-971-39-00	749 Cleveland Ave	1	\$283.26
224-971-40-00	745 Cleveland Ave	1	\$283.26
224-971-41-00	741 Cleveland Ave	1	\$283.26
224-971-42-00	739 Cleveland Ave	1	\$283.26
224-971-43-00	733 Cleveland Ave	1	\$283.26
224-971-44-00	729 Cleveland Ave	1	\$283.26
224-971-45-00	725 Cleveland Ave	1	\$283.26
224-972-01-00	2363 Conway Dr	1	\$283.26
224-972-02-00	2359 Conway Dr	1	\$283.26
224-972-03-00	2355 Conway Dr	1	\$283.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-972-04-00	2351 Conway Dr	1	\$283.26
224-972-05-00	2347 Conway Dr	1	\$283.26
224-972-06-00	2343 Conway Dr	1	\$283.26
224-972-07-00	2339 Conway Dr	1	\$283.26
224-972-08-00	2335 Conway Dr	1	\$283.26
224-972-09-00	2331 Conway Dr	1	\$283.26
224-972-10-00	2327 Conway Dr	1	\$283.26
224-972-11-00	2323 Conway Dr	1	\$283.26
224-972-12-00	2319 Conway Dr	1	\$283.26
224-972-13-00	2315 Conway Dr	1	\$283.26
224-972-14-00	2311 Conway Dr	1	\$283.26
224-972-15-00	2307 Conway Dr	1	\$283.26
224-972-16-00	2302 Fair Oak Ct	1	\$283.26
224-972-17-00	2304 Fair Oak Ct	1	\$283.26
224-972-18-00	2306 Fair Oak Ct	1	\$283.26
224-972-19-00	2308 Fair Oak Ct	1	\$283.26
224-972-20-00	811 Lanewood Pl	1	\$283.26
224-972-21-00	825 Lanewood Pl	1	\$283.26
224-972-22-00	826 Lanewood Pl	1	\$283.26
224-972-23-00	822 Lanewood Pl	1	\$283.26
224-972-24-00	818 Lanewood Pl	1	\$283.26
224-972-25-00	814 Lanewood Pl	1	\$283.26
224-972-26-00	810 Lanewood Pl	1	\$283.26
224-972-27-00	809 Timberwood Pl	1	\$283.26
224-972-28-00	813 Timberwood Pl	1	\$283.26
224-972-29-00	817 Timberwood Pl	1	\$283.26
224-972-30-00	821 Timberwood Pl	1	\$283.26
224-972-31-00	825 Timberwood Pl	1	\$283.26
224-972-32-00	829 Timberwood Pl	1	\$283.26
224-972-33-00	828 Timberwood Pl	1	\$283.26
224-972-34-00	824 Timberwood Pl	1	\$283.26
224-972-35-00	820 Timberwood Pl	1	\$283.26
224-972-36-00	816 Timberwood Pl	1	\$283.26
224-972-37-00	812 Timberwood Pl	1	\$283.26
224-972-38-00	808 Timberwood Pl	1	\$283.26
224-972-39-00	807 Glenwood Way	1	\$283.26
224-972-40-00	813 Glenwood Way	1	\$283.26
224-972-41-00	817 Glenwood Way	1	\$283.26
224-972-42-00	821 Glenwood Way	1	\$283.26
224-972-43-00	825 Glenwood Way	1	\$283.26
224-972-44-00	829 Glenwood Way	1	\$283.26
224-972-45-00	833 Glenwood Way	1	\$283.26
224-973-01-00	2407 Conway Dr	1	\$283.26
224-973-02-00	2403 Conway Dr	1	\$283.26
224-973-03-00	834 Glenwood Way	1	\$283.26
224-973-04-00	830 Glenwood Way	1	\$283.26
224-973-05-00	826 Glenwood Way	1	\$283.26
224-973-06-00	822 Glenwood Way	1	\$283.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-973-07-00	818 Glenwood Way	1	\$283.26
224-973-08-00	814 Glenwood Way	1	\$283.26
224-973-09-00	810 Glenwood Way	1	\$283.26
224-973-10-00	806 Glenwood Way	1	\$283.26
224-973-11-00	802 Glenwood Way	1	\$283.26
224-973-12-00	2345 Fair Oak Ct	1	\$283.26
224-973-13-00	2343 Fair Oak Ct	1	\$283.26
224-973-14-00	2341 Fair Oak Ct	1	\$283.26
224-973-15-00	2339 Fair Oak Ct	1	\$283.26
224-973-16-00	2337 Fair Oak Ct	1	\$283.26
224-973-17-00	2335 Fair Oak Ct	1	\$283.26
224-973-18-00	2333 Fair Oak Ct	1	\$283.26
224-973-19-00	2331 Fair Oak Ct	1	\$283.26
224-973-20-00	2329 Fair Oak Ct	1	\$283.26
224-973-21-00	2327 Fair Oak Ct	1	\$283.26
224-973-22-00	2325 Fair Oak Ct	1	\$283.26
224-973-23-00	2323 Fair Oak Ct	1	\$283.26
224-973-24-00	2321 Fair Oak Ct	1	\$283.26
224-973-25-00	2319 Fair Oak Ct	1	\$283.26
224-973-26-00	2317 Fair Oak Ct	1	\$283.26
224-973-27-00	2315 Fair Oak Ct	1	\$283.26
224-973-28-00	2313 Fair Oak Ct	1	\$283.26
224-973-29-00	2311 Fair Oak Ct	1	\$283.26
224-973-30-00	2309 Fair Oak Ct	1	\$283.26
224-973-31-00	2307 Fair Oak Ct	1	\$283.26
224-973-32-00	2305 Fair Oak Ct	1	\$283.26
224-973-33-00	2303 Fair Oak Ct	1	\$283.26
224-973-34-00	2301 Fair Oak Ct	1	\$283.26
224-981-01-00	910 Lochwood Pl	1	\$283.26
224-981-02-00	920 Lochwood Pl	1	\$283.26
224-981-03-00	930 Lochwood Pl	1	\$283.26
224-981-04-00	940 Lochwood Pl	1	\$283.26
224-981-05-00	1010 Lochwood Pl	1	\$283.26
224-981-06-00	1020 Lochwood Pl	1	\$283.26
224-981-07-00	1030 Lochwood Pl	1	\$283.26
224-981-08-00	1040 Lochwood Pl	1	\$283.26
224-981-09-00	1050 Lochwood Pl	1	\$283.26
224-981-10-00	1110 Lochwood Pl	1	\$283.26
224-981-11-00	1120 Lochwood Pl	1	\$283.26
224-981-12-00	1130 Lochwood Pl	1	\$283.26
224-981-13-00	1140 Lochwood Pl	1	\$283.26
224-981-14-00	1150 Lochwood Pl	1	\$283.26
224-981-15-00	1160 Lochwood Pl	1	\$283.26
224-981-16-00	1170 Lochwood Pl	1	\$283.26
224-981-17-00	2440 Lake Forest St	1	\$283.26
224-981-18-00	2438 Lake Forest St	1	\$283.26
224-981-19-00	2436 Lake Forest St	1	\$283.26
224-981-20-00	2434 Lake Forest St	1	\$283.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-981-21-00	2432 Lake Forest St	1	\$283.26
224-981-22-00	2430 Lake Forest St	1	\$283.26
224-981-23-00	2428 Lake Forest St	1	\$283.26
224-981-24-00	2426 Lake Forest St	1	\$283.26
224-981-25-00	2424 Lake Forest St	1	\$283.26
224-981-26-00	2422 Lake Forest St	1	\$283.26
224-981-27-00	2420 Lake Forest St	1	\$283.26
224-981-28-00	2418 Lake Forest St	1	\$283.26
224-981-29-00	2416 Lake Forest St	1	\$283.26
224-981-30-00	2414 Lake Forest St	1	\$283.26
224-981-31-00	2412 Lake Forest St	1	\$283.26
224-981-32-00	2410 Lake Forest St	1	\$283.26
224-981-33-00	2408 Lake Forest St	1	\$283.26
224-981-34-00	2406 Lake Forest St	1	\$283.26
224-981-35-00	2404 Lake Forest St	1	\$283.26
224-981-36-00	2402 Lake Forest St	1	\$283.26
224-981-37-00	2360 Lake Forest St	1	\$283.26
224-981-38-00	2358 Lake Forest St	1	\$283.26
224-982-01-00	2402 Heatherwood Ct	1	\$283.26
224-982-02-00	2404 Heatherwood Ct	1	\$283.26
224-982-03-00	2406 Heatherwood Ct	1	\$283.26
224-982-04-00	2408 Heatherwood Ct	1	\$283.26
224-982-05-00	2410 Heatherwood Ct	1	\$283.26
224-982-06-00	2412 Heatherwood Ct	1	\$283.26
224-982-07-00	2414 Heatherwood Ct	1	\$283.26
224-982-08-00	2424 Heatherwood Ct	1	\$283.26
224-982-09-00	2426 Heatherwood Ct	1	\$283.26
224-982-10-00	2428 Heatherwood Ct	1	\$283.26
224-982-11-00	2430 Heatherwood Ct	1	\$283.26
224-982-12-00	2432 Heatherwood Ct	1	\$283.26
224-982-13-00	2434 Heatherwood Ct	1	\$283.26
224-982-14-00	2436 Heatherwood Ct	1	\$283.26
224-982-15-00	2438 Heatherwood Ct	1	\$283.26
224-982-16-00	2440 Heatherwood Ct	1	\$283.26
224-982-17-00	2442 Heatherwood Ct	1	\$283.26
224-982-20-00	2435 Smokewood Pl	1	\$283.26
224-982-21-00	2433 Smokewood Pl	1	\$283.26
224-982-22-00	2431 Smokewood Pl	1	\$283.26
224-982-23-00	2429 Smokewood Pl	1	\$283.26
224-982-24-00	2427 Smokewood Pl	1	\$283.26
224-982-25-00	2425 Smokewood Pl	1	\$283.26
224-982-26-00	2423 Smokewood Pl	1	\$283.26
224-982-27-00	2421 Smokewood Pl	1	\$283.26
224-982-28-00	2422 Smokewood Pl	1	\$283.26
224-982-29-00	2424 Smokewood Pl	1	\$283.26
224-982-30-00	2426 Smokewood Pl	1	\$283.26
224-982-31-00	2428 Smokewood Pl	1	\$283.26
224-982-32-00	2430 Smokewood Pl	1	\$283.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-982-33-00	2432 Smokewood Pl	1	\$283.26
224-982-34-00	2434 Smokewood Pl	1	\$283.26
224-982-35-00	2436 Smokewood Pl	1	\$283.26
224-982-36-00	1121 Lochwood Pl	1	\$283.26
224-982-37-00	1131 Lochwood Pl	1	\$283.26
224-982-38-00	1141 Lochwood Pl	1	\$283.26
224-982-39-00	1151 Lochwood Pl	1	\$283.26
224-982-40-00	2431 Lake Forest St	1	\$283.26
224-982-41-00	2429 Lake Forest St	1	\$283.26
224-982-42-00	2427 Lake Forest St	1	\$283.26
224-982-43-00	2425 Lake Forest St	1	\$283.26
224-982-44-00	2423 Lake Forest St	1	\$283.26
224-982-45-00	2421 Lake Forest St	1	\$283.26
224-982-46-00	2419 Lake Forest St	1	\$283.26
224-982-47-00	2417 Lake Forest St	1	\$283.26
224-982-48-00	2415 Lake Forest St	1	\$283.26
224-982-49-00	2413 Lake Forest St	1	\$283.26
224-982-50-00	2411 Lake Forest St	1	\$283.26
224-982-52-00	2444 Heatherwood Ct	1	\$283.26
224-982-53-00	2437 Smokewood Pl	1	\$283.26
224-983-01-00	2403 Heatherwood Ct	1	\$283.26
224-983-02-00	2405 Heatherwood Ct	1	\$283.26
224-983-03-00	2407 Heatherwood Ct	1	\$283.26
224-983-04-00	2409 Heatherwood Ct	1	\$283.26
224-983-05-00	2411 Heatherwood Ct	1	\$283.26
224-983-06-00	2413 Heatherwood Ct	1	\$283.26
224-983-07-00	2415 Heatherwood Ct	1	\$283.26
224-983-08-00	2417 Heatherwood Ct	1	\$283.26
224-983-09-00	2419 Heatherwood Ct	1	\$283.26
224-983-10-00	2421 Heatherwood Ct	1	\$283.26
224-983-11-00	2423 Heatherwood Ct	1	\$283.26
224-983-12-00	2425 Heatherwood Ct	1	\$283.26
224-983-13-00	2427 Heatherwood Ct	1	\$283.26
224-983-14-00	2429 Heatherwood Ct	1	\$283.26
224-983-15-00	2431 Heatherwood Ct	1	\$283.26
224-983-16-00	2433 Heatherwood Ct	1	\$283.26
224-983-17-00	2435 Heatherwood Ct	1	\$283.26
224-983-18-00	2437 Heatherwood Ct	1	\$283.26
224-983-19-00	2439 Heatherwood Ct	1	\$283.26
224-983-20-00	2441 Heatherwood Ct	1	\$283.26
224-983-21-00	2443 Heatherwood Ct	1	\$283.26
224-983-22-00	2454 Conway Dr	1	\$283.26
224-983-23-00	2450 Conway Dr	1	\$283.26
224-983-24-00	2446 Conway Dr	1	\$283.26
224-983-25-00	2442 Conway Dr	1	\$283.26
224-983-26-00	2438 Conway Dr	1	\$283.26
224-983-27-00	2434 Conway Dr	1	\$283.26
224-983-28-00	2430 Conway Dr	1	\$283.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-983-29-00	2426 Conway Dr	1	\$283.26
224-983-30-00	2422 Conway Dr	1	\$283.26
224-983-31-00	2418 Conway Dr	1	\$283.26
224-983-32-00	2414 Conway Dr	1	\$283.26
224-983-33-00	2410 Conway Dr	1	\$283.26
224-983-34-00	908 Glenwood Way	1	\$283.26
224-983-35-00	914 Glenwood Way	1	\$283.26
224-983-36-00	920 Glenwood Way	1	\$283.26
224-983-37-00	926 Glenwood Way	1	\$283.26
224-983-38-00	932 Glenwood Way	1	\$283.26
224-983-39-00	938 Glenwood Way	1	\$283.26
224-983-40-00	1004 Glenwood Way	1	\$283.26
224-983-41-00	1010 Glenwood Way	1	\$283.26
224-983-42-00	1016 Glenwood Way	1	\$283.26
224-983-43-00	1022 Glenwood Way	1	\$283.26
224-983-44-00	1028 Glenwood Way	1	\$283.26
224-983-45-00	1034 Glenwood Way	1	\$283.26
224-984-01-00	907 Glenwood Way	1	\$283.26
224-984-02-00	913 Glenwood Way	1	\$283.26
224-984-03-00	919 Glenwood Way	1	\$283.26
224-984-04-00	925 Glenwood Way	1	\$283.26
224-984-05-00	931 Glenwood Way	1	\$283.26
224-984-06-00	937 Glenwood Way	1	\$283.26
224-984-07-00	1005 Glenwood Way	1	\$283.26
224-984-08-00	1013 Glenwood Way	1	\$283.26
224-984-09-00	2345 Lake Forest St	1	\$283.26
224-984-10-00	2343 Lake Forest St	1	\$283.26
224-984-11-00	2341 Lake Forest St	1	\$283.26
224-984-12-00	2339 Lake Forest St	1	\$283.26
224-984-13-00	2337 Lake Forest St	1	\$283.26
224-984-14-00	2335 Lake Forest St	1	\$283.26
224-984-15-00	2333 Lake Forest St	1	\$283.26
224-984-16-00	2331 Lake Forest St	1	\$283.26
224-984-17-00	2329 Lake Forest St	1	\$283.26
224-984-18-00	2327 Lake Forest St	1	\$283.26
224-984-19-00	2325 Lake Forest St	1	\$283.26
224-984-20-00	2323 Lake Forest St	1	\$283.26
224-984-21-00	2319 Lake Forest St	1	\$283.26
224-984-22-00	2315 Lake Forest St	1	\$283.26
224-984-23-00	2311 Lake Forest St	1	\$283.26
224-985-01-00	2310 Lake Forest St	1	\$283.26
224-985-02-00	2312 Lake Forest St	1	\$283.26
224-985-03-00	2314 Lake Forest St	1	\$283.26
224-985-04-00	2316 Lake Forest St	1	\$283.26
224-985-05-00	2318 Lake Forest St	1	\$283.26
224-985-06-00	2320 Lake Forest St	1	\$283.26
224-985-07-00	2322 Lake Forest St	1	\$283.26
224-985-08-00	2324 Lake Forest St	1	\$283.26

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 11
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-985-09-00	2326 Lake Forest St	1	\$283.26
224-985-10-00	2328 Lake Forest St	1	\$283.26
224-985-11-00	2330 Lake Forest St	1	\$283.26
224-985-12-00	2332 Lake Forest St	1	\$283.26
224-985-13-00	2334 Lake Forest St	1	\$283.26
224-985-14-00	2336 Lake Forest St	1	\$283.26
224-985-15-00	2338 Lake Forest St	1	\$283.26
224-985-16-00	2340 Lake Forest St	1	\$283.26
224-985-17-00	2342 Lake Forest St	1	\$283.26
224-985-18-00	2344 Lake Forest St	1	\$283.26
224-985-19-00	2346 Lake Forest St	1	\$283.26
224-985-20-00	2348 Lake Forest St	1	\$283.26
224-985-21-00	2350 Lake Forest St	1	\$283.26
224-985-22-00	2354 Lake Forest St	1	\$283.26
224-985-23-00	2356 Lake Forest St	1	\$283.26
224-985-24-00	2303 Briarwood Pl	1	\$283.26
224-985-25-00	2307 Briarwood Pl	1	\$283.26
224-985-26-00	2311 Briarwood Pl	1	\$283.26
224-985-27-00	2315 Briarwood Pl	1	\$283.26
224-985-28-00	2319 Briarwood Pl	1	\$283.26
224-985-29-00	2323 Briarwood Pl	1	\$283.26
224-985-30-00	2327 Briarwood Pl	1	\$283.26
224-985-31-00	2331 Briarwood Pl	1	\$283.26
224-985-32-00	2335 Briarwood Pl	1	\$283.26
224-985-33-00	2339 Briarwood Pl	1	\$283.26
224-985-34-00	2343 Briarwood Pl	1	\$283.26
224-985-35-00	2347 Briarwood Pl	1	\$283.26
224-985-36-00	2351 Briarwood Pl	1	\$283.26
224-985-37-00	2355 Briarwood Pl	1	\$283.26
224-985-38-00	2359 Briarwood Pl	1	\$283.26
224-985-39-00	2360 Briarwood Pl	1	\$283.26
224-985-40-00	2356 Briarwood Pl	1	\$283.26
224-985-43-00	2344 Briarwood Pl	1	\$283.26
224-985-44-00	2340 Briarwood Pl	1	\$283.26
224-985-45-00	2336 Briarwood Pl	1	\$283.26
224-985-46-00	2332 Briarwood Pl	1	\$283.26
224-985-47-00	2328 Briarwood Pl	1	\$283.26
224-985-48-00	2324 Briarwood Pl	1	\$283.26
224-985-49-00	2320 Briarwood Pl	1	\$283.26
224-985-50-00	2312 Briarwood Pl	1	\$283.26
224-985-54-00	2352 Briarwood Pl	1	\$283.26
224-985-55-00	2348 Briarwood Pl	1	\$283.26
Totals:	Parcels: 330		\$93,475.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 12
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-203-07-00	451- El Norte Pkwy	3.330	\$2,292.30
226-203-08-00	1345 Morning View Dr	5.280	\$3,634.62
226-203-14-00	1350 Morning View Dr	5.260	\$3,620.86
226-211-03-00	457- El Norte Pkwy West	3.530	\$2,429.96
226-211-05-00	1301 Morning View Dr	5.030	\$3,462.54
226-211-09-00	1357 Las Villas Way	0.960	\$660.84
226-211-23-00	1342- Morning View Dr	7.050	\$4,853.06
226-211-24-00	1302- Morning View Dr	3.900	\$2,684.66
226-211-26-00	345 El Norte Pkwy West	8.550	\$5,885.62
226-211-27-00	1325- Las Villas Way	7.120	\$4,901.24
228-060-06-00	1301 Morning View	7.160	\$4,928.78
228-073-20-00	1045 Morning View Dr	8.300	\$5,713.52
228-073-23-00	Morning View Dr	0.550	\$378.60
228-073-24-00	130 Las Villas Way	4.230	\$2,911.84
228-073-25-00	Las Villas Way	0.940	\$647.06
228-073-26-00	1245 Morning View Dr	8.470	\$5,830.56
228-073-27-00	Morning View Dr	6.530	\$4,495.10
Totals:			\$59,331.16
	Parcels:	17	

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 13
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Assessable Acres	Assessment Levy
236-252-35-00	415 Felicita Ave	0.226	\$62.14
236-252-47-00	Felicita Ave	0.540	\$148.48
236-252-48-00	351 Felicita Ave	3.260	\$896.38
236-252-49-00	325- Felicita Ave 421	5.270	\$1,449.04
236-254-20-00	1809- Centre City Pkwy	2.660	\$2,146.62
236-254-21-00	1805- Centre City Pkwy	1.430	\$1,154.00
236-255-06-00	1835 Centre City Pkwy	1.240	\$1,000.68
236-255-07-00	Centre City Pkwy	0.550	\$443.84
236-255-08-00	Centre City Pkwy	0.484	\$390.58
236-255-09-00	Centre City Pkwy	0.337	\$271.96
236-255-10-00	Centre City Pkwy	0.208	\$167.86
236-255-11-00	1895 Centre City Pkwy	0.241	\$194.50
236-255-12-00	Centre City Pkwy	0.284	\$229.18
236-255-13-00	Centre City Pkwy	0.263	\$212.24
236-255-14-00	Centre City Pkwy	0.700	\$564.90
236-255-30-00	Centre City Pkwy	0.000	
Totals:		Parcels: 16	\$9,332.40

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 14
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
229-091-49-00	668 Wanda Ct	1	\$582.58
229-091-50-00	672 Wanda Ct	1	\$582.58
229-091-51-00	680 Wanda Ct	1	\$582.58
229-091-52-00	688 Wanda Ct	1	\$582.58
229-091-53-00	696 Wanda Ct	1	\$582.58
229-091-54-00	685 Wanda Ct	1	\$582.58
229-091-55-00	679 Wanda Ct	1	\$582.58
229-091-56-00	675 Wanda Ct	1	\$582.58
Totals:		Parcels: 8	\$4,660.64

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 15
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Sitius Address	Levy Factor	Assessment Levy
231-810-01-00	2401 Linda Ct	1	\$509.98
231-810-02-00	2409 Linda Ct	1	\$509.98
231-810-03-00	2427 Linda Ct	1	\$509.98
231-810-04-00	2431 Linda Ct	1	\$509.98
231-810-05-00	2437 Linda Ct	1	\$509.98
231-810-06-00	2441 Linda Ct	1	\$509.98
231-810-07-00	2445 Linda Ct	1	\$509.98
231-810-08-00	2451 Linda Ct	1	\$509.98
231-810-09-00	2455 Linda Ct	1	\$509.98
231-810-10-00	2463 Linda Ct	1	\$509.98
231-810-11-00	2477 Linda Ct	1	\$509.98
231-810-12-00	2491 Linda Ct	1	\$509.98
231-810-13-00	2484 Linda Ct	1	\$509.98
231-810-14-00	2466 Linda Ct	1	\$509.98
231-810-15-00	2458 Linda Ct	1	\$509.98
231-810-16-00	2454 Linda Ct	1	\$509.98
231-810-17-00	2420 Linda Ct	1	\$509.98
231-810-18-00	2404 Linda Ct	1	\$509.98
Totals:	Parcels: 18		\$9,179.64

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 16
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-191-41-00	103 Trellis Ln	1	\$364.26
227-191-42-00	107 Trellis Ln	1	\$364.26
227-191-43-00	115 Trellis Ln	1	\$364.26
227-191-44-00	119 Trellis Ln	1	\$364.26
227-191-45-00	123 Trellis Ln	1	\$364.26
227-191-46-00	135 Trellis Ln	1	\$364.26
227-191-47-00	137 Trellis Ln	1	\$364.26
227-191-48-00	141 Trellis Ln	1	\$364.26
227-191-49-00	149 Trellis Ln	1	\$364.26
227-191-50-00	157 Trellis Ln	1	\$364.26
Totals:	Parcels: 10		\$3,642.60

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 17
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-740-01-00	2821 Oakwood Creek Way	1	\$145.70
225-740-02-00	2863 Oakwood Creek Way	1	\$145.70
225-740-03-00	2877 Oakwood Creek Way	1	\$145.70
225-740-04-00	2885 Oakwood Creek Way	1	\$145.70
225-740-05-00	2891 Oakwood Creek Way	1	\$145.70
225-740-06-00	2899 Oakwood Creek Way	1	\$145.70
225-740-07-00	602 Jacks Creek Rd	1	\$145.70
225-740-08-00	610 Jacks Creek Rd	1	\$145.70
225-740-09-00	618 Jacks Creek Rd	1	\$145.70
225-740-10-00	622 Jacks Creek Rd	1	\$145.70
225-740-11-00	628 Jacks Creek Rd	1	\$145.70
225-740-12-00	636 Jacks Creek Rd	1	\$145.70
225-740-13-00	642 Jacks Creek Rd	1	\$145.70
225-740-14-00	648 Jacks Creek Rd	1	\$145.70
225-740-15-00	2992 Oakstone Creek Pl	1	\$145.70
225-740-16-00	2980 Oakstone Creek Pl	1	\$145.70
225-740-17-00	2954 Oakstone Creek Pl	1	\$145.70
225-740-18-00	2936 Oakstone Creek Pl	1	\$145.70
225-740-19-00	2902 Oakstone Creek Pl	1	\$145.70
225-740-21-00	2941 Oakstone Creek Pl	1	\$145.70
225-740-22-00	2969 Oakstone Creek Pl	1	\$145.70
225-740-23-00	625 Jacks Creek Rd	1	\$145.70
225-740-24-00	621 Jacks Creek Rd	1	\$145.70
225-740-25-00	617 Jacks Creek Rd	1	\$145.70
225-740-26-00	613 Jacks Creek Rd	1	\$145.70
225-740-27-00	609 Jacks Creek Rd	1	\$145.70
225-740-28-00	2842 Oakwood Creek Way	1	\$145.70
225-740-30-00	2923 Oakstone Creek Pl	1	\$145.70
225-740-31-00	2828 Oakwood Creek Way	1	\$145.70
225-741-01-00	656 Jacks Creek Rd	1	\$145.70
225-741-02-00	664 Jacks Creek Rd	1	\$145.70
225-741-03-00	668 Jacks Creek Rd	1	\$145.70
225-741-04-00	672 Jacks Creek Rd	1	\$145.70
225-741-05-00	680 Jacks Creek Rd	1	\$145.70
225-741-06-00	686 Jacks Creek Rd	1	\$145.70
225-741-07-00	690 Jacks Creek Rd	1	\$145.70
225-741-08-00	694 Jacks Creek Rd	1	\$145.70
225-741-09-00	698 Jacks Creek Rd	1	\$145.70
225-741-10-00	689 Jacks Creek Rd	1	\$145.70
225-741-11-00	683 Jacks Creek Rd	1	\$145.70
225-741-12-00	675 Jacks Creek Rd	1	\$145.70
225-741-13-00	2976 Jacks Creek Pl	1	\$145.70
225-741-14-00	2952 Jacks Creek Pl	1	\$145.70
225-741-15-00	2961 Jacks Creek Pl	1	\$145.70
225-741-16-00	2983 Jacks Creek Pl	1	\$145.70
225-741-17-00	2991 Jacks Creek Pl	1	\$145.70
225-741-18-00	653 Jacks Creek Rd	1	\$145.70
Totals:	Parcels:	47	\$6,847.90

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 18
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-820-01-00	803 Albert Ct	1	\$102.90
231-820-02-00	807 Albert Ct	1	\$102.90
231-820-03-00	823 Albert Ct	1	\$102.90
231-820-04-00	853 Albert Ct	1	\$102.90
231-820-05-00	857 Albert Ct	1	\$102.90
231-820-06-00	871 Albert Ct	1	\$102.90
231-820-07-00	885 Albert Ct	1	\$102.90
231-820-08-00	892 Albert Ct	1	\$102.90
231-820-09-00	880 Albert Ct	1	\$102.90
231-820-10-00	866 Albert Ct	1	\$102.90
231-820-11-00	842 Albert Ct	1	\$102.90
231-820-12-00	838 Albert Ct	1	\$102.90
231-820-13-00	812 Albert Ct	1	\$102.90
231-820-14-00	810 Albert Ct	1	\$102.90
231-820-15-00	809 Rosa Ct	1	\$102.90
231-820-16-00	827 Rosa Ct	1	\$102.90
231-820-17-00	841 Rosa Ct	1	\$102.90
231-820-18-00	847 Rosa Ct	1	\$102.90
231-820-19-00	873 Rosa Ct	1	\$102.90
231-820-20-00	881 Rosa Ct	1	\$102.90
231-820-21-00	893 Rosa Ct	1	\$102.90
231-820-22-00	896 Rosa Ct	1	\$102.90
231-820-23-00	878 Rosa Ct	1	\$102.90
231-820-24-00	868 Rosa Ct	1	\$102.90
231-820-25-00	852 Rosa Ct	1	\$102.90
231-820-26-00	836 Rosa Ct	1	\$102.90
231-820-27-00	822 Rosa Ct	1	\$102.90
231-820-28-00	814 Rosa Ct	1	\$102.90
231-820-29-00	805 Socin Ct	1	\$102.90
231-820-30-00	813 Socin Ct	1	\$102.90
231-820-31-00	825 Socin Ct	1	\$102.90
231-820-32-00	829 Socin Ct	1	\$102.90
231-820-33-00	835 Socin Ct	1	\$102.90
231-820-34-00	837 Socin Ct	1	\$102.90
231-820-35-00	839 Socin Ct	1	\$102.90
231-820-36-00	843 Socin Ct	1	\$102.90
231-820-37-00	Socin Ct	1	\$102.90
231-820-38-00	867 Socin Ct	1	\$102.90
231-820-39-00	875 Socin Ct	1	\$102.90
231-820-40-00	883 Socin Ct	1	\$102.90
231-820-41-00	887 Socin Ct	1	\$102.90
231-820-42-00	898 Socin Ct	1	\$102.90
231-820-43-00	894 Socin Ct	1	\$102.90
231-820-44-00	882 Socin Ct	1	\$102.90
231-820-45-00	870 Socin Ct	1	\$102.90
231-820-46-00	854 Socin Ct	1	\$102.90
231-820-47-00	848 Socin Ct	1	\$102.90
231-820-48-00	820 Socin Ct	1	\$102.90

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 18
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-820-49-00	808 Socin Ct	1	\$102.90
231-820-50-00	802 Socin Ct	1	\$102.90
Totals:	Parcels: 50		\$5,145.00

CITY OF ESCONDIDO
 Landscape Maintenance District No. 1 - Zone 19
 Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-011-01-00	2620 Turnberry Gln	1.000	\$689.82
224-011-02-00	2650 Turnberry Gln	1.000	\$689.82
224-011-03-00	2667 Turnberry Gln	1.000	\$689.82
224-011-04-00	2649 Turnberry Gln	1.000	\$689.82
224-011-05-00	2615 Turnberry Gln	1.000	\$689.82
224-011-06-00	541 Melbourne Gln	1.000	\$689.82
224-011-07-00	535 Melbourne Gln	1.000	\$689.82
224-011-08-00	529 Melbourne Gln	1.000	\$689.82
224-011-09-00	517 Melbourne Gln	1.000	\$689.82
224-011-10-00	503 Melbourne Gln	1.000	\$689.82
224-011-11-00	510 Melbourne Gln	1.000	\$689.82
224-011-12-00	522 Melbourne Gln	1.000	\$689.82
224-011-13-00	538 Melbourne Gln	1.000	\$689.82
224-011-14-00	550 Melbourne Gln	1.000	\$689.82
224-011-15-00	2696 Dundee Gln	1.000	\$689.82
224-011-16-00	2693 Dundee Gln	1.000	\$689.82
224-011-17-00	2689 Dundee Gln	1.000	\$689.82
224-011-18-00	Melbourne Gln		
224-011-19-00	Melbourne Gln		
224-011-20-00	Melbourne Gln		
224-011-21-00	Dundee Gln		
224-011-22-00	Melbourne Gln		
224-012-01-00	495 Melbourne Gln	1.000	\$689.82
224-012-02-00	487 Melbourne Gln	1.000	\$689.82
224-012-03-00	483 Melbourne Gln	1.000	\$689.82
224-012-04-00	475 Melbourne Gln	1.000	\$689.82
224-012-05-00	469 Melbourne Gln	1.000	\$689.82
224-012-06-00	461 Melbourne Gln	1.000	\$689.82
224-012-07-00	457 Melbourne Gln	1.000	\$689.82
224-012-08-00	453 Melbourne Gln	1.000	\$689.82
224-012-09-00	449 Melbourne Gln	1.000	\$689.82
224-012-10-00	445 Melbourne Gln	1.000	\$689.82
224-012-11-00	433 Melbourne Gln	1.000	\$689.82
224-012-12-00	438 Melbourne Gln	1.000	\$689.82
224-012-13-00	456 Melbourne Gln	1.000	\$689.82
224-012-14-00	466 Melbourne Gln	1.000	\$689.82
224-012-15-00	472 Melbourne Gln	1.000	\$689.82
224-012-16-00	2591 St Andrews Gln	1.000	\$689.82
224-012-17-00	2577 St Andrews Gln	1.000	\$689.82
224-012-18-00	2555 St Andrews Gln	1.000	\$689.82
224-012-19-00	2550 Saint Andrews Gln	1.000	\$689.82
224-012-20-00	2544 St Andrews Gln	1.000	\$689.82
224-012-21-00	2530 St Andrews Gln	1.000	\$689.82
224-012-22-00	490 Melbourne Gln	1.000	\$689.82
224-012-23-00	498 Melbourne Gln	1.000	\$689.82
224-012-24-00	Cleveland Ave		
224-150-01-00	112 Double Eagle Gln	1.000	\$689.82
224-150-02-00	118 Double Eagle Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-150-03-00	122 Double Eagle Gln	1.000	\$689.82
224-150-04-00	128 Double Eagle Gln	1.000	\$689.82
224-150-05-00	132 Double Eagle Gln	1.000	\$689.82
224-150-06-00	144 Double Eagle Gln	1.000	\$689.82
224-150-07-00	156 Double Eagle Gln	1.000	\$689.82
224-150-08-00	170 Double Eagle Gln	1.000	\$689.82
224-150-09-00	182 Double Eagle Gln	1.000	\$689.82
224-150-10-00	188 Double Eagle Gln	1.000	\$689.82
224-150-11-00	192 Double Eagle Gln	1.000	\$689.82
224-150-12-00	197 Double Eagle Gln	1.000	\$689.82
224-150-13-00	175 Double Eagle Gln	1.000	\$689.82
224-150-14-00	169 Double Eagle Gln	1.000	\$689.82
224-150-15-00	151 Double Eagle Gln	1.000	\$689.82
224-150-16-00	137 Double Eagle Gln	1.000	\$689.82
224-150-17-00	129 Double Eagle Gln	1.000	\$689.82
224-150-18-00	125 Double Eagle Gln	1.000	\$689.82
224-150-19-00	117 Double Eagle Gln	1.000	\$689.82
224-150-20-00	109 Double Eagle Gln	1.000	\$689.82
224-150-21-00	Double Eagle Gln		
224-150-22-00	Double Eagle Gln		
224-150-23-00	Double Eagle Gln		
224-152-08-00	Rincon Ave		
224-152-09-00	Rincon Ave		
224-154-01-00	2567 Douglaston Gln	1.000	\$689.82
224-154-02-00	2569 Douglaston Gln	1.000	\$689.82
224-154-03-00	2571 Douglaston Gln	1.000	\$689.82
224-154-04-00	214 Whistling Straits Gl	1.000	\$689.82
224-154-05-00	252 Whistling Straits Gl	1.000	\$689.82
224-154-06-00	296 Whistling Straits Gl	1.000	\$689.82
224-154-07-00	2586 Douglaston Gln	1.000	\$689.82
224-154-08-00	2580 Douglaston Gln	1.000	\$689.82
224-154-09-00	2574 Douglaston Gln	1.000	\$689.82
224-154-10-00	2562 Douglaston Gln	1.000	\$689.82
224-154-11-00	Whistling Straits Gl		
224-154-12-00	2635 Dundee Gln	1.000	\$689.82
224-154-13-00	2622 Dundee Gln	1.000	\$689.82
224-154-14-00	2618 Dundee Gln	1.000	\$689.82
224-154-15-00	2606 Dundee Gln	1.000	\$689.82
224-154-16-00	2596 Dundee Gln	1.000	\$689.82
224-154-17-00	2584 Dundee Gln	1.000	\$689.82
224-154-18-00	2560 Dundee Gln	1.000	\$689.82
224-154-19-00	2552 Dundee Gln	1.000	\$689.82
224-154-20-00	2538 Dundee Gln	1.000	\$689.82
224-154-21-00	2541 Dundee Gln	1.000	\$689.82
224-154-22-00	2557 Dundee Gln	1.000	\$689.82
224-154-23-00	2579 Dundee Gln	1.000	\$689.82
224-154-24-00	2587 Dundee Gln	1.000	\$689.82
224-154-25-00	2598 Douglaston Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-154-26-00	Dundee Gln		
224-154-27-00	Dundee Gln		
224-154-28-00	2643 Dundee Gln	1.000	\$689.82
224-154-29-00	2651 Dundee Gln	1.000	\$689.82
224-154-30-00	2659 Dundee Gln	1.000	\$689.82
224-154-31-00	2663 Dundee Gln	1.000	\$689.82
224-154-32-00	2667 Dundee Gln	1.000	\$689.82
224-154-33-00	2675 Dundee Gln	1.000	\$689.82
224-154-34-00	2670 Dundee Gln	1.000	\$689.82
224-154-36-00	Dundee Gln		
224-154-37-00	North Ave		
224-154-40-00	2682 Dundee Gln	1.000	\$689.82
224-155-01-00	2511 Douglaston Gln	1.000	\$689.82
224-155-02-00	2515 Douglaston Gln	1.000	\$689.82
224-155-03-00	2527 Douglaston Gln	1.000	\$689.82
224-155-04-00	2529 Douglaston Gln	1.000	\$689.82
224-155-05-00	2535 Douglaston Gln	1.000	\$689.82
224-155-06-00	2543 Douglaston Gln	1.000	\$689.82
224-155-07-00	2551 Douglaston Gln	1.000	\$689.82
224-155-08-00	2555 Douglaston Gln	1.000	\$689.82
224-155-09-00	2558 Douglaston Gln	1.000	\$689.82
224-155-10-00	2550 Douglaston Gln	1.000	\$689.82
224-155-11-00	2546 Douglaston Gln	1.000	\$689.82
224-155-12-00	2540 Douglaston Gln	1.000	\$689.82
224-155-13-00	2532 Douglaston Gln	1.000	\$689.82
224-155-14-00	2524 Douglaston Gln	1.000	\$689.82
224-155-15-00	2518 Douglaston Gln	1.000	\$689.82
224-155-16-00	Douglaston Gln		
224-155-17-00	Douglaston Gln		
224-155-18-00	401 Melbourne Gln	1.000	\$689.82
224-155-19-00	399 Melbourne Gln	1.000	\$689.82
224-155-20-00	2533 Royal Troon Gln	1.000	\$689.82
224-155-21-00	2555 Royal Troon Gln	1.000	\$689.82
224-155-22-00	2599 Royal Troon Gln	1.000	\$689.82
224-155-23-00	2588 Royal Troon Gln	1.000	\$689.82
224-155-24-00	2570 Royal Troon Gln	1.000	\$689.82
224-155-25-00	2566 Royal Troon Gln	1.000	\$689.82
224-155-26-00	2544 Royal Troon Gln	1.000	\$689.82
224-155-27-00	2522 Royal Troon Gln	1.000	\$689.82
224-155-28-00	2510 Royal Troon Gln	1.000	\$689.82
224-155-29-00	Cleveland Ave		
224-155-30-00	Melbourne Gln		
224-155-31-00	Royal Troon Gln		
224-155-32-00	2520 Dundee Gln	1.000	\$689.82
224-155-33-00	2512 Dundee Gln	1.000	\$689.82
224-155-34-00	2504 Dundee Gln	1.000	\$689.82
224-155-35-00	429 Melbourne Gln	1.000	\$689.82
224-155-36-00	423 Melbourne Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-155-37-00	417 Melbourne Gln	1.000	\$689.82
224-155-38-00	409 Melbourne Gln	1.000	\$689.82
224-155-39-00	2509 Dundee Gln	1.000	\$689.82
224-155-40-00	2517 Dundee Gln	1.000	\$689.82
224-155-41-00	2529 Dundee Gln	1.000	\$689.82
224-155-42-00	Dundee Gln		
224-156-01-00	Douglaston Gln		
224-156-02-00	Douglaston Gln		
224-156-03-00	Merion Gln		
224-156-04-00	Merion Gln		
224-156-05-00	Merion Gln		
224-156-06-00	Douglaston Gln		
224-156-08-00	387 Melbourne Gln	1.000	\$689.82
224-156-09-00	363 Melbourne Gln	1.000	\$689.82
224-156-10-00	351 Melbourne Gln	1.000	\$689.82
224-156-11-00	337 Melbourne Gln	1.000	\$689.82
224-156-12-00	319 Melbourne Gln	1.000	\$689.82
224-156-13-00	305 Melbourne Gln	1.000	\$689.82
224-156-14-00	302 Melbourne Gln	1.000	\$689.82
224-156-15-00	328 Melbourne Gln	1.000	\$689.82
224-156-16-00	344 Melbourne Gln	1.000	\$689.82
224-156-17-00	356 Melbourne Gln	1.000	\$689.82
224-156-18-00	370 Melbourne Gln	1.000	\$689.82
224-156-19-00	392 Melbourne Gln	1.000	\$689.82
224-156-20-00	Melbourne Gln		
224-156-21-00	283 Melbourne Gln	1.000	\$689.82
224-156-22-00	241 Melbourne Gln	1.000	\$689.82
224-156-23-00	235 Melbourne Gln	1.000	\$689.82
224-156-24-00	222 Melbourne Gln	1.000	\$689.82
224-156-25-00	254 Melbourne Gln	1.000	\$689.82
224-156-26-00	298 Melbourne Gln	1.000	\$689.82
224-156-27-00	2498 Douglaston Gln	1.000	\$689.82
224-156-28-00	2492 Douglaston Gln	1.000	\$689.82
224-156-29-00	2486 Douglaston Gln	1.000	\$689.82
224-156-30-00	2474 Douglaston Gln	1.000	\$689.82
224-156-31-00	538 Crystal Downs Gln	1.000	\$689.82
224-156-32-00	546 Crystal Downs Gln	1.000	\$689.82
224-156-33-00	578 Crystal Downs Gln	1.000	\$689.82
224-156-34-00	589 Crystal Downs Gln	1.000	\$689.82
224-156-35-00	563 Crystal Downs Gln	1.000	\$689.82
224-156-36-00	559 Crystal Downs Gln	1.000	\$689.82
224-156-37-00	525 Crystal Downs Gln	1.000	\$689.82
224-156-38-00	517 Crystal Downs Gln	1.000	\$689.82
224-156-39-00	509 Crystal Downs Gln	1.000	\$689.82
224-156-40-00	Crystal Downs Gln		
224-156-41-00	Cleveland Ave		
224-156-42-00	Crystal Downs Gln		
224-156-43-00	Melbourne Gln		

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-157-01-00	2309 Douglaston Gln	1.000	\$689.82
224-157-02-00	2313 Douglaston Gln	1.000	\$689.82
224-157-03-00	2325 Douglaston Gln	1.000	\$689.82
224-157-04-00	303 Lytham Gln	1.000	\$689.82
224-157-05-00	317 Lytham Gln	1.000	\$689.82
224-157-06-00	345 Lytham Gln	1.000	\$689.82
224-157-07-00	369 Lytham Gln	1.000	\$689.82
224-157-08-00	377 Lytham Gln	1.000	\$689.82
224-157-09-00	385 Lytham Gln	1.000	\$689.82
224-157-10-00	398 Lytham Gln	1.000	\$689.82
224-157-11-00	372 Lytham Gln	1.000	\$689.82
224-157-12-00	350 Lytham Gln	1.000	\$689.82
224-157-13-00	332 Lytham Gln	1.000	\$689.82
224-157-14-00	328 Lytham Gln	1.000	\$689.82
224-157-15-00	2337 Douglaston Gln	1.000	\$689.82
224-157-16-00	Lytham Gln		
224-157-17-00	2404 Douglaston Gln	1.000	\$689.82
224-157-18-00	2398 Douglaston Gln	1.000	\$689.82
224-157-19-00	2392 Douglaston Gln	1.000	\$689.82
224-157-20-00	2376 Douglaston Gln	1.000	\$689.82
224-157-21-00	2370 Douglaston Gln	1.000	\$689.82
224-157-22-00	2364 Douglaston Gln	1.000	\$689.82
224-157-23-00	2358 Douglaston Gln	1.000	\$689.82
224-157-24-00	2354 Douglaston Gln	1.000	\$689.82
224-157-25-00	2350 Douglaston Gln	1.000	\$689.82
224-157-26-00	2348 Douglaston Gln	1.000	\$689.82
224-157-27-00	2340 Douglaston Gln	1.000	\$689.82
224-157-28-00	2343 Douglaston Gln	1.000	\$689.82
224-157-29-00	2345 Douglaston Gln	1.000	\$689.82
224-157-30-00	2361 Douglaston Gln	1.000	\$689.82
224-157-31-00	2367 Douglaston Gln	1.000	\$689.82
224-157-32-00	2381 Douglaston Gln	1.000	\$689.82
224-157-33-00	2387 Douglaston Gln	1.000	\$689.82
224-157-34-00	2401 Douglaston Gln	1.000	\$689.82
224-157-35-00	2407 Douglaston Gln	1.000	\$689.82
224-157-36-00	377 Somerset Hills Gln	1.000	\$689.82
224-157-37-00	355 Somerset Hills Gln	1.000	\$689.82
224-157-38-00	333 Somerset Hills Gln	1.000	\$689.82
224-157-39-00	2412 Pine Valley Gln	1.000	\$689.82
224-157-40-00	2410 Pine Valley Gln	1.000	\$689.82
224-157-41-00	2404 Pine Valley Gln	1.000	\$689.82
224-157-42-00	2400 Pine Valley Gln	1.000	\$689.82
224-157-43-00	2392 Pine Valley Gln	1.000	\$689.82
224-157-44-00	2380 Pine Valley Gln	1.000	\$689.82
224-157-45-00	2370 Pine Valley Gln	1.000	\$689.82
224-157-46-00	2366 Pine Valley Gln	1.000	\$689.82
224-157-47-00	2343 Pine Valley Gln	1.000	\$689.82
224-157-48-00	2349 Pine Valley Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-157-49-00	2363 Pine Valley Gln	1.000	\$689.82
224-157-50-00	2375 Pine Valley Gln	1.000	\$689.82
224-157-51-00	2381 Pine Valley Gln	1.000	\$689.82
224-157-52-00	2385 Pine Valley Gln	1.000	\$689.82
224-157-53-00	2399 Pine Valley Gln	1.000	\$689.82
224-157-54-00	2401 Pine Valley Gln	1.000	\$689.82
224-157-55-00	2409 Pine Valley Gln	1.000	\$689.82
224-157-56-00	2413 Pine Valley Gln	1.000	\$689.82
224-157-57-00	Pine Valley Gln		
224-157-58-00	Pine Valley Gln		
224-157-59-00	Pine Valley Gln		
224-158-01-00	2338 Douglaston Gln	1.000	\$689.82
224-158-02-00	2332 Douglaston Gln	1.000	\$689.82
224-158-03-00	2330 Douglaston Gln	1.000	\$689.82
224-158-04-00	2326 Douglaston Gln	1.000	\$689.82
224-158-05-00	2320 Douglaston Gln	1.000	\$689.82
224-158-06-00	2318 Douglaston Gln	1.000	\$689.82
224-158-07-00	2306 Douglaston Gln	1.000	\$689.82
224-158-08-00	Pine Valley Gln		
224-158-09-00	Pine Valley Gln		
224-158-10-00	Rincon Ave		
224-158-11-00	Pine Valley Gln		
224-158-12-00	Douglaston Gln		
224-159-01-00	2460 Douglaston Gln	1.000	\$689.82
224-159-02-00	2456 Douglaston Gln	1.000	\$689.82
224-159-03-00	2448 Douglaston Gln	1.000	\$689.82
224-159-04-00	2444 Douglaston Gln	1.000	\$689.82
224-159-05-00	2436 Douglaston Gln	1.000	\$689.82
224-159-06-00	2432 Douglaston Gln	1.000	\$689.82
224-159-07-00	2426 Douglaston Gln	1.000	\$689.82
224-159-08-00	2418 Douglaston Gln	1.000	\$689.82
224-159-09-00	2411 Douglaston Gln	1.000	\$689.82
224-159-10-00	2423 Douglaston Gln	1.000	\$689.82
224-159-11-00	467 Adelaide Gln	1.000	\$689.82
224-159-12-00	455 Adelaide Gln	1.000	\$689.82
224-159-13-00	433 Adelaide Gln	1.000	\$689.82
224-159-14-00	425 Adelaide Gln	1.000	\$689.82
224-159-15-00	414 Adelaide Gln	1.000	\$689.82
224-159-16-00	448 Adelaide Gln	1.000	\$689.82
224-159-17-00	2451 Douglaston Gln	1.000	\$689.82
224-159-18-00	2453 Douglaston Gln	1.000	\$689.82
224-159-19-00	2467 Douglaston Gln	1.000	\$689.82
224-159-20-00	2471 Douglaston Gln	1.000	\$689.82
224-159-21-00	2483 Douglaston Gln	1.000	\$689.82
224-159-22-00	2470 Pine Valley Gln	1.000	\$689.82
224-159-23-00	2458 Pine Valley Gln	1.000	\$689.82
224-159-24-00	2450 Pine Valley Gln	1.000	\$689.82
224-159-25-00	2444 Pine Valley Gln	1.000	\$689.82

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 19
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-159-26-00	2438 Pine Valley Gln	1.000	\$689.82
224-159-27-00	2426 Pine Valley Gln	1.000	\$689.82
224-159-28-00	2424 Pine Valley Gln	1.000	\$689.82
224-159-29-00	322 Somerset Hills Gln	1.000	\$689.82
224-159-30-00	344 Somerset Hills Gln	1.000	\$689.82
224-159-31-00	366 Somerset Hills Gln	1.000	\$689.82
224-159-32-00	2421 Pine Valley Gln	1.000	\$689.82
224-159-33-00	2427 Pine Valley Gln	1.000	\$689.82
224-159-34-00	2433 Pine Valley Gln	1.000	\$689.82
224-159-35-00	2445 Pine Valley Gln	1.000	\$689.82
224-159-36-00	2449 Pine Valley Gln	1.000	\$689.82
224-159-37-00	2453 Pine Valley Gln	1.000	\$689.82
224-159-38-00	2461 Pine Valley Gln	1.000	\$689.82
224-159-39-00	2475 Pine Valley Gln	1.000	\$689.82
224-159-40-00	2483 Pine Valley Gln	1.000	\$689.82
224-159-41-00	2497 Pine Valley Gln	1.000	\$689.82
224-159-42-00	Douglaston Gln		
224-159-43-00	Somerset Hills Gln		
224-159-44-00	Adelaide Gln		
224-159-45-00	Pine Valley Gln		
Totals:	Parcels: 308		\$180,732.84

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 20
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
235-550-01-00	1697 Greenwood Pl	1	\$1,101.20
235-550-02-00	1671 Greenwood Pl	1	\$1,101.20
235-550-03-00	1623 Greenwood Pl	1	\$1,101.20
235-550-04-00	1614 Greenwood Pl	1	\$1,101.20
235-550-05-00	1638 Greenwood Pl	1	\$1,101.20
235-550-06-00	1656 Greenwood Pl	1	\$1,101.20
235-550-07-00	1682 Greenwood Pl	1	\$1,101.20
235-550-08-00	1690 Greenwood Pl	1	\$1,101.20
235-550-09-00	1732 Gamble Ln	1	\$1,101.20
Totals:		Parcels: 9	\$9,910.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 21
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-030-40-00	2128 Drew Rd	1.000	\$501.72
225-030-41-00	2136 Drew Rd	1.000	\$501.72
225-030-42-00	2144 Drew Rd	1.000	\$501.72
225-030-43-00	2152 Drew Rd	1.000	\$501.72
225-030-44-00	2178 Drew Rd	1.000	\$501.72
225-030-45-00	2192 Drew Rd	1.000	\$501.72
225-030-46-00	2195 Drew Rd	1.000	\$501.72
225-030-47-00	2181 Drew Rd	1.000	\$501.72
225-030-48-00	2165 Drew Rd	1.000	\$501.72
225-030-49-00	2147 Drew Rd	1.000	\$501.72
225-030-50-00	2133 Drew Rd	1.000	\$501.72
225-030-51-00	2125 Drew Rd	1.000	\$501.72
225-030-52-00	2113 Drew Rd	1.000	\$501.72
225-030-53-00	2109 Drew Rd	1.000	\$501.72
225-030-54-00	2105 Drew Rd	1.000	\$501.72
225-030-55-00	2103 Drew Rd	1.000	\$501.72
225-030-56-00	2189 Drew Rd	1.000	\$501.72
Totals:	Parcels: 17		\$8,027.52

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 22
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-040-48-00	2080 Dancer Ct	1	\$439.58
224-040-49-00	2040 Dancer Ct	1	\$439.58
224-040-50-00	1757 Dancer Pl	1	\$439.58
224-040-51-00	1763 Dancer Pl	1	\$439.58
224-040-52-00	1775 Dancer Pl	1	\$439.58
224-040-53-00	1787 Dancer Pl	1	\$439.58
224-040-54-00	1796 Dancer Pl	1	\$439.58
224-040-55-00	1780 Dancer Pl	1	\$439.58
224-040-56-00	1768 Dancer Pl	1	\$439.58
224-040-57-00	1752 Dancer Pl	1	\$439.58
224-040-58-00	1748 Dancer Pl	1	\$439.58
224-040-59-00	1740 Dancer Pl	1	\$439.58
224-040-60-00	1732 Dancer Pl	1	\$439.58
224-040-61-00	1724 Dancer Pl	1	\$439.58
224-040-62-00	1718 Dancer Pl	1	\$439.58
224-040-63-00	1712 Dancer Pl	1	\$439.58
224-040-64-00	1710 Dancer Pl	1	\$439.58
224-040-65-00	1700 Dancer Pl	1	\$439.58
224-040-66-00	1707 Dancer Pl	1	\$439.58
224-040-67-00	1715 Dancer Pl	1	\$439.58
224-040-68-00	1721 Dancer Pl	1	\$439.58
224-040-69-00	1729 Dancer Pl	1	\$439.58
224-040-70-00	1735 Dancer Pl	1	\$439.58
Totals:	Parcels: 23		\$10,110.34

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 23
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
232-580-01-00	1087 Princess Kyra Pl	1	\$399.54
232-580-02-00	1073 Princess Kyra Pl	1	\$399.54
232-580-03-00	1067 Princess Kyra Pl	1	\$399.54
232-580-04-00	1059 Princess Kyra Pl	1	\$399.54
232-580-05-00	1047 Princess Kyra Pl	1	\$399.54
232-580-06-00	1033 Princess Kyra Pl	1	\$399.54
232-580-07-00	1025 Princess Kyra Pl	1	\$399.54
232-580-08-00	1011 Princess Kyra Pl	1	\$399.54
232-580-09-00	1006 Princess Kyra Pl	1	\$399.54
232-580-10-00	1022 Princess Kyra Pl	1	\$399.54
232-580-11-00	1030 Princess Kyra Pl	1	\$399.54
232-580-12-00	1044 Princess Kyra Pl	1	\$399.54
232-580-13-00	1052 Princess Kyra Pl	1	\$399.54
232-580-14-00	1060 Princess Kyra Pl	1	\$399.54
232-580-15-00	1076 Princess Kyra Pl	1	\$399.54
232-580-16-00	1098 Princess Kyra Pl	1	\$399.54
Totals:	Parcels: 16		\$6,392.64

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 24
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
237-300-01-00	479 Amparo Dr	1	\$524.66
237-300-02-00	461 Amparo Dr	1	\$524.66
237-300-03-00	459 Amparo Dr	1	\$524.66
237-300-04-00	445 Amparo Dr	1	\$524.66
237-300-05-00	437 Amparo Dr	1	\$524.66
237-300-06-00	423 Amparo Dr	1	\$524.66
237-300-07-00	411 Amparo Dr	1	\$524.66
237-300-08-00	399 Amparo Dr	1	\$524.66
237-300-10-00	373 Amparo Dr	1	\$524.66
237-300-11-00	365 Amparo Dr	1	\$524.66
237-300-12-00	361 Amparo Dr	1	\$524.66
237-300-13-00	345 Amparo Dr	1	\$524.66
237-300-14-00	327 Amparo Dr	1	\$524.66
237-300-15-00	319 Amparo Dr	1	\$524.66
237-300-16-00	303 Amparo Dr	1	\$524.66
237-300-18-00	322 Amparo Dr	1	\$524.66
237-300-19-00	334 Amparo Dr	1	\$524.66
237-300-20-00	352 Amparo Dr	1	\$524.66
237-300-21-00	388 Amparo Dr	1	\$524.66
237-300-22-00	2191 Pamplona Ct	1	\$524.66
237-300-23-00	2183 Pamplona Ct	1	\$524.66
237-300-24-00	2167 Pamplona Ct	1	\$524.66
237-300-25-00	2159 Pamplona Ct	1	\$524.66
237-300-26-00	2145 Pamplona Ct	1	\$524.66
237-300-27-00	2141 Pamplona Ct	1	\$524.66
237-300-28-00	2137 Pamplona Ct	1	\$524.66
237-300-29-00	2135 Pamplona Ct	1	\$524.66
237-300-30-00	2127 Pamplona Ct	1	\$524.66
237-300-31-00	2119 Pamplona Ct	1	\$524.66
237-300-32-00	2105 Pamplona Ct	1	\$524.66
237-300-33-00	2102 Pamplona Ct	1	\$524.66
237-300-34-00	2108 Pamplona Ct	1	\$524.66
237-300-35-00	2124 Pamplona Ct	1	\$524.66
237-300-36-00	2130 Pamplona Ct	1	\$524.66
237-300-37-00	2152 Pamplona Ct	1	\$524.66
237-300-38-00	2164 Pamplona Ct	1	\$524.66
237-300-39-00	2176 Pamplona Ct	1	\$524.66
237-300-40-00	2188 Pamplona Ct	1	\$524.66
237-300-41-00	2196 Pamplona Ct	1	\$524.66
237-300-42-00	430 Amparo Dr	1	\$524.66
237-300-43-00	490 Amparo Dr	1	\$524.66
237-300-44-00	498 Amparo Dr	1	\$524.66
237-300-45-00	2110 Pamplona Ct	1	\$524.66
237-300-47-00	310 Amparo Dr	1	\$524.66
237-300-48-00	Amparo Dr	1	
237-300-49-00	381 Amparo Dr	1	\$524.66
237-310-01-00	2098 Amparo Ct	1	\$524.66
237-310-02-00	2082 Amparo Ct	1	\$524.66

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 24
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
237-310-03-00	2074 Amparo Ct	1	\$524.66
237-310-04-00	2066 Amparo Ct	1	\$524.66
237-310-05-00	2054 Amparo Ct	1	\$524.66
237-310-06-00	2038 Amparo Ct	1	\$524.66
237-310-07-00	2002 Amparo Ct	1	\$524.66
237-310-08-00	2011 Amparo Ct	1	\$524.66
237-310-09-00	2025 Amparo Ct	1	\$524.66
237-310-10-00	2043 Amparo Ct	1	\$524.66
237-310-11-00	2087 Amparo Ct	1	\$524.66
237-310-12-00	302 Amparo Dr	1	\$524.66
237-310-13-00	300 Amparo Dr	1	\$524.66
Totals:		Parcels: 59	\$30,430.28

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 25
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-682-52-00	573 Dimaio Way	1	\$140.94
225-682-53-00	581 Dimaio Way	1	\$140.94
225-682-54-00	585 Dimaio Way	1	\$140.94
225-682-55-00	591 Dimaio Way	1	\$140.94
225-682-56-00	595 Dimaio Way	1	\$140.94
225-682-57-00	603 Dimaio Way	1	\$140.94
225-682-58-00	615 Dimaio Way	1	\$140.94
225-682-59-00	621 Dimaio Way	1	\$140.94
225-682-60-00	635 Dimaio Way	1	\$140.94
225-682-61-00	647 Dimaio Way	1	\$140.94
225-682-62-00	655 Dimaio Way	1	\$140.94
225-682-63-00	667 Dimaio Way	1	\$140.94
225-682-64-00	675 Dimaio Way	1	\$140.94
225-682-65-00	670 Dimaio Way	1	\$140.94
225-682-66-00	652 Dimaio Way	1	\$140.94
225-682-67-00	640 Dimaio Way	1	\$140.94
225-682-68-00	632 Dimaio Way	1	\$140.94
225-682-69-00	624 Dimaio Way	1	\$140.94
225-682-70-00	618 Dimaio Way	1	\$140.94
225-682-71-00	600 Dimaio Way	1	\$140.94
225-682-72-00	598 Dimaio Way	1	\$140.94
225-682-73-00	594 Dimaio Way	1	\$140.94
225-682-74-00	586 Dimaio Way	1	\$140.94
225-682-75-00	578 Dimaio Way	1	\$140.94
225-682-76-00	570 Dimaio Way	1	\$140.94
225-750-01-00	2795 Oakwood Creek Way	1	\$140.94
225-750-02-00	2783 Oakwood Creek Way	1	\$140.94
225-750-03-00	2767 Oakwood Creek Way	1	\$140.94
225-750-04-00	2755 Oakwood Creek Way	1	\$140.94
225-750-05-00	2741 Oakwood Creek Way	1	\$140.94
225-750-06-00	611 Berkshire Pl	1	\$140.94
225-750-07-00	629 Berkshire Pl	1	\$140.94
225-750-08-00	633 Berkshire Pl	1	\$140.94
225-750-09-00	655 Berkshire Pl	1	\$140.94
225-750-10-00	678 Berkshire Pl	1	\$140.94
225-750-11-00	644 Berkshire Pl	1	\$140.94
225-750-13-00	2772 Berkshire Pl	1	\$140.94
225-750-14-00	2788 Oakwood Creek Way	1	\$140.94
225-750-15-00	2790 Oakwood Creek Way	1	\$140.94
225-750-16-00	2739 Oakwood Creek Way	1	\$140.94
225-750-17-00	2733 Oakwood Creek Way	1	\$140.94
225-750-18-00	2727 Oakwood Creek Way	1	\$140.94
225-750-19-00	621 Oakwood Creek Pl	1	\$140.94
225-750-20-00	635 Oakwood Creek Pl	1	\$140.94
225-750-21-00	657 Oakwood Creek Pl	1	\$140.94
225-750-22-00	679 Oakwood Creek Pl	1	\$140.94
225-750-23-00	683 Oakwood Creek Pl	1	\$140.94
225-750-24-00	688 Oakwood Creek Pl	1	\$140.94

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 25
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-750-25-00	660 Oakwood Creek Pl	1	\$140.94
225-750-26-00	648 Oakwood Creek Pl	1	\$140.94
225-750-27-00	616 Oakwood Creek Pl	1	\$140.94
225-750-28-00	604 Oakwood Creek Pl	1	\$140.94
Totals:	Parcels: 52		\$7,328.88

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 26
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-650-33-00	710 Jet Pl	1	\$475.72
227-650-34-00	722 Jet Pl	1	\$475.72
227-650-35-00	736 Jets Pl	1	\$475.72
227-650-36-00	748 Jet Pl	1	\$475.72
227-650-37-00	764 Jet Pl	1	\$475.72
227-650-38-00	788 Jet Pl	1	\$475.72
227-650-39-00	799 Jet Pl	1	\$475.72
227-650-40-00	775 Jet Pl	1	\$475.72
227-650-41-00	757 Jet Pl	1	\$475.72
227-650-42-00	741 Jet Pl	1	\$475.72
227-650-43-00	733 Jet Pl	1	\$475.72
227-650-44-00	715 Jet Pl	1	\$475.72
227-650-45-00	707 Jet Pl	1	\$475.72
Totals:			\$6,184.36
	Parcels:	13	

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 27
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-760-01-00	2641 Pummelo Ct	1.000	\$307.22
225-760-02-00	2625 Pummelo Ct	1.000	\$307.22
225-760-03-00	2601 Pummelo Ct	1.000	\$307.22
225-760-04-00	601 Star Ruby Ct	1.000	\$307.22
225-760-05-00	623 Star Ruby Ct	1.000	\$307.22
225-760-06-00	639 Star Ruby Ct	1.000	\$307.22
225-760-07-00	651 Star Ruby Ct	1.000	\$307.22
225-760-08-00	673 Star Ruby Ct	1.000	\$307.22
225-760-09-00	681 Star Ruby Ct	1.000	\$307.22
225-760-10-00	695 Star Ruby Ct	1.000	\$307.22
225-760-11-00	672 Star Ruby Ct	1.000	\$307.22
225-760-12-00	652 Star Ruby Ct	1.000	\$307.22
225-760-13-00	2626 Pummelo Ct	1.000	\$307.22
225-760-14-00	2642 Pummelo Ct	1.000	\$307.22
225-760-15-00	2650 Pummelo Ct	1.000	\$307.22
225-760-16-00	2654 Pummelo Ct	1.000	\$307.22
225-760-17-00	2660 Pummelo Ct	1.000	\$307.22
225-760-18-00	2674 Pummelo Ct	1.000	\$307.22
225-760-19-00	2695 Pummelo Ct	1.000	\$307.22
225-760-20-00	2681 Pummelo Ct	1.000	\$307.22
225-760-21-00	2675 Pummelo Ct	1.000	\$307.22
225-760-22-00	2661 Pummelo Ct	1.000	\$307.22
225-760-23-00	2655 Pummelo Ct	1.000	\$307.22
225-760-24-00	2661 Minneola Ln	1.000	\$307.22
225-760-25-00	2641 Minneola Ln	1.000	\$307.22
225-760-26-00	2635 Minneola Ln	1.000	\$307.22
225-760-27-00	2629 Minneola Ln	1.000	\$307.22
225-760-28-00	704 Sungold Way	1.000	\$307.22
225-760-29-00	720 Sungold Way	1.000	\$307.22
225-760-30-00	742 Sungold Way	1.000	\$307.22
225-760-31-00	743 Sungold Way	1.000	\$307.22
225-760-32-00	731 Sungold Way	1.000	\$307.22
225-760-33-00	715 Sungold Way	1.000	\$307.22
225-760-34-00	705 Sungold Way	1.000	\$307.22
225-761-01-00	748 Sungold Way	1.000	\$307.22
225-761-02-00	750 Sungold Way	1.000	\$307.22
225-761-03-00	758 Sungold Way	1.000	\$307.22
225-761-04-00	766 Sungold Way	1.000	\$307.22
225-761-05-00	770 Sungold Way	1.000	\$307.22
225-761-06-00	780 Sungold Way	1.000	\$307.22
225-761-07-00	790 Sungold Way	1.000	\$307.22
225-761-08-00	802 Sungold Way	1.000	\$307.22
225-761-09-00	824 Sungold Way	1.000	\$307.22
225-761-10-00	832 Sungold Way	1.000	\$307.22
225-761-11-00	844 Sungold Way	1.000	\$307.22
225-761-12-00	852 Sungold Way	1.000	\$307.22
225-761-13-00	864 Sungold Way	1.000	\$307.22
225-761-14-00	2690 Ponderosa Ct	1.000	\$307.22

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 27
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-761-15-00	2674 Ponderosa Ct	1.000	\$307.22
225-761-16-00	2652 Ponderosa Ct	1.000	\$307.22
225-761-17-00	2640 Ponderosa Ct	1.000	\$307.22
225-761-18-00	2643 Ponderosa Ct	1.000	\$307.22
225-761-19-00	2655 Ponderosa Ct	1.000	\$307.22
225-761-20-00	2681 Ponderosa Ct	1.000	\$307.22
225-761-21-00	2697 Ponderosa Ct	1.000	\$307.22
225-761-22-00	2598 Honeybell Ln	1.000	\$307.22
225-761-23-00	2582 Honeybell Ln	1.000	\$307.22
225-761-24-00	2570 Honeybell Ln	1.000	\$307.22
225-761-25-00	2568 Honeybell Ln	1.000	\$307.22
225-761-26-00	2548 Honeybell Ln	1.000	\$307.22
225-761-27-00	2535 Honeybell Ln	1.000	\$307.22
225-761-28-00	2545 Honeybell Ln	1.000	\$307.22
225-761-29-00	2557 Honeybell Ln	1.000	\$307.22
225-761-30-00	2569 Honeybell Ln	1.000	\$307.22
225-761-31-00	2589 Honeybell Ln	1.000	\$307.22
225-761-32-00	793 Sungold Way	1.000	\$307.22
225-761-33-00	785 Sungold Way	1.000	\$307.22
225-761-34-00	773 Sungold Way	1.000	\$307.22
225-761-35-00	2576 Hamlin Ct	1.000	\$307.22
225-761-36-00	2552 Hamlin Ct	1.000	\$307.22
225-761-37-00	2549 Hamlin Ct	1.000	\$307.22
225-761-38-00	2565 Hamlin Ct	1.000	\$307.22
225-761-39-00	2583 Hamlin Ct	1.000	\$307.22
225-762-01-00	872 Sungold Way	1.000	\$307.22
225-762-02-00	884 Sungold Way	1.000	\$307.22
225-762-03-00	2632 Jaffa Ct	1.000	\$307.22
225-762-04-00	2631 Jaffa Ct	1.000	\$307.22
225-762-05-00	2657 Jaffa Ct	1.000	\$307.22
225-762-06-00	2673 Jaffa Ct	1.000	\$307.22
225-762-07-00	2695 Jaffa Ct	1.000	\$307.22
225-762-08-00	Jaffa Ct		
225-762-09-00	Jaffa Ct		
225-763-01-00	2534 Honeybell Ln	1.000	\$307.22
225-763-02-00	2520 Honeybell Ln	1.000	\$307.22
225-763-03-00	2504 Honeybell Ln	1.000	\$307.22
225-763-04-00	2494 Honeybell Ln	1.000	\$307.22
225-763-05-00	2482 Honeybell Ln	1.000	\$307.22
225-763-06-00	2474 Honeybell Ln	1.000	\$307.22
225-763-07-00	2462 Honeybell Ln	1.000	\$307.22
225-763-08-00	2454 Honeybell Ln	1.000	\$307.22
225-763-09-00	2448 Honeybell Ln	1.000	\$307.22
225-763-10-00	2442 Honeybell Ln	1.000	\$307.22
225-763-11-00	2434 Honeybell Ln	1.000	\$307.22
225-763-12-00	2422 Honeybell Ln	1.000	\$307.22
225-763-13-00	2414 Honeybell Ln	1.000	\$307.22
225-763-14-00	2402 Honeybell Ln	1.000	\$307.22

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 27
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-763-15-00	2403 Honeybell Ln	1.000	\$307.22
225-763-16-00	2413 Honeybell Ln	1.000	\$307.22
225-763-17-00	2421 Honeybell Ln	1.000	\$307.22
225-763-18-00	2433 Honeybell Ln	1.000	\$307.22
225-763-19-00	2443 Honeybell Ln	1.000	\$307.22
225-763-20-00	2447 Honeybell Ln	1.000	\$307.22
225-763-21-00	2453 Honeybell Ln	1.000	\$307.22
225-763-22-00	2461 Honeybell Ln	1.000	\$307.22
225-763-23-00	2473 Honeybell Ln	1.000	\$307.22
225-763-24-00	2481 Honeybell Ln	1.000	\$307.22
225-763-25-00	2493 Honeybell Ln	1.000	\$307.22
225-763-26-00	2509 Honeybell Ln	1.000	\$307.22
225-763-27-00	2521 Honeybell Ln	1.000	\$307.22
225-763-28-00	Honeybell Ln		
225-763-29-00	El Norte Pkwy		
225-763-30-00	Red Blush Rd		
225-764-01-00	889 Red Blush Rd	1.000	\$307.22
225-764-02-00	873 Red Blush Rd	1.000	\$307.22
225-764-03-00	865 Red Blush Rd	1.000	\$307.22
225-764-04-00	839 Red Blush Rd	1.000	\$307.22
225-764-05-00	821 Red Blush Rd	1.000	\$307.22
225-764-06-00	805 Red Blush Rd	1.000	\$307.22
225-764-07-00	802 Red Blush Rd	1.000	\$307.22
225-764-08-00	816 Red Blush Rd	1.000	\$307.22
225-764-09-00	2402 Tangelo Pl East	1.000	\$307.22
225-764-10-00	2440 Tangelo Pl East	1.000	\$307.22
225-764-11-00	2460 Tangelo Pl East	1.000	\$307.22
225-764-12-00	832 Red Blush Rd	1.000	\$307.22
225-764-13-00	846 Red Blush Rd	1.000	\$307.22
225-764-14-00	868 Red Blush Rd	1.000	\$307.22
225-764-15-00	876 Red Blush Rd	1.000	\$307.22
225-764-16-00	882 Red Blush Rd	1.000	\$307.22
225-764-17-00	894 Red Blush Rd	1.000	\$307.22
225-764-18-00	Mission Ave		
225-764-19-00	Tangelo Pl East	1.000	\$307.22
225-764-20-00	Tangelo Pl East	1.000	\$307.22
225-764-21-00	Tangelo Pl East	1.000	\$307.22
Totals:	Parcels: 133		\$39,016.94

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-141-39-00	Valley Pkwy		
225-770-01-00	3107 Burnet Dr	1.000	\$404.80
225-770-02-00	3103 Burnet Dr	1.000	\$404.80
225-770-03-00	3095 Burnet Dr	1.000	\$404.80
225-770-04-00	3089 Burnet Dr	1.000	\$404.80
225-770-05-00	3067 Burnet Dr	1.000	\$404.80
225-770-06-00	3070 Burnet Dr	1.000	\$404.80
225-770-07-00	3078 Burnet Dr	1.000	\$404.80
225-770-08-00	Murcott Way	1.000	\$404.80
225-770-09-00	2967 Murcott Way	1.000	\$404.80
225-770-10-00	2955 Murcott Way	1.000	\$404.80
225-770-11-00	2949 Murcott Way	1.000	\$404.80
225-770-12-00	2933 Murcott Way	1.000	\$404.80
225-770-13-00	2921 Murcott Way	1.000	\$404.80
225-770-14-00	766 Bijou Lime Ln	1.000	\$404.80
225-770-15-00	752 Bijou Lime Ln	1.000	\$404.80
225-770-16-00	753 Bijou Lime Ln	1.000	\$404.80
225-770-17-00	771 Bijou Lime Ln	1.000	\$404.80
225-770-18-00	779 Bijou Lime Ln	1.000	\$404.80
225-770-19-00	787 Bijou Lime Ln	1.000	\$404.80
225-770-20-00	791 Bijou Lime Ln	1.000	\$404.80
225-770-21-00	795 Bijou Lime Ln	1.000	\$404.80
225-770-22-00	2902 Murcott Way	1.000	\$404.80
225-770-23-00	2908 Murcott Way	1.000	\$404.80
225-770-24-00	2916 Murcott Way	1.000	\$404.80
225-770-25-00	2928 Murcott Way	1.000	\$404.80
225-770-26-00	2940 Murcott Way	1.000	\$404.80
225-770-27-00	2952 Murcott Way	1.000	\$404.80
225-770-28-00	2964 Murcott Way	1.000	\$404.80
225-770-29-00	2970 Murcott Way	1.000	\$404.80
225-770-30-00	2982 Murcott Way	1.000	\$404.80
225-770-31-00	2988 Murcott Way	1.000	\$404.80
225-770-32-00	2996 Murcott Way	1.000	\$404.80
225-770-33-00	Bijou Lime Ln		
225-771-01-00	3053 Burnet Dr	1.000	\$404.80
225-771-02-00	3041 Burnet Dr	1.000	\$404.80
225-771-03-00	3025 Burnet Dr	1.000	\$404.80
225-771-04-00	3017 Burnet Dr	1.000	\$404.80
225-771-05-00	3013 Burnet Dr	1.000	\$404.80
225-771-06-00	2989 Burnet Dr	1.000	\$404.80
225-771-07-00	2985 Burnet Dr	1.000	\$404.80
225-771-08-00	2971 Burnet Dr	1.000	\$404.80
225-771-09-00	2967 Burnet Dr	1.000	\$404.80
225-771-10-00	2959 Burnet Dr	1.000	\$404.80
225-771-11-00	2953 Burnet Dr	1.000	\$404.80
225-771-12-00	2941 Burnet Dr	1.000	\$404.80
225-771-13-00	2937 Burnet Dr	1.000	\$404.80
225-771-14-00	2931 Burnet Dr	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-771-15-00	2919 Burnet Dr	1.000	\$404.80
225-771-16-00	2905 Burnet Dr	1.000	\$404.80
225-771-17-00	2902 Burnet Dr	1.000	\$404.80
225-771-18-00	2908 Burnet Dr	1.000	\$404.80
225-771-19-00	2912 Burnet Dr	1.000	\$404.80
225-771-20-00	2924 Burnet Dr	1.000	\$404.80
225-771-21-00	2928 Burnet Dr	1.000	\$404.80
225-771-22-00	2960 Burnet Dr	1.000	\$404.80
225-771-23-00	2964 Burnet Dr	1.000	\$404.80
225-771-24-00	2990 Burnet Dr	1.000	\$404.80
225-771-25-00	2996 Burnet Dr	1.000	\$404.80
225-771-26-00	3000 Burnet Dr	1.000	\$404.80
225-771-27-00	3008 Burnet Dr	1.000	\$404.80
225-771-28-00	3020 Burnet Dr	1.000	\$404.80
225-771-29-00	3034 Burnet Dr	1.000	\$404.80
225-771-30-00	3038 Burnet Dr	1.000	\$404.80
225-771-31-00	3046 Burnet Dr	1.000	\$404.80
225-771-32-00	3058 Burnet Dr	1.000	\$404.80
225-771-33-00	740 Bijou Lime Ln	1.000	\$404.80
225-771-34-00	734 Bijou Lime Ln	1.000	\$404.80
225-771-35-00	2922 Rangpur Ct	1.000	\$404.80
225-771-36-00	2936 Rangpur Ct	1.000	\$404.80
225-771-37-00	2954 Rangpur Ct	1.000	\$404.80
225-771-38-00	2982 Rangpur Ct	1.000	\$404.80
225-771-39-00	2990 Rangpur Ct	1.000	\$404.80
225-771-40-00	2977 Rangpur Ct	1.000	\$404.80
225-771-41-00	2963 Rangpur Ct	1.000	\$404.80
225-771-42-00	2949 Rangpur Ct	1.000	\$404.80
225-771-43-00	2915 Rangpur Ct	1.000	\$404.80
225-771-44-00	2980 Burnet Dr	1.000	\$404.80
225-771-45-00	721 Bijou Lime Ln	1.000	\$404.80
225-771-46-00	729 Bijou Lime Ln	1.000	\$404.80
225-771-47-00	737 Bijou Lime Ln	1.000	\$404.80
225-771-48-00	745 Bijou Lime Ln	1.000	\$404.80
225-771-49-00	Burnet Dr		
225-780-01-00	2801 Oro Blanco Cir	1.000	\$404.80
225-780-02-00	2805 Oro Blanco Cir	1.000	\$404.80
225-780-03-00	2809 Oro Blanco Cir	1.000	\$404.80
225-780-04-00	2813 Oro Blanco Cir	1.000	\$404.80
225-780-05-00	2817 Oro Blanco Cir	1.000	\$404.80
225-780-06-00	2821 Oro Blanco Cir	1.000	\$404.80
225-780-07-00	2825 Oro Blanco Cir	1.000	\$404.80
225-780-08-00	2829 Oro Blanco Cir	1.000	\$404.80
225-780-09-00	2833 Oro Blanco Cir	1.000	\$404.80
225-780-10-00	2841 Oro Blanco Cir	1.000	\$404.80
225-780-11-00	2853 Oro Blanco Cir	1.000	\$404.80
225-780-12-00	2865 Oro Blanco Cir	1.000	\$404.80
225-780-13-00	2877 Oro Blanco Cir	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-780-14-00	2889 Oro Blanco Cir	1.000	\$404.80
225-780-15-00	2891 Oro Blanco Cir	1.000	\$404.80
225-780-16-00	2893 Oro Blanco Cir	1.000	\$404.80
225-780-17-00	2899 Oro Blanco Cir	1.000	\$404.80
225-780-18-00	2903 Oro Blanco Cir	1.000	\$404.80
225-780-19-00	2907 Oro Blanco Cir	1.000	\$404.80
225-780-20-00	2911 Oro Blanco Cir	1.000	\$404.80
225-780-21-00	2915 Oro Blanco Cir	1.000	\$404.80
225-780-22-00	2919 Oro Blanco Cir	1.000	\$404.80
225-780-23-00	2923 Oro Blanco Cir	1.000	\$404.80
225-780-24-00	2927 Oro Blanco Cir	1.000	\$404.80
225-780-25-00	2931 Oro Blanco Cir	1.000	\$404.80
225-780-26-00	2935 Oro Blanco Cir	1.000	\$404.80
225-780-27-00	2949 Oro Blanco Cir	1.000	\$404.80
225-780-28-00	2957 Oro Blanco Cir	1.000	\$404.80
225-780-29-00	2963 Oro Blanco Cir	1.000	\$404.80
225-780-30-00	2985 Oro Blanco Cir	1.000	\$404.80
225-780-31-00	2991 Oro Blanco Cir	1.000	\$404.80
225-780-32-00	2980 Oro Blanco Cir	1.000	\$404.80
225-780-33-00	2972 Oro Blanco Cir	1.000	\$404.80
225-780-34-00	2960 Oro Blanco Cir	1.000	\$404.80
225-780-35-00	2950 Oro Blanco Cir	1.000	\$404.80
225-780-36-00	2942 Oro Blanco Cir	1.000	\$404.80
225-780-37-00	2934 Oro Blanco Cir	1.000	\$404.80
225-780-38-00	2884 Oro Blanco Cir	1.000	\$404.80
225-780-39-00	2880 Oro Blanco Cir	1.000	\$404.80
225-780-40-00	2872# Oro Blanco Cir	1.000	\$404.80
225-780-41-00	2858 Oro Blanco Cir	1.000	\$404.80
225-780-42-00	2846 Oro Blanco Cir	1.000	\$404.80
225-780-43-00	2838 Oro Blanco Cir	1.000	\$404.80
225-780-44-00	Oro Blanco Cir		
225-780-45-00	Oro Blanco Cir		
225-780-46-00	Oro Blanco Cir		
225-790-01-00	592 Chandler Ct	1.000	\$404.80
225-790-02-00	584 Chandler Ct	1.000	\$404.80
225-790-03-00	576 Chandler Ct	1.000	\$404.80
225-790-04-00	562 Chandler Ct	1.000	\$404.80
225-790-05-00	554 Chandler Ct	1.000	\$404.80
225-790-06-00	538 Chandler Ct	1.000	\$404.80
225-790-07-00	520 Chandler Ct	1.000	\$404.80
225-790-08-00	508 Chandler Ct	1.000	\$404.80
225-790-09-00	503 Chandler Ct	1.000	\$404.80
225-790-10-00	521 Chandler Ct	1.000	\$404.80
225-790-11-00	537 Chandler Ct	1.000	\$404.80
225-790-12-00	545 Chandler Ct	1.000	\$404.80
225-790-13-00	551 Chandler Ct	1.000	\$404.80
225-790-14-00	563 Chandler Ct	1.000	\$404.80
225-790-15-00	571 Chandler Ct	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-790-16-00	587 Chandler Ct	1.000	\$404.80
225-790-17-00	591 Chandler Ct	1.000	\$404.80
225-790-18-00	3099 Wohlford Dr	1.000	\$404.80
225-790-19-00	3091 Wohlford Dr	1.000	\$404.80
225-790-20-00	3085 Wohlford Dr	1.000	\$404.80
225-790-21-00	3081 Wohlford Dr	1.000	\$404.80
225-790-22-00	3077 Wohlford Dr	1.000	\$404.80
225-790-23-00	3073 Wohlford Dr	1.000	\$404.80
225-790-24-00	3069 Wohlford Dr	1.000	\$404.80
225-790-25-00	Wohlford Dr	1.000	\$404.80
225-790-26-00	3061 Wohlford Dr	1.000	\$404.80
225-790-27-00	Wohlford Dr	1.000	\$404.80
225-790-28-00	3053 Wohlford Dr	1.000	\$404.80
225-790-29-00	3049 Wohlford Dr	1.000	\$404.80
225-790-30-00	3045 Wohlford Dr	1.000	\$404.80
225-790-31-00	3041 Wohlford Dr	1.000	\$404.80
225-790-32-00	3037 Wohlford Dr	1.000	\$404.80
225-790-33-00	3052 Wohlford Dr	1.000	\$404.80
225-790-34-00	3048 Wohlford Dr	1.000	\$404.80
225-790-35-00	3042 Wohlford Dr	1.000	\$404.80
225-790-36-00	3038 Wohlford Dr	1.000	\$404.80
225-790-37-00	3003 Finley Pl	1.000	\$404.80
225-790-38-00	3019 Finley Pl	1.000	\$404.80
225-790-39-00	3025 Finley Pl	1.000	\$404.80
225-790-40-00	3031 Finley Pl	1.000	\$404.80
225-790-41-00	Wohlford Dr		
225-790-42-00	Wohlford Dr		
225-790-43-00	Wohlford Dr		
225-790-44-00	Wohlford Dr		
225-790-45-00	No Situs Address		
225-791-01-00	3033 Wohlford Dr	1.000	\$404.80
225-791-02-00	3027 Wohlford Dr	1.000	\$404.80
225-791-03-00	3023 Wohlford Dr	1.000	\$404.80
225-791-04-00	3019 Wohlford Dr	1.000	\$404.80
225-791-05-00	3013 Wohlford Dr	1.000	\$404.80
225-791-06-00	Wohlford Dr	1.000	\$404.80
225-791-07-00	3001 Wohlford Dr	1.000	\$404.80
225-791-08-00	2995 Wohlford Dr	1.000	\$404.80
225-791-09-00	2989 Wohlford Dr	1.000	\$404.80
225-791-10-00	2967 Wohlford Dr	1.000	\$404.80
225-791-11-00	2955 Wohlford Dr	1.000	\$404.80
225-791-12-00	594 Dana Ln	1.000	\$404.80
225-791-13-00	588 Dana Ln	1.000	\$404.80
225-791-14-00	574 Dana Ln	1.000	\$404.80
225-791-15-00	562 Dana Ln	1.000	\$404.80
225-791-16-00	558 Dana Ln	1.000	\$404.80
225-791-17-00	546 Dana Ln	1.000	\$404.80
225-791-18-00	542 Dana Ln	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-791-19-00	540 Dana Ln	1.000	\$404.80
225-791-20-00	536 Dana Ln	1.000	\$404.80
225-791-21-00	532 Dana Ln	1.000	\$404.80
225-791-22-00	528 Dana Ln	1.000	\$404.80
225-791-23-00	524 Dana Ln	1.000	\$404.80
225-791-24-00	510 Dana Ln	1.000	\$404.80
225-791-25-00	495 Dana Ln	1.000	\$404.80
225-791-26-00	515 Dana Ln	1.000	\$404.80
225-791-27-00	521 Dana Ln	1.000	\$404.80
225-791-28-00	551 Dana Ln	1.000	\$404.80
225-791-29-00	565 Dana Ln	1.000	\$404.80
225-791-30-00	573 Dana Ln	1.000	\$404.80
225-791-31-00	585 Dana Ln	1.000	\$404.80
225-791-32-00	591 Dana Ln	1.000	\$404.80
225-791-33-00	599 Dana Ln	1.000	\$404.80
225-791-34-00	578 Eureka Dr	1.000	\$404.80
225-791-35-00	556 Eureka Dr	1.000	\$404.80
225-791-36-00	540 Eureka Dr	1.000	\$404.80
225-791-37-00	534 Eureka Dr	1.000	\$404.80
225-791-38-00	522 Eureka Dr	1.000	\$404.80
225-791-39-00	516 Eureka Dr	1.000	\$404.80
225-791-40-00	504 Eureka Dr	1.000	\$404.80
225-791-41-00	Eureka Dr		
225-791-42-00	Eureka Dr		
225-791-43-00	Wohlford Dr		
225-791-44-00	Wohlford Dr		
225-791-45-00	No Situs Address		
225-791-46-00	No Situs Address		
225-800-01-00	3117 Timken Cir	1.000	\$404.80
225-800-02-00	3131 Timken Cir	1.000	\$404.80
225-800-03-00	3155 Timken Cir	1.000	\$404.80
225-800-04-00	3172 Crane Ave	1.000	\$404.80
225-800-05-00	3160 Crane Ave	1.000	\$404.80
225-800-06-00	3154 Crane Ave	1.000	\$404.80
225-800-07-00	3144 Crane Ave	1.000	\$404.80
225-800-08-00	3130 Crane Ave	1.000	\$404.80
225-800-09-00	3124 Crane Ave	1.000	\$404.80
225-800-10-00	3118 Crane Ave	1.000	\$404.80
225-800-11-00	3117 Crane Ave	1.000	\$404.80
225-800-12-00	3123 Crane Ave	1.000	\$404.80
225-800-13-00	3131 Crane Ave	1.000	\$404.80
225-800-14-00	3141 Crane Ave	1.000	\$404.80
225-800-15-00	498 Kennedy Ct	1.000	\$404.80
225-800-16-00	470 Kennedy Ct	1.000	\$404.80
225-800-17-00	448 Kennedy Ct	1.000	\$404.80
225-800-18-00	420 Kennedy Ct	1.000	\$404.80
225-800-19-00	421 Kennedy Ct	1.000	\$404.80
225-800-20-00	437 Kennedy Ct	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-800-21-00	451 Kennedy Ct	1.000	\$404.80
225-800-22-00	3175 Crane Ave	1.000	\$404.80
225-800-23-00	Kennedy Ct		
225-800-24-00	Timken Cir		
225-800-26-00	Beven Dr		
225-801-01-00	3173 Timken Cir	1.000	\$404.80
225-801-02-00	3181 Timken Cir	1.000	\$404.80
225-801-03-00	3195 Timken Cir	1.000	\$404.80
225-801-04-00	3198 Crane Ave	1.000	\$404.80
225-801-05-00	3194 Crane Ave	1.000	\$404.80
225-801-06-00	3188 Crane Ave	1.000	\$404.80
225-801-07-00	3182 Crane Ave	1.000	\$404.80
225-801-08-00	3181 Crane Ave	1.000	\$404.80
225-801-09-00	406 Boudinot Ct	1.000	\$404.80
225-801-10-00	420 Boudinot Ct	1.000	\$404.80
225-801-11-00	440 Boudinot Ct	1.000	\$404.80
225-801-12-00	456 Boudinot Ct	1.000	\$404.80
225-801-13-00	474 Boudinot Ct	1.000	\$404.80
225-801-14-00	488 Boudinot Ct	1.000	\$404.80
225-801-15-00	489 Boudinot Ct	1.000	\$404.80
225-801-16-00	471 Boudinot Ct	1.000	\$404.80
225-801-17-00	449 Boudinot Ct	1.000	\$404.80
225-801-18-00	425 Boudinot Ct	1.000	\$404.80
225-801-19-00	409 Boudinot Ct	1.000	\$404.80
225-801-20-00	403 Boudinot Ct	1.000	\$404.80
225-801-21-00	404 Eureka Dr	1.000	\$404.80
225-801-22-00	432 Eureka Dr	1.000	\$404.80
225-801-23-00	464 Eureka Dr	1.000	\$404.80
225-801-24-00	476 Eureka Dr	1.000	\$404.80
225-801-25-00	481 Eureka Dr	1.000	\$404.80
225-801-26-00	477 Eureka Dr	1.000	\$404.80
225-801-27-00	465 Eureka Dr	1.000	\$404.80
225-801-28-00	433 Eureka Dr	1.000	\$404.80
225-801-29-00	401 Eureka Dr	1.000	\$404.80
225-801-30-00	3211 Crane Ave	1.000	\$404.80
225-801-31-00	3225 Crane Ave	1.000	\$404.80
225-801-32-00	3237 Crane Ave	1.000	\$404.80
225-801-33-00	3245 Crane Ave	1.000	\$404.80
225-801-34-00	3257 Crane Ave	1.000	\$404.80
225-801-35-00	3271 Crane Ave	1.000	\$404.80
225-801-36-00	3285 Crane Ave	1.000	\$404.80
225-801-37-00	3293 Crane Ave	1.000	\$404.80
225-801-38-00	3297 Crane Ave	1.000	\$404.80
225-801-39-00	3294 Crane Ave	1.000	\$404.80
225-801-40-00	3288 Crane Ave	1.000	\$404.80
225-801-41-00	3276 Crane Ave	1.000	\$404.80
225-801-42-00	3262 Crane Ave	1.000	\$404.80
225-801-43-00	3242 Crane Ave	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-801-44-00	3228 Crane Ave	1.000	\$404.80
225-801-45-00	3202 Crane Ave	1.000	\$404.80
225-801-46-00	3201 Timken Cir	1.000	\$404.80
225-801-47-00	3235 Timken Cir	1.000	\$404.80
225-801-48-00	3257 Timken Cir	1.000	\$404.80
225-801-49-00	3273 Timken Cir	1.000	\$404.80
225-801-50-00	3285 Timken Cir	1.000	\$404.80
225-801-51-00	3291 Timken Cir	1.000	\$404.80
225-801-52-00	Eureka Dr		
225-801-53-00	Eureka Dr		
225-810-01-00	3168 Katharine Dr	1.000	\$404.80
225-810-02-00	Katharine Dr	1.000	\$404.80
225-810-03-00	3111 Katharine Dr	1.000	\$404.80
225-810-04-00	3125 Katharine Dr	1.000	\$404.80
225-810-05-00	3141 Katharine Dr	1.000	\$404.80
225-810-06-00	3153 Katharine Dr	1.000	\$404.80
225-810-07-00	Katharine Dr	1.000	\$404.80
225-810-08-00	3189 Katharine Dr	1.000	\$404.80
225-810-09-00	3197 Katharine Dr	1.000	\$404.80
225-810-10-00	3198 Beven Dr	1.000	\$404.80
225-810-11-00	3184 Beven Dr	1.000	\$404.80
225-810-12-00	3176 Beven Dr	1.000	\$404.80
225-810-13-00	3160 Beven Dr	1.000	\$404.80
225-810-14-00	3152 Beven Dr	1.000	\$404.80
225-810-15-00	3144 Beven Dr	1.000	\$404.80
225-810-16-00	3136 Beven Dr	1.000	\$404.80
225-810-17-00	3122 Beven Dr	1.000	\$404.80
225-810-18-00	3131 Beven Dr	1.000	\$404.80
225-810-19-00	3147 Beven Dr	1.000	\$404.80
225-810-20-00	3151 Beven Dr	1.000	\$404.80
225-810-21-00	3202 Beven Dr	1.000	\$404.80
225-810-22-00	3228 Beven Dr	1.000	\$404.80
225-810-23-00	3232 Beven Dr	1.000	\$404.80
225-810-24-00	3233 Katharine Dr	1.000	\$404.80
225-810-25-00	3227 Katharine Dr	1.000	\$404.80
225-810-26-00	3201 Katharine Dr	1.000	\$404.80
225-810-27-00	3248 Katharine Dr	1.000	\$404.80
225-810-28-00	3242 Katharine Dr	1.000	\$404.80
225-810-29-00	Katharine Dr		
225-810-30-00	Ambersweet Way		
225-811-01-00	3238 Beven Dr	1.000	\$404.80
225-811-02-00	3244 Beven Dr	1.000	\$404.80
225-811-03-00	3248 Beven Dr	1.000	\$404.80
225-811-04-00	3250 Beven Dr	1.000	\$404.80
225-811-05-00	3252 Beven Dr	1.000	\$404.80
225-811-06-00	3295 Katharine Dr	1.000	\$404.80
225-811-07-00	3283 Katharine Dr	1.000	\$404.80
225-811-08-00	3275 Katharine Dr	1.000	\$404.80

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 28
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-811-09-00	3267 Katharine Dr	1.000	\$404.80
225-811-10-00	3255 Katharine Dr	1.000	\$404.80
225-811-11-00	3245 Katharine Dr	1.000	\$404.80
225-811-12-00	3272 Katharine Dr	1.000	\$404.80
225-811-13-00	3268 Katharine Dr	1.000	\$404.80
225-811-14-00	3256 Katharine Dr	1.000	\$404.80
225-811-15-00	380 Coleman Ct	1.000	\$404.80
225-811-16-00	399 Coleman Ct	1.000	\$404.80
225-811-17-00	377 Coleman Ct	1.000	\$404.80
225-811-18-00	339 Coleman Ct	1.000	\$404.80
225-811-19-00	301 Coleman Ct	1.000	\$404.80
225-811-20-00	3270 Beven Dr	1.000	\$404.80
225-811-21-00	3282 Beven Dr	1.000	\$404.80
225-811-22-00	3286 Beven Dr	1.000	\$404.80
225-811-23-00	3294 Beven Dr	1.000	\$404.80
225-811-24-00	3291 Beven Dr	1.000	\$404.80
225-811-25-00	3287 Beven Dr	1.000	\$404.80
225-811-26-00	3283 Beven Dr	1.000	\$404.80
225-811-27-00	3275 Beven Dr	1.000	\$404.80
225-811-28-00	3271 Beven Dr	1.000	\$404.80
225-811-29-00	3269 Beven Dr	1.000	\$404.80
225-811-30-00	3267 Beven Dr	1.000	\$404.80
225-811-31-00	3265 Beven Dr	1.000	\$404.80
225-811-32-00	3261 Beven Dr	1.000	\$404.80
225-811-33-00	3259 Beven Dr	1.000	\$404.80
225-811-34-00	3255 Beven Dr	1.000	\$404.80
225-811-35-00	3249 Beven Dr	1.000	\$404.80
225-811-36-00	3243 Beven Dr	1.000	\$404.80
225-811-37-00	Beven Dr		
225-811-38-00	Beven Dr		
225-811-39-00	Beven Dr		
240-020-28-00	Valley Pkwy		
240-020-31-00	13961 Valle Lindo Rd		
Totals:	Parcels: 369		\$137,632.00

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 29
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
236-334-43-00	902 Rockwell Springs Ct*	1	\$520.40
236-334-44-00	930 Rockwell Springs Ct*	1	\$520.40
236-334-45-00	944 Rockwell Springs Ct*	1	\$520.40
236-334-46-00	2031 Felicita Rd	1	\$520.40
236-334-47-00	970 Rockwell Springs Ct*	1	\$520.40
236-334-48-00	979 Rockwell Springs Ct*	1	\$520.40
236-334-49-00	953 Rockwell Springs Ct*	1	\$520.40
236-334-50-00	939 Rockwell Springs Ct*	1	\$520.40
236-334-51-00	925 Rockwell Springs Ct*	1	\$520.40
236-334-52-00	907 Rockwell Springs Ct*	1	\$520.40
236-334-53-00	913 Rockwell Springs Ct*	1	\$520.40
236-334-54-00	2111 Felicita Rd	1	\$520.40
Totals:			\$6,244.80
	Parcels:	12	

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 32
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situa Address	Levy Factor	Assessment Levy
231-800-18-00	592 Trovita Ct	1	\$264.06
231-800-19-00	586 Trovita Ct	1	\$264.06
231-800-20-00	582 Trovita Ct	1	\$264.06
231-800-21-00	572 Trovita Ct	1	\$264.06
231-800-22-00	568 Trovita Ct	1	\$264.06
231-800-23-00	564 Trovita Ct	1	\$264.06
231-800-24-00	560 Trovita Ct	1	\$264.06
231-800-25-00	558 Trovita Ct	1	\$264.06
231-800-26-00	554 Trovita Ct	1	\$264.06
231-800-27-00	542 Trovita Ct	1	\$264.06
231-800-28-00	538 Trovita Ct	1	\$264.06
231-800-29-00	532 Trovita Ct	1	\$264.06
231-800-30-00	535 Trovita Ct	1	\$264.06
231-800-31-00	547 Trovita Ct	1	\$264.06
231-800-32-00	553 Trovita Ct	1	\$264.06
231-800-33-00	559 Trovita Ct	1	\$264.06
231-800-34-00	563 Trovita Ct	1	\$264.06
231-800-35-00	567 Trovita Ct	1	\$264.06
231-800-36-00	571 Trovita Ct	1	\$264.06
231-800-37-00	575 Trovita Ct	1	\$264.06
231-800-38-00	581 Trovita Ct	1	\$264.06
231-800-39-00	589 Trovita Ct	1	\$264.06
Totals:		Parcels: 22	\$5,809.32

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 33
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-123-38-00	2006 Drew Rd	1	\$896.32
227-123-39-00	2002 Drew Rd	1	\$896.32
227-123-40-00	1984 Drew Rd	1	\$896.32
227-123-41-00	1976 Drew Rd	1	\$896.32
227-123-42-00	1968 Drew Rd	1	\$896.32
227-123-43-00	1964 Drew Rd	1	\$896.32
227-123-44-00	1961 Drew Rd	1	\$896.32
227-123-45-00	1969 Drew Rd	1	\$896.32
227-123-46-00	1975 Drew Rd	1	\$896.32
227-123-47-00	1983 Drew Rd	1	\$896.32
227-123-48-00	2003 Drew Rd	1	\$896.32
Totals:	Parcels: 11		\$9,859.52

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 34
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
234-180-61-00	1431 Purdum Ln	1	\$1,198.84
234-180-62-00	691 Center Stage Gln	1	\$1,198.84
234-180-63-00	671 Center Stage Gln	1	\$1,198.84
234-180-64-00	651 Center Stage Gln	1	\$1,198.84
234-180-65-00	1405 Purdum Ln	1	\$1,198.84
Totals:	Parcels: 5		\$5,994.20

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 35
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-492-35-00	2053 Amir Pl	1	\$1,129.14
238-492-36-00	2075 Hamilton Pl	1	\$1,129.14
238-492-37-00	2097 Hamilton Pl	1	\$1,129.14
238-492-38-00	2092 Hamilton Pl	1	\$1,129.14
238-492-39-00	2072 Hamilton Pl	1	\$1,129.14
238-492-40-00	2054 Hamilton Pl	1	\$1,129.14
Totals:		Parcels: 6	\$6,774.84

CITY OF ESCONDIDO
Landscape Maintenance District No. 1 - Zone 38
Assessment Levy for Fiscal Year 2021/22

Assessor's Parcel No.	Sitius Address	Levy Factor	Assessment Levy
231-840-01-00	2354 Campbell PI	1	\$727.14
231-840-02-00	2348 Campbell PI	1	\$727.14
231-840-03-00	2345 Campbell PI	1	\$727.14
231-840-04-00	2351 Campbell PI	1	\$727.14
231-840-05-00	2359 Campbell PI	1	\$727.14
231-840-06-00	2367 Campbell PI	1	\$727.14
231-840-07-00	2375 Campbell PI	1	\$727.14
Totals:		Parcels: 7	\$5,089.98

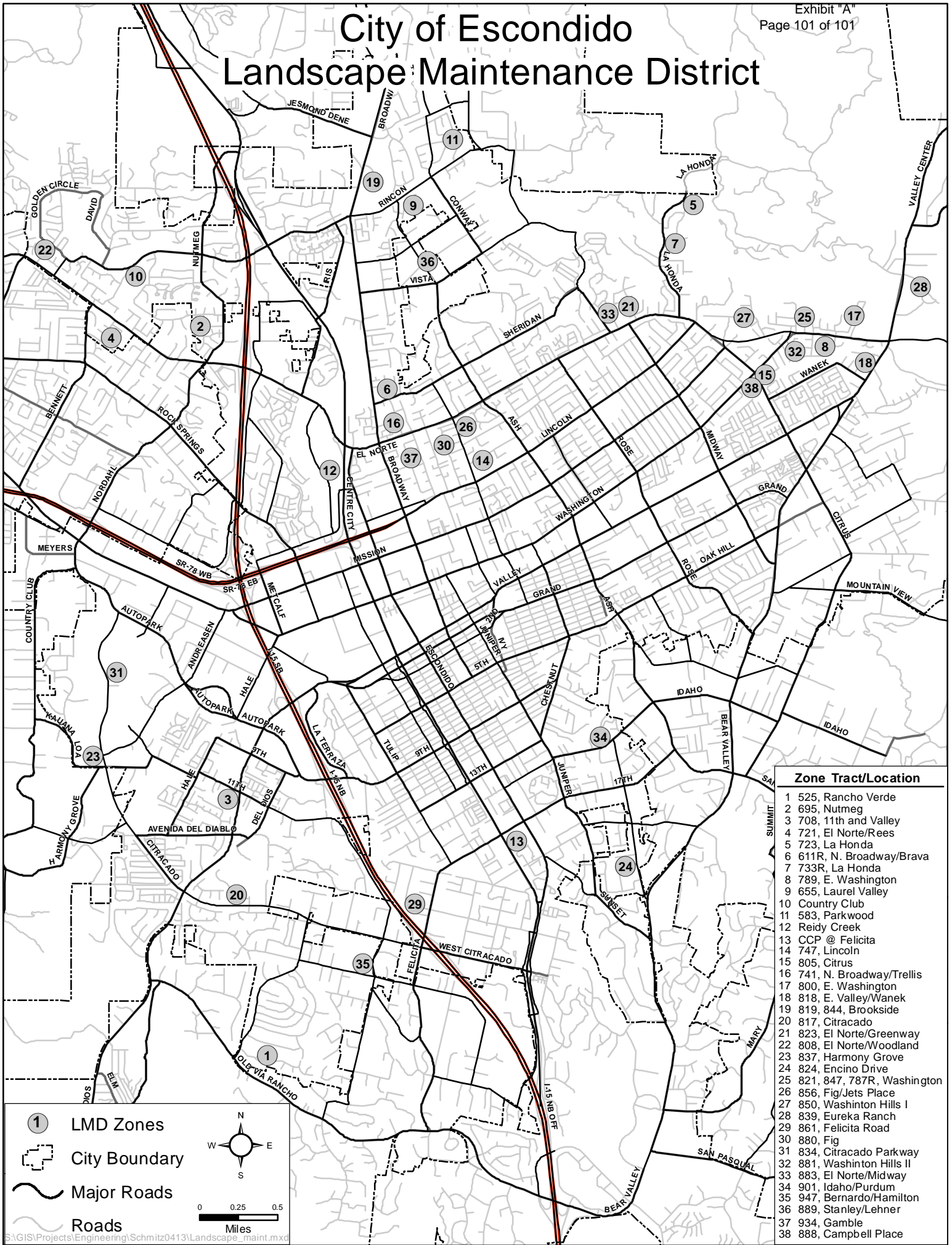
**CITY OF ESCONDIDO
LANDSCAPE AND MAINTENANCE ASSESSMENT DISTRICT**

APPENDIX III

DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT BOUNDARIES

(An overall map of the District Zones follows. A detailed map of the parcels or lots contained in each Zone is on file with the City Clerk and with the Engineering Department.)

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 @ Felicitia
- 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, Felicitia 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

LMD Zones
 City Boundary
 Major Roads
 Roads

0 0.25 0.5
 Miles

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CITY COUNCIL STAFF REPORT

Consent Item No. 5

May 26, 2021

File No. 0820-20

SUBJECT: Adoption of Addenda to the EIR for the Citracado Parkway Improvement Project

DEPARTMENT: Engineering Services Department

RECOMMENDATION:

It is requested that the City Council approve Resolution No. 2021-82, adopting Addenda to an adopted EIR prepared for the Citracado Parkway Extension Project (ER 2006-10 and ENG12-0011).

PREVIOUS ACTION:

On April 18, 2012, the Council adopted Resolution No. 2012-40 approving the Specific Alignment Plan and certifying and approving the Final Environmental Impact Report ("EIR"), California Environmental Quality Act ("CEQA") Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Citracado Parkway Extension Project ("Project").

The Final adopted 2012 EIR can be viewed on the City's website at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/Citracado/FinalEIR.pdf>

PROJECT DESCRIPTION:

that the Project improves and extends Citracado Parkway from West Valley Parkway to Andreasen Drive and includes a new bridge over Escondido Creek. The proposed Specific Alignment Plan has been developed to Major Road standards with right-of-way ranging from 92' to 110' wide and includes four vehicle travel lanes, bike lanes, sidewalks, and medians.

Subsequent to the approval of the Project, minor changes have been made to roadway and overhead electric and communications utility locations. Two addenda to the EIR, which are attached to Resolution No. 2021- 86 as Exhibits A and B (collectively, "Addenda"), have been prepared in relation to these subsequent minor changes.

FISCAL ANALYSIS:

Funds have been budgeted for the Project, including a \$12.5 million Local Partnership Program grant, and a competitive grant of SB-1 funds selected by Caltrans. The anticipated cost of the construction phase is \$33.5 million, including the cost of utility relocation. The Capital Improvement Program ("CIP") budget recommends programming of TransNet and Traffic Impact Fee funds in the amount of

\$4.23 million in Fiscal Year (“FY”) 2021/22 and \$2.0 million in FY 2022/23 to allow full funding of this Project.

BACKGROUND AND ANALYSIS:

The Project would widen the existing segment of Citracado Parkway between West Valley Parkway and Avenida Del Diablo. The improvements would include an additional travel lane in each direction through median-width reduction (35 to 14 feet), resulting in a four-lane roadway. The Project would also extend the roadway from Harmony Grove Village Parkway to Andreasen Drive with a new bridge crossing Escondido Creek. The new roadway and bridge will require landform alterations including cut and fill slopes with heights that may necessitate grading exemptions once final design is completed. Minor street realignments and grade adjustments are also proposed for the intersection of Kauana Loa Drive with Harmony Grove Road. Subsequent to the approval of the Project, minor changes have been made to roadway and overhead electric and communications utility locations.

ENVIRONMENTAL REVIEW:

On April 18, 2012, the Council adopted Resolution No. 2012-40 approving the Specific Alignment Plan and certifying and approving the Final EIR, CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Project. The environmental document identified several mitigation measures to address and mitigate potentially significant project impacts to Biological Resources, Noise, Traffic/Circulation, and Cultural Resources to less-than-significant levels. Two Addenda (Attachments “1” and “2”) to the adopted 2012 EIR have been prepared to cover updates in the final design, including value engineering revisions that narrowed and lowered the roadway and final overhead electric and communications utility relocation designs.

Pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances or new information to determine whether any of the circumstances under Public Resources Code section 21166 and CEQA Guidelines section 15162 require additional environmental review. City staff evaluated the Project, and all aspects of the changes, in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and CEQA Guidelines section 15162 by preparing an Initial Study and accompanying technical reports. The Initial Study concluded that the EIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the revised Project, and therefore, no subsequent EIR or mitigated negative declaration is required. On that basis, City staff has prepared two Addenda for the two changes, pursuant to CEQA Guidelines section 15164. The City Council is the authorized body to adopt the two Addenda.

Pursuant to CEQA, an Addendum to an EIR is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An Addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines §§ 15074.1(c), 15164(c)); however, an Addendum is to be considered by the decision-making body prior to making a decision on the project (CEQA Guidelines § 15164(d)).

The EIR Addenda demonstrate that the environmental analysis, impacts, and mitigation requirements identified in the adopted EIR remain substantively unchanged by the final design as described therein.

SUMMARY:

The Project design is complete. SDG&E expects to begin relocation of distribution electric facilities in July 2021, and transmission electric facilities will be relocated during August 2021. The CTC will be asked to allocate funds for construction in August 2021, after which the City can advertise the project for bid. Construction is anticipated to occur over an 18-month period beginning in Fall 2021.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Julie Procopio, Director of Engineering Services
05/19/21 3:29 p.m.

ATTACHMENTS:

1. Resolution No. 2021-82
2. Resolution No. 2021-82 Exhibit "A"
3. Resolution No. 2021-82 Exhibit "B"

RESOLUTION NO. 2021-82

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
ADOPTING ADDENDA TO AN ADOPTED EIR
PREPARED FOR THE CITRACADO
PARKWAY EXTENSION PROJECT (ER-2006-
10, ENG12-0011)

WHEREAS, the City of Escondido (“City”) is the lead agency, pursuant to the California Environmental Quality Act (Public Resources Code § 21000 et seq.) (“CEQA”) and the CEQA Guidelines (14 California Code of Regulations § 15000 et seq.), for the proposed Citracado Parkway Extension Project (“Project”); and

WHEREAS, the Project involves the extension of Citracado Parkway from Andreasen Drive to Harmony Grove Village Parkway, widening of Citracado Parkway between West Valley Parkway and Avenida Del Diablo, and street realignment and grade adjustments of Harmony Grove Road/Kuana Loa; and

WHEREAS, On April 18, 2012, the City Council adopted Resolution No. 2012-40 approving the Specific Alignment Plan and certifying and approving the Final Environmental Impact Report (“FEIR”) CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, the City Council engaged an environmental consultant, AECOM, to evaluate the environmental impact of the proposed modifications to the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and CEQA Guidelines section 15162; and

WHEREAS, based on AECOM's evaluation, AECOM concluded that the EIR had fully analyzed and mitigated, where feasible, in compliance with CEQA, all potentially significant environmental impacts, if any, that would result from the Project modifications, that the impacts to the environment as a result of the modifications are consistent with and would not create substantial new or increased impacts beyond those that were evaluated in the EIR, and that, therefore, no subsequent EIR or mitigated negative declaration is now required; and

WHEREAS, as a result of the proposed modifications to the Project, and to document AECOM's evaluation of the environmental impact of said modifications, AECOM prepared Addendum #1 to the FEIR and Addendum #2 to the FEIR (collectively, the "Addenda," included herein as Exhibits A and B, respectively) pursuant to CEQA Guidelines section 15164; and

WHEREAS, the City Council has reviewed and considered the information, findings, and conclusions contained in the Addenda, including without limitation the EIR and supporting documents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California on the basis of substantial evidence and based upon the whole record, as follows:

1. That the above recitations are true.

2. The Addenda were presented to the City Council on May 26, 2021 and considered by the City Council at its regularly scheduled meeting.

3. The Addenda were prepared for the Project modifications in compliance with the requirements of CEQA and the CEQA Guidelines and are adequate for the City of Escondido as the lead agency under CEQA.

4. Based upon evidence submitted and as demonstrated by the analysis included in the Addenda, none of the conditions described in Section 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental FEIR or negative declaration have occurred; including, specifically:

(a) The proposed modifications to the Project do not create substantial changes that would require major revisions to the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(b) The proposed modifications to the Project do not create substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(c) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified as complete and adopted, that shows any of the following: (A) the modifications will have one or more significant effects not discussed in the certified EIR; (B) significant effects previously examined will be substantially more severe than

show in the certified FEIR; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponent declines to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives that are considerably different from those analyzed in the certified FEIR would substantially reduce one or more significant effects on the environment, but the Project proponent declines to adopt the mitigation measures or alternatives.

8. The evaluation of the proposed modifications to the Project, certified FEIR, and Addenda reflects the City Council's independent judgement and analysis based on the City Council's review of the entirety of the administrative record, which record provides the information upon which this resolution is based.

9. That pursuant to the above findings, the City Council determines that the FEIR, together with the Addenda, satisfy all the requirements of CEQA and are adequate to serve as the required environmental documentation for the Project and, therefore, hereby approves and adopts the Addenda for the proposed modifications to the Project.

May 14, 2021

Ms. Julie Procopio
City of Escondido
201 North Broadway
Escondido, CA 92025

Subject: Citracado Parkway Final Design Project Preliminary CEQA Assessment - Revised

Dear Ms. Procopio:

At the request of the City of Escondido (City), in 2015, AECOM reviewed the Citracado Parkway final design plans to confirm that they substantially conform to the design plans described in the final environmental impact report (EIR) prepared for the project in 2012. Specifically, we considered the changes in the project since that prior California Environmental Quality Act (CEQA) coverage and conducted updated environmental impact analysis of the revised project for the City's review. Subsequently, the City decided to bring elements of the original approved project back (e.g. the pedestrian sidewalks and roadway median) As such, AECOM is providing this revised letter to summarize the findings of the prior analysis, and return some of the project elements to the originally proposed and approved project.

PROJECT BACKGROUND

The City's Citracado Parkway Extension Project EIR (2012 EIR) was certified in 2012 by the City as CEQA lead agency. This EIR provided the environmental analysis of the proposed plan to extend and improve Citracado Parkway from West Valley Parkway to Andreasen Drive. During final design of the project, changes were made that have the potential to affect what was analyzed in 2012. The City is seeking to confirm that the project as currently proposed substantially conforms to the CEQA document prepared in 2012 and that no new significant impacts would result from the changes to the project since certification.

Changes in the project since EIR certification are summarized below .

1. Length and width of bridge over Escondido Creek were reduced.

The revised bridge is roughly 260 feet long and 72 feet wide, and will require the construction of one support column. Rock-slope protection is proposed to be buried 2 feet below ground surface along the base of both the north and south bridge abutments.

2. Reduction of project impacts due to grading

The overall road profile was lowered to meet the shorter bridge length, thus lowering the amount of earthwork fill required and bringing in the limits of grading north of the bridge.



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3. Removal of the proposed driveway access to the Hale Avenue Resource Recovery Facility (HARRF) from the project.

The proposed driveway has been removed from the proposed project, resulting in a T-intersection with Harmony Grove Village Parkway. This will eliminate the proposed retaining wall along the HARRF driveway. The section of the retaining wall that runs parallel to the proposed Citracado Parkway has been retained and increased in height approximately 1 foot due to changes in the road profile.

4. Changes to the drainage plan for the roadway.

Drainage is proposed to comply with current Regional Water Quality Control Board standards and includes the installation of a stormwater basin to the north of Escondido Creek and installation of a bioswale on the west side of the road, south of Escondido Creek (see Figure 2-2). The road north of Harmony Grove Village Parkway will now be constructed in a crown shape, which will change the drainage pattern of the road from the original plan. The Water Quality Technical Report has been updated to reflect this revised drainage plan.

5. Removal of the roadway median.

A portion of the median proposed in the original Citracado Parkway design will be removed from the improvement plans, which will narrow the footprint of the road. This will occur between the northern curblin at the intersection of Citracado/Harmony Grove, and extend to a point approximately one hundred feet (100') south of the project bridge. The road will then transition to its original width at Harmony Grove Village Parkway to meet the portion of Citracado Parkway already been constructed to the south. Due to the decrease in road width, the overall area required to construct the project is reduced, which reduces the restoration area required.

6. Changes to noise walls.

During final design, minor modifications were required to the location and height of sound walls 1, 3, and 5. These changes were necessary to accommodate existing topography and obstructions to the originally proposed conceptual wall locations. Sound wall 1 remains in the same location and in the same shape but the portion of Sound wall 1 that deviates from Citracado Parkway at the intersection of West Valley Parkway would be reduced in height to 6 feet, based on final design and topographical considerations. Sound walls 3 and 5 have changes in both shape and height. Both sound walls increase in height from 8 to 10 feet. In the original proposed project plans, sound wall 3 ended diagonally at its southern point before reaching the intersection at Johnston Road. Final plans show this sound wall now extends to meet an existing wall at the Johnston Road. Sound wall 5 terminates in a diagonal section to the north on private property.

7. Additional changes

Existing street lights between West Valley Parkway and Harmony Grove Village Parkway will be protected in place and will be upgraded to LED fixtures.



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The traffic signal at the intersection of Citracado Parkway and Harmony Grove Village Parkway was installed by a developer.

The revised project design would reduce the footprint of the Citracado Parkway bridge, while continuing to meet the project objective of creating a more direct route between Andreasen Drive and West Valley Parkway. The revised plan would include the same number of lanes on the roadway to accommodate the same traffic load as the originally proposed road. Construction methodologies of the project would remain similar to those proposed in the 2012 EIR.

AECOM has reviewed the proposed changes to the project and considered how these changes might affect the analysis and conclusions of project impacts as they were presented in the 2012 EIR. Based on a preliminary review, AECOM identified five environmental issues that needed to be addressed—Biological Resources (Section 3.4 of the 2012 EIR), Cultural Resources (Section 3.5), Hydrology (Section 3.7), Noise (Section 3.9), and Visual Resources (Section 3.11). AECOM determined that the analysis and conclusions in the remaining sections of the 2012 EIR would not be affected by the changes in the project and do not warrant detailed assessment. Explanations of why the project changes did not affect the substance or conclusions of the 2012 EIR for these remaining sections are provided in the table in Attachment 1.

AECOM conducted the appropriate analyses of the revised project for the environmental issue areas listed above and compared the results of the analyses to the discussions in the respective sections of the 2012 EIR. The results of this comparison are presented to the City for their consideration of the appropriate approach to achieving CEQA compliance for the project. For each issue area, this letter report presents a summary of the 2012 EIR conclusions, a summary of why the changes in the project affect the discussion of the issue area, and a revised analysis of the project that includes a discussion of whether the revised analysis identifies new or substantial increases in significant impacts since certification of the 2012 EIR.

BIOLOGICAL RESOURCES

2012 EIR Conclusions

Potential impacts of the proposed project on biological resources were studied for vegetation communities, jurisdictional waters, trees, sensitive plants, sensitive wildlife, migratory birds, and wildlife movement. For all of these classifications, both direct and indirect impacts were found to be significant. Construction practices would cause temporary impacts to vegetation, wildlife, and waters as a result of stockpiling and staging and access areas, as well as the creation of dust, erosion, and sedimentation. In the portion of the proposed roadway between Harmony Grove Village Parkway and Harmony Grove Road, where there is currently no road, habitat would be permanently lost for both plants and animals. This loss presents the opportunity for nonnative species, both plant and animal, to infiltrate the area and outcompete native species. Noise and lights that result from operation of the road can affect both sensitive wildlife and migratory birds. Improvements to the existing road would lead to the removal of mature trees, and the construction of the bridge would cause permanent shading of Escondido Creek. Mitigation measures were proposed



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for each impact, which would reduce the impacts to below a significant level after implementation.

Reasons for Revising Analysis

The project plans would change the footprint of the project thus resulting in a change in the impacts to vegetation communities and jurisdictional waters quantified in the 2012 EIR.

Revised Analysis of Project Impacts

Changes to the proposed project limits would not result in new significant impacts to wildlife species or wildlife corridors, as the project remains substantially the same and would not impact new sensitive species or increase an impact to a species. Changes in the proposed project would affect previously quantified impacts to vegetation communities and jurisdictional waters, as described further below.

Vegetation Communities

The original project design included a total of 29.65 acres of permanent, shading, and temporary, direct impacts to vegetation communities. Overall changes to the proposed impacts are not anticipated with the reduction in grading and changes to the bridge design.

Potential temporary and permanent, indirect impacts to the vegetation communities surrounding the limit of disturbance (LOD) remain the same with the revised project design. The change in impact acreage to sensitive vegetation communities and other cover types does not affect the indirect impacts analyzed in the EIR, and no new significant impact would result.

Jurisdictional Resources

The length of the proposed bridge over Escondido Creek has been reduced and the width narrowed. The bridge crossing at Escondido Creek is proposed as a two-span, cast-in-place, pre-stressed, concrete box girder structure with a single pier support, instead of the four columns in the original project design. The bridge would be 260 feet in length with two equal spans of 128 feet 8 inches in length. The bridge would be 72 feet wide and approximately 23 feet high, with a structure depth of 5 feet 2 inches. Rock-slope protection is proposed to be buried 2 feet below ground surface along the base of the north and south bridge abutments. Additionally, a revised revegetation plan would cover on-site mitigation.

The revised design of the Escondido Creek Bridge includes a 0.04-acre decrease in overall impacts to jurisdictional waters, but an increase in 0.02 acre of permanent impacts. The total impacts of the revised design would be 1.36 acres, which includes 0.83 acre of potential jurisdictional waters of the U.S. and 0.53 acre of potential jurisdictional waters of the state. Of the 1.36 acres, 0.31 acre will be permanently impacted by the construction of the bridge column, 0.36 acre will be impacted from permanent shading, and 0.69 acre will be temporarily impacted by project construction. These direct impacts to jurisdictional waters



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remain significant with revised project design. However, no new significant impacts or substantial increase in significant impacts would occur to jurisdictional waters.

Potential temporary and permanent, indirect impacts to the jurisdictional waters surrounding the LOD remain the same with the revised project design. The change in impact acreage to jurisdictional waters does not affect the indirect impacts analyzed in the EIR.

CULTURAL RESOURCES

2012 EIR Conclusions

Two prehistoric archaeological sites, SDI-8280 and SDI-12,209, were analyzed in the environmental review of the Citracado Parkway project. At SDI-8280, areas containing significant cultural deposits and features will not be affected by the construction of Citracado Parkway, so it was determined that no significant impacts would occur to this archaeological site. At SDI-12,209, a significant cultural resource was identified within the right-of-way corridor, including prehistoric artifact deposits, bedrock milling features, lithic tools, pottery, and human remains. The construction of the project could lead to a direct impact to these significant elements documented at SDI-12,209, as well as undocumented artifacts associated with this site. It was also determined that the project area was potentially used for Native American religious or ritual activities, which could lead to a significant impact if sacred/religious artifacts were removed from the site. Construction activities such as grading and blasting, as well as the dust and debris created by these actions, could indirectly impact prehistoric artifacts or features found outside the project boundaries, such as prehistoric pictographs at both archaeological sites. Mitigation measures were proposed for each impact to reduce impact levels to less than significant.

Reasons for Revising Analysis

Even with the decreased footprint of the bridge in areas, small portions of the LOD were adjusted to accommodate storm drain features. Therefore, impacts to cultural resources need to be assessed again for the final project. The new storm drain detention basin located west of the north bridge abutment at Escondido Creek represents a potential new impact into SDI-12,209. This location was reassessed by the archaeological consultant in January of 2015 in order to revise the impact analysis.

Revised Analysis of Project Impacts

The revised project will generally impact less of SDI-12,209 than the Area of Potential Effects (APE) analyzed in 2012. The corridor is generally narrower under the current design, and therefore, in the area of SDI-12,209 and SDI-8280, a smaller amount of these sites will be affected. No new or expanded impacts are anticipated at SDI-8280. The area to be affected within SDI-8280 is actually smaller, because the access road previously planned to the Hale Avenue Waste Water Treatment plant that crossed a portion of SDI-8280 is no longer part of this project.



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At SDI-12,209, the APE to significant portions of this site will not be substantially changed from that analyzed in 2012, because the road corridor still passes directly through the portion of the resource with the highest level of research potential. The addition of the storm drain retention basin on the south side of SDI-12,209 will represent a new impact; however, this area was tested archaeologically in January of 2015 and that process resulted in the determination that no significant cultural deposits are present on that portion of the archaeological site.

The new design for Citracado Parkway between Avenida Del Diablo and Harmony Grove Road will result in a smaller APE and therefore less direct impacts to cultural resources. The addition of the storm water basin within the site boundaries of SDI-12,209 will represent a change in the impact; however, impacts to this site were already considered significant. In addition, this change in impact is not considered a substantial increase in the previously considered impact because no CEQA-significant cultural deposits were identified at that location. Mitigation measures presented in the 2012 EIR will remain the same for this revised analysis. Direct impacts will be mitigated through the implementation of a data recovery program. Monitoring of all earthwork by an archaeologist and a Native American representative will be required. All artifact collections will be curated at the San Diego Archaeological Center.

HYDROLOGY

2012 EIR Conclusions

In the 2012 EIR, impacts on both surface water and ground water were analyzed, for both the construction and operational phases of the project. A Storm Water Pollution Prevention Plan would be prepared by the contractor to ensure the implementation of best management practices (BMPs) during construction to mitigate surface water impacts. Construction practices would not have a significant impact on groundwater sources. The project would result in an increase in impervious surfaces as a result of roadway construction, and a corresponding increase in urban runoff. To reduce the effects on surface water from the operational phase of the project, BMPs would be implemented following the requirements of the Municipal Stormwater Permit. Storm drains, bioswales, and vegetation would be used to limit the direct runoff from the road into Escondido Creek. The road would be constructed so that runoff would flow from the outside to the center of the roadway into brow ditches and inlets. The proposed bridge would be constructed so that it could accommodate the 50- and 100-year storm flow and would not significantly alter the course of the river. Operational uses of the project would not take any groundwater, and the loss of infiltration by an increase in impervious surfaces would be offset by the use of bioswales. The project site is not prone to flooding landslides or mudflows and would not subject people to an increased risk of these events occurring. Any potential significant impacts of this project are mitigated through BMPs and existing regulations.

Reasons for Revising Analysis



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An update to the Hydraulic Study was prepared to determine the water surface elevations of Escondido Creek near the bridge crossing for the updated bridge design. An update to the Bridge Scour Study was prepared to provide information on general scour and local scour for the updated location of the bridge piers and abutments, and to provide engineering specification on the design bank protection and for the bridge abutments. Differences between the originally proposed plan and the final plans could lead to different hydrological impacts. The major difference between the two plans is the revision to proposed bioswales, change in road contour, the bridge layout, and the addition of a stormwater detention basin and bioswales. This could change the runoff into Escondido Creek. The change in the footprint of the road also changes the amount of impervious surfaces, which affects both surface runoff and groundwater infiltration.

Revised Analysis of Project Impacts

The reduced footprint of the parkway would allow for more groundwater absorption than the originally proposed plan. A reduced area of impervious surfaces would result from the updated plan compared to the originally proposed plan, which would reduce the impact on the drainage pattern of the area. The bioswales originally planned for the portion of the new road being constructed would no longer be needed because the bioswales were originally proposed to be in the median of the road, and that median would be removed as a part of the updated plan. However, the existing portion of Citracado Parkway that is being widened will remain inverted, with bioswales in the median. The road shape would be changed to a standard crown for a portion of the road north of Harmony Grove Village Parkway, which changes the drainage pattern of the project. Drainage swales and a new stormwater basin are proposed and comply with hydromodification requirements. An updated Hydrology and Water Quality Technical Report was prepared to reflect these changes. The plan would continue to be designed to follow the BMPs listed in that report and continue to adhere to the Municipal Stormwater Permit. Therefore, no new significant impact would result from these changes.

NOISE

2012 EIR Conclusions

The 2012 EIR found that primary noise impacts of the project result from construction activities. Noise would occur when workers commute to and from the construction site, as well as when materials are delivered. It was estimated that there would be roughly 66 trips occurring to the project site in the peak morning traffic period, which would result in a less than 1 A-weighted decibels (dBA) equivalent noise level (L_{eq}) increase. This is considered a less than significant impact. Heavy machinery and construction equipment would be operated normally between 7:00 a.m. and 6:00 p.m. Monday through Friday, and occasionally between 9:00 a.m. and 5:00 p.m. on Saturday. Noise produced by construction activities would not exceed 75 dBA L_{eq} . Because of this and the time limitations, these activities are also considered to have a less than significant impact. Additionally, impacts from vibration due to construction would be less than significant. Operational noise impacts of the proposed project were studied for the years 2014 and 2030 for both the No Build



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alternative and the Build condition. In both study years, it was determined that implementing the project would lead to increased noise compared to the No Build condition. However, in the Build scenario, fewer impacts would occur in 2030 than in 2014 due to redistribution of traffic. Both year Build studies show a significant increase in noise compared to the 2010 baseline year. Any noise impacts to nearby off-site roadways were found to be less than significant. Mitigation for the noise impacts was proposed in the form of sound walls, which were detailed in the 2012 EIR; however, noise impacts were still found to be significant and unavoidable.

Reasons for Revising Analysis

Noise impacts for the revised project need to be analyzed again because of the changes made to the design of the sound walls. Impacts to noise due to operation of the roadway will likely remain the same, but the change in mitigation measures (i.e., sound walls) have the potential to change the findings of significance. The updated noise study memo is provided as Attachment 2 to this letter.

Revised Analysis of Project Impacts

The primary source of noise in the project area is traffic and as indicated this analysis focuses on the changes in future noise levels associated with the alteration of sound walls 1, 3, and 5. Traffic volumes for Citracado Parkway were taken from the *Technical Noise Analysis Citracado Parkway Extension Project Escondido, California* (AECOM 2011). See Appendix B of that report for a complete breakdown of modeled traffic volumes for all roadways. The traffic noise levels were estimated using the Federal Highway Administrations Traffic Noise Model, version 2.5 (TNM). TNM determines a predicted noise level through a series of adjustments to a reference sound level. These adjustments account for traffic flows, speed, truck mix, varying distances from the roadway, length of exposed roadway, and noise shielding. Vehicle speeds on each roadway were assumed to be the posted speed limit, and no reduction in speed was assigned due to congested traffic flows. Roadway characteristics, such as the number of lanes and roadway inclines, were determined from project design drawings. Receptor and building locations and elevations were similarly taken from topographic survey data provided by the project engineer.

Based on the current design plans, the changes in the roadway design would not result in a measurable change in the predicted noise levels. However, changes to sound wall design could change the predicted noise levels. While the alignment of sound wall 1 would not change, the location and height of the wall would change as it deviates away from Citracado Parkway. As described above, the revised sound wall design would decrease the wall height to 6 feet. However, because this occurs on the high point in the terrain, the sound wall has a similar overall height to the original design, and results in similar shielding. The results on the modeling for sound wall 1 are shown in Table 2.



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**Table 2
 Sound Wall 1**

Sound Wall	Benefited Receptors	2014 Noise Level, w/o Wall dBA L _{eq}	Noise Level dBA L _{eq}	Reduction dBA
SW1	R5	68	63	-5
	R8	66	62	-4

Based on the modeling for sound wall 1, the proposed increased wall height along the Citracado Parkway portion of the wall would achieve greater reductions over the mitigation identified in the 2012 EIR. The portion of the wall that deviates away from Citracado Parkway would result in similar noise level reduction to the levels identified in the 2012 EIR because the overall height of the wall would be similar. The attenuation would range from 5. Additionally, future noise levels would be below 65 dBA Community Noise Equivalent Level (CNEL) and thus the future noise level, with mitigation, would comply with the City compatibility noise level for these receptors. Therefore, no new impacts would occur due to the proposed revisions to the project.

The proposed realignment of sound walls 3 and 5 would potentially change the shielding the walls would provide; additionally, the height of the wall would increase, potentially resulting in greater noise level reductions. The results of the modeling for sound walls 3 and 5 are shown in Table 3.

**Table 3
 Sound Wall 3 and 5**

Sound Wall	Benefited Receptors	2014 Noise Level, w/o Wall dBA L _{eq}	Noise Level dBA L _{eq}	Reduction dBA
SW 3	R11	59	55	-4
	R12	59	57	-2
	R13	58	55	-2
	R14	66	61	-5
	R17	60	57	-3
	R19	67	64	-3
	R21	62	59	-3
	R22	62	60	-2
SW5	R23	65	61	-4
	R25	65	61	-4
	R27	67	63	-4
	R28	66	64	-2



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Based on the modeling for sound walls 3 and 5, the proposed revisions and increased wall heights would generally achieve an equal or greater reduction over the mitigation identified in the 2012 EIR. Increased attenuation would range from 1 to 2 dB(A). The only exceptions to this occur at R-19 and R-28, where the proposed mitigation would be slightly less effective and noise levels with mitigation would be 1 dB(A) higher than predicted in the 2012 EIR. However, future noise levels would be below 65 CNEL and thus the future noise level, with mitigation would comply with the City compatibility noise level for these receptors. Therefore, while the changes would result in changes in the noise levels predicted in the 2012 EIR, no new impacts or substantial increase in previously identified significant impacts would occur due to the proposed revisions to the project.

VISUAL RESOURCES

2012 EIR Conclusions

The 2012 EIR found that there were no significant impacts to the visual resources of the proposed project area. There are no scenic vistas in the area and therefore the first criteria of the CEQA Guidelines are not applicable. Temporary impacts identified included the presence of construction equipment and nighttime lighting for construction purposes, which were determined to have a less than significant impact because they are dynamic, spread throughout the project area, and last for a short amount of time. Permanent impacts were analyzed from two key viewpoints. Key View 1 looks along the existing roadway south of Avenida Del Diablo. Changes to this portion of the road included removal of mature vegetation, removal of the median, and the addition of a travel and bike lane. Noticeable changes to viewers would occur in this location, but would improve over time with the implementation of project design features (PDFs), such as added vegetation. These PDFs would reduce the impact to a less than significant level. Key View 2 is located in the Rural/Open Space area where there is currently no road. Changes to the area would include the construction of the roadway, bike lane, and sidewalk, and the addition of landscaping vegetation and a retaining wall. Impacts to scenic resources are minimized through project designs such as roadway geometry, and the additional lighting that accompanies the project would be restricted to the project area; therefore, the project has a less than significant impact in these areas. Any impacts due to the removal of vegetation and increase in paved surfaces would be offset by the implementation of PDFs.

Reasons for Revising Analysis

The revised project design differs from the original project plan, warranting an analysis of the impacts. Changes to the road design include changes to the size of the bridge, road width reduction, removal of a portion of the project median, and removal of the HARRF driveway and corresponding retaining wall. Additionally, changes to sound wall designs in both shape and height will change the aesthetics in those areas. Changes in proposed vegetation will differ between the final improvements and the original project as well.

Revised Analysis of Project Impacts



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Impacts to visual resources would be comparable to the impacts of the originally proposed plan. While the design of the road differs from the originally proposed plan, the size of the road and bridge is reduced. While trees and landscaping will no longer be planted in the median of the road, mature trees that are removed during construction would be replaced along the parkway between the sidewalk and the sound walls at a greater than 1:1 ratio. Visual impacts due to the removal of trees would continually lessen over time as the newly planted trees and vegetation grow. Additionally, although sound wall heights have increased for three of the proposed sound walls, their visual impact will be reduced by the architectural treatment of sound walls, along with vine treatments.

The removal of the HARRF driveway and its corresponding sound wall from the design plan would reduce the impacts to that area as the driveway and sound wall would no longer be constructed.

Construction-related impacts to visual resources would remain the same as they are under the originally proposed plan. Impacts to visual resources would remain less than significant with the revised project design.

CONCLUSION

In summary of the discussion presented above, the changes to the project do not indicate new significant impacts that were not identified in the 2012 EIR or substantial increases in any significant impacts that were identified in the 2012 EIR.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Fehrensen', written over a light blue horizontal line.

Michelle Fehrensen
Project Manager

Attachments:

1. Discussion of additional EIR sections
2. Noise Report Memo

ATTACHMENT 1

DISCUSSION OF ADDITIONAL EIR SECTIONS

Attachment 1 Discussion of Additional EIR Sections (revised 2021)

EIR Section	Topic	Summary of 2012 EIR conclusion	Reason for no detailed analysis
3.1	Land Use	Less than significant. The portion of the project that involves roadway improvement does not alter the existing land use. The proposed construction of the new roadway would be consistent with the City of Escondido General Plan and its Circulation Element. Additionally, with mitigation measures implemented at the site of the proposed bridge, impacts to wildlife would be reduced. Therefore, a less than significant impact to Land Use would occur.	The improvements do not change the land use and remain consistent with the City of Escondido General Plan. The plans lie within the scope of the original plan and therefore do not warrant a detailed analysis in the addendum.
3.2	Agricultural Resources	Less than significant. The proposed project does not impact agricultural operations, convert Prime Farmland, or impact lands under the Williamson Act. Additionally, no agricultural operations were identified adjacent to the proposed project site therefore, no indirect impacts to agricultural lands would occur.	This change does not expand project boundaries or change the project location. Therefore, final plans remain consistent with the less than significant impacts found in the 2012 Environmental Impact Report (EIR), and do not need to be reevaluated in detail in this addendum.
3.3	Air Quality	Less than significant. Project construction would contribute to only a short-term and finite release of greenhouse gases (GHGs), and in a small amount. It was determined that post-completion of the project there would be no net increase in operational GHG emissions. This project would not contribute substantially to climate change, and therefore is considered to have a less than significant impact on air quality.	The approach to this project does not substantially change the construction process or post-construction operations of this project. Therefore, there is no significant increase in the amount of GHGs emitted during construction, or afterwards.
3.6	Geology and Soils	Seismicity. Less than Significant. The proposed	Seismicity. The project would still be located at the

EIR Section	Topic	Summary of 2012 EIR conclusion	Reason for no detailed analysis
		<p>project site is not located within a known earthquake hazard zone, nor does it fall in a "Near-Source Shaking Zone." The project would adhere to local and state building codes, as well as the California Seismic Standards. The proposed project site is not located in an area susceptible to landslides. By implementing best management practices (BMPs) and complying with the Municipal Stormwater Permit and Standard Urban Stormwater Mitigation Plan Manual, the impact of impervious surfaces created by the project would be reduced.</p> <p>Geology and Soils. Less than Significant. Geotechnical design of the project, investigating and reporting procedures, preparation of a Storm Water Pollution Prevention Plan, and implementation of BMPs would reduce topsoil loss and erosion and potential impacts related to topsoil instability.</p>	<p>same site and within the same footprint of the originally proposed project. Therefore, the exposure to seismic risks would be the same; with the implementation of the same BMPs and compliance with the same regulations, the potential impacts would not be greater than those described in the 2012 EIR.</p> <p>Geology. Because the improvements would lie within the same boundaries and at the same location of the original project, and there are no new or greater potential impacts to be analyzed in the addendum.</p>
3.8	Municipal Services/ Utilities	<p>Municipal Services. Less than Significant. Construction of the proposed project would not result in the need for new or altered police or fire services or infrastructure. The project may reduce response times of both entities, as it provides a transportation connection. There is no housing proposed as part of the project; therefore, no increased demand would result on the existing school, park, or library facilities.</p> <p>Utilities. Less than Significant. Electric utility lines would potentially need to be realigned as a result of the proposed project. Project design and</p>	<p>Municipal Services. The improvements of the project would not create an impact larger than the one assessed in the 2012 EIR. There would still be no need for new or altered fire, police, school, park, or library infrastructure, and the proposed Citracado Parkway would still be constructed, potentially reducing response times.</p> <p>Utilities. Electric utility lines would likely still need to be relocated as a part of the project. Similar to the original project, if proper planning and implementation occur, this impact will remain less than significant. The water requirements for the</p>

EIR Section	Topic	Summary of 2012 EIR conclusion	Reason for no detailed analysis
		<p>coordination with SDG&E reduces any potential impact of relocation. This project does not create a new or increased supply of water, and conservation techniques and appropriate standardized construction processes maintain impacts at a less than significant level. No off-site storm water drainage facility or wastewater treatment facility improvements or modifications are required in this project. Operation of the road generates little to no solid waste, and construction waste will be disposed of by EDI.</p>	<p>construction of this project will not change. The drainage patterns have the potential to be altered in the final improvements, and the effects of this are discussed in the Hydrology Section of this addendum. The operation of the project will not change and impacts regarding generation of solid waste would be minimal.</p>
3.10	Traffic/ Circulation	<p>Less than Significant and Significant Unavoidable. Construction of the project would create temporary impacts to the project area, which would be mitigated with the implementation of a Traffic Management Plan. Two intersections would be significantly impacted by this project, and the potential mitigation was found to be infeasible. Two other road segments were determined inadequate for increased traffic flow but widening the road to accommodate four lanes was found infeasible and the impact remained significant.</p>	<p>Construction would cause temporary impacts similar to those caused by the original project analyzed in 2012. It was determined that the improvements would not have impacts that differed greatly from the originally proposed project, and therefore did not need to be analyzed again in detail.</p>

ATTACHMENT 2
NOISE REPORT MEMO

1927 Fifth Avenue
San Diego, CA 92101
P 619.308.9333
F 619.308.9334
www.reconenvironmental.com

2033 East Grant Road
Tucson, AZ 85719
P 520.325.9977
F 520.293.3051

5951 Encina Road, Suite 104
Goleta, CA 93117
P 805.928.7907



An Employee-Owned Company

May 6, 2015

Ms. Michelle Fehrensén
AECOM
401 West A Street, Suite 1200
San Diego, CA 92101

Reference: Citracado Parkway Final Design Project Preliminary CEQA Assessment (RECON Number 7302)

Ms. Fehrensén:

As requested, RECON Environmental, Inc. (RECON), has reviewed the Citracado Parkway final design plans to confirm that they substantially conform to that described in the Technical Noise Analysis Citracado Parkway Extension Project Escondido, California and Final Environmental Impact Report (EIR) prepared for the project in 2012. Specifically, RECON considered the changes in the alignment, elevation, and alterations in noise walls. This letter summarizes the findings of this analysis.

The purpose of this noise analysis is to describe the existing noise environment in the project area and identify potential changes in future traffic noise impacts with the revision to the proposed project.

Project Description

The new phased approach to this project includes postponing the construction of pedestrian walkways along the east side of the proposed Citracado Parkway in the section that runs through the unincorporated land of San Diego County. This land is likely to be developed as an industrial business park, and the City of Escondido (City) is proposing to delay construction of the sidewalks until development has been fully planned, and the development's needs can be considered (e.g., ingress, egress, etc.). There would be a berm and a 5-foot shoulder that would be installed along the east side. To the west, a sidewalk would be constructed along Citracado Parkway with a curb and gutter. Additionally, the length of the proposed bridge over Escondido Creek has been reduced and the width narrowed. The revised bridge is roughly 260 feet long and 72 feet wide, and would require the construction of one support column. Rock-slope protection is proposed to be buried 2 feet below ground surface along the base of both the north and south bridge abutments. The proposed driveway access to the Hale Avenue Resource Recovery Facility (HARRF) would be removed for this interim plan, which would create a T-intersection at this point once construction of Lariat Drive is completed. This would eliminate the proposed retaining wall along the HARRF driveway, and leave only the section of the retaining wall that runs parallel to the proposed Citracado Parkway. The road would now be constructed in a crown-shape, which would change the drainage pattern of the road from the original plan. This negates the need for the bioswales, thus, they would be removed from the phased approach plan, which would be updated in the Water Quality Technical Report. Drainage would be sent to the San Diego Gas and Electric (SDG&E) basin, and would lead to a change in utilities for recycled water. Finally, the median that was proposed in the original Citracado Parkway designs would be removed in the interim

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improvement plans, which would narrow the footprint of the road. This would occur to the north of Lariat Drive, and then the road would fan back out to return to its original width to meet the portion of Citricado Parkway that has already been constructed to the south.

Since the sidewalk along the east side of the northern segment of the road is not to be constructed at this time, formal landscaping of this area would not occur until it is built. Rather, a native erosion control seed mix would be used to temporarily restore the impacted areas on both the east and west side of the road. Due to the decrease in the width of the road, the overall area required to construct the project is reduced, which reduces the required restoration area.

In addition, during final design, it was determined that minor modifications to the location and height of sound walls 1, 3, and 5 were required. These changes were necessary to accommodate existing topography and obstructions to the originally proposed conceptual wall locations. Sound wall 1 would remain in the same location and in the same shape, but the portion of sound wall 1 that deviates from Citricado Parkway at the intersection of West Valley Parkway would be reduced in height to 6 feet, based on final design and topographical considerations. Sound walls 3 and 5 would change in both shape and height. In the original proposed project plans, sound wall 3 ended diagonally at its southern point before reaching the intersection at Johnston Road. In the interim improvements, this sound wall would now extend to Johnston Road and curve slightly around the intersection. Instead of following the curvature of the road throughout, sound wall 5 would terminate in a diagonal section to the north that is much closer to the housing development boundary. Both sound walls would increase in height from 8 to 10 feet.

Terminology

In its most basic form, a continuous sound can be described by its frequency or wavelength (pitch) and its amplitude (loudness). Frequency is expressed in cycles per second, or hertz. Frequencies are heard as the pitch or tone of sound. High-pitched sounds produce high frequencies; low-pitched sounds produce low frequencies. Sound-pressure levels are described in units called decibels (dB).

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. Thus, a doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; a halving of the energy would result in a 3-dB decrease.

From the source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on the important factors described in the following discussion.

Noise from a small localized source (approximating a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates, or drops off, at a rate of 6 A-weighted decibels [dB(A)] for each doubling of the distance. The movement of the vehicles makes the source of the sound appear to emanate from a line (line source) rather than a point when viewed over some time interval. The sound level attenuates, or drops off, at a rate of 3 dB(A) per doubling of distance for line sources.

In addition to the attenuation from distance, noise levels may lower due to the intervening terrain. Acoustically hard sites (i.e., sites with a reflective surface between the source and the receiver, such as parking lots or smooth bodies of water) receive no excess ground attenuation, and the changes in noise levels with distance (drop-off rate) are simply the geometric spreading of the source. Acoustically soft sites are sites that have an absorptive ground surface such as soft dirt, grass, or scattered bushes and trees, and receive an excess ground attenuation value of 1.5 dB(A) per doubling of distance.

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Applicable Regulations

Several rating scales (or noise “metrics”) exist to analyze adverse effects of noise on a community. These scales include the equivalent noise level (L_{eq}), the community noise equivalent level (CNEL), and the day/night average sound level (DNL or Ldn). Average noise levels over a period of minutes or hours are usually expressed as dB(A) L_{eq} . CNEL, DNL, and Ldn are used to describe the overall exposure to noise in a 24-hour period and are primarily intended for use in assessing impacts from transportation sources.

Impact Analysis

The primary source of noise in the project area is traffic and, as indicated, this analysis focuses on the changes in future noise levels associated with the alternation of sound walls 1, 3, and 5. Traffic volumes for Citracado Parkway were taken from the Technical Noise Analysis Citracado Parkway Extension Project Escondido, California (AECOM 2011). See Appendix B of that report for a complete breakdown of modeled traffic volumes for all roadways. The traffic noise levels were estimated using the Federal Highway Administrations Traffic Noise Model, version 2.5 (TNM). TNM determines a predicted noise level through a series of adjustments to a reference sound level. These adjustments account for traffic flows, speed, truck mix, varying distances from the roadway, length of exposed roadway, and noise shielding. Vehicle speeds on each roadway were assumed to be the posted speed limit, and no reduction in speed was assigned due to congested traffic flows. Roadway characteristics, such as the number of lanes and roadway inclines, were determined from project design drawings. Receptor and building locations and elevations were similarly taken from topographic survey data provided by the project engineer.

Based on the current design plans, the changes in the roadway design would not result in a measurable change in the predicted noise levels. However, the sound wall locations and heights have been revised per the project description. While the alignment of sound wall 1 along Citracado Parkway would not change, the location and height of the wall would change as it deviates away from Citracado Parkway. The lowering of the wall while following the high point in the terrain results in a sound wall of similar overall height resulting in similar shielding. The results on the modeling for sound wall 1 are shown in Table 1.

**Table 1
 Sound Wall 1**

Sound wall	Benefited Receptors	Noise Level, without Wall dB(A)	Noise Level with Wall dB(A)	Reduction dB(A)
SW1	R5	68	63	-5
	R8	66	62	-4

Based on the modeling for sound wall 1, the proposed increased wall height along the Citracado Parkway portion of sound wall 1 would achieve greater reductions than identified in the 2012 Final EIR. The portion of sound wall 1 that deviates where the wall height would be lower but due to the higher terrain the overall wall height would be similar and the noise level reduction would be similar. The attenuation would range from 5 dB(A). Additionally, future noise levels would be below 65 CNEL, thus the future noise level with mitigation would comply with the City compatibility noise level for these receptors. Therefore, no new impacts would occur due to the proposed revisions to the roadway and sound wall design.

The proposed realignment of sound walls 3 and 5 would potentially change the shielding the walls would provide. Additionally, the height of the walls would increase potentially resulting in greater noise levels reductions. The results on the modeling for sound walls 3 and 5 are shown in Table 2.

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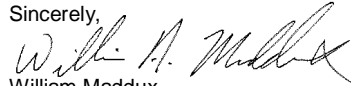
Table 2
Sound Wall 3 and 5

Sound wall	Benefited Receptors	Noise Level, without Wall dB(A)	Noise Level with Wall dB(A)	Reduction dB(A)
SW3	R11	59	55	-4
	R12	59	57	-2
	R13	58	55	-2
	R14	66	61	-5
	R17	60	57	-3
	R19	67	64	-3
	R21	62	59	-3
SW5	R22	62	60	-2
	R23	65	61	-4
	R25	65	61	-4
	R27	67	63	-4
	R28	66	64	-2

Based on the modeling for sound walls 3 and 5, the proposed revisions and increased wall heights would generally achieve an equal or greater reduction over the mitigation identified in the 2012 EIR. Increased attenuation would range from 1 to 2 dB(A). The only exceptions to this occur at R-19 and R-28, where the proposed mitigation would be slightly less effective and noise levels with mitigation would be 1 dB(A) higher than predicted in the 2012 EIR. However, future noise levels would be below 65 CNEL, thus, the future noise level with mitigation would comply with the City compatibility noise level for these receptors. Therefore, while the changes in project design would result in changes in the noise levels predicted in the 2012 EIR, no new impacts would occur due to the proposed revisions to the project.

Please contact me if you have any questions.

Sincerely,



William Maddux
 Senior Noise and Air Quality Specialist

WAM:jg

August 5, 2020

Ms. Julie Procopio
City of Escondido
201 North Broadway
Escondido, CA 92025

Reference: Citracado Parkway Utility Relocation Design –CEQA Assessment and 2nd Addendum to FEIR

Dear Ms. Procopio:

At the request of the City of Escondido (City), AECOM has reviewed the Citracado Parkway proposed final utility project design plans to confirm that they substantially conform to the design plans described in the final environmental impact report (FEIR) prepared for the proposed Project in 2012. Specifically, AECOM considered the changes in the proposed final utility project design since certification of the FEIR and 1st Addendum, and conducted updated environmental impact analysis of the revised proposed Project for the City's review. AECOM is providing this letter to summarize the findings of this analysis in support of City preparation of a 2nd Addendum to the FEIR.

BACKGROUND AND DESCRIPTION

The City's Citracado Parkway Extension Project FEIR was certified in 2012 by the City, as California Environmental Quality Act (CEQA) lead agency. This FEIR provided the environmental analysis of the proposed plan to extend and improve Citracado Parkway from West Valley Parkway to Andreasen Drive. During final design of the Project, changes were made that had the potential to affect the conclusions related to what was analyzed in 2012. These revisions were analyzed in a 2015 CEQA Addendum (1st Addendum).

The City is now seeking to confirm that the proposed final utility project design substantially conform to the CEQA document prepared in 2012 and the 1st Addendum, and that no new significant impacts would result from the changes to the proposed Project since certification. Figures provided in Attachment 1 of this letter report show the regional location and vicinity; and updated FEIR Figure 2-4 showing the proposed final utility project design.

The 2012 FEIR analyzed the proposed relocation of utilities as part of the construction of Citracado Parkway. Specifically, the FEIR (Section 2.2.3) analyzed relocation of three primary utilities as described below:

1. The abandonment and replacement of a water pipeline that travels east and then south through the proposed Project area.
2. Relocation of two electric poles and one telephone pole that conflict with the proposed Citracado Parkway alignment. One electric pole and one telephone pole conflict with the proposed alignment at Harmony Grove Road, and one electric pole conflicts with the proposed alignment of Citracado Parkway at Avenida Del Diablo.
3. Realignment of a 12/69-kilovolt (kV) overhead electrical power line that currently runs north/south through the proposed alignment for the Citracado Parkway extension.



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The FEIR acknowledged that final design of these utility relocations would occur in consultation with utility providers. Consultation with utility agencies is underway and the proposed final utility project design is described below by utility agency:

1. Rincon Water District – An existing agency water main line will be relocated from unimproved areas between Harmony Grove Village Parkway and Harmony Grove Road, including a crossing at Escondido Creek to new segments of Citracado Parkway, including bridge segments that span Escondido Creek. As described in the FEIR, Section 3.8 (Utilities), the existing water main will be removed and abandoned in place where it coincides with the proposed Citracado Parkway alignment, as well as abandoned in place outside of the Project area, to Rincon Water District standards. This proposed final design of the water main line is consistent with what was anticipated at the time of the FEIR. No further environmental analysis is necessary.
2. AT&T – Utility conflicts for AT&T include an overhead communication line that runs along Harmony Grove Road, perpendicular to the proposed Citracado Parkway alignment. The proposed final utility project design along Harmony Grove Road would include the undergrounding of the AT&T communication line that runs perpendicular to the proposed Citracado Parkway alignment. AT&T has proposed undergrounding to accommodate construction of the Citracado Extension Project, as Citracado Parkway would be constructed approximately 5 to 6 feet above the current grade of Harmony Grove Road. Undergrounding of the AT&T communication line in Harmony Grove Road would begin near the western project limits of construction on Kauana Loa Drive with installation of a new up cable pole and guy wire within the public right of way. The undergrounding would continue east along the south side of Kauana Loa Drive to Harmony Grove Road, where it would connect with an existing underground communication line. The length of the underground would be approximately 730 feet. Transition from overhead to underground would include the removal of four poles, and installation of a new pole and anchor.
3. San Diego Gas & Electric (SDG&E) – Utility conflicts for SDG&E include both a distribution line that runs along Harmony Grove Road (with Cox Communications cable television under build), perpendicular to the proposed Citracado Parkway alignment, a 12/69kV distribution/transmission line that generally follows the proposed Citracado Parkway alignment, and overhead distribution facilities south of Escondido Creek that are fed from the 12/69kV distribution/transmission line.
 - a. Distribution Relocations:

Distribution relocations would include replacement of five 12kV (distribution) poles (four north of the creek and one south of the creek), removal of two distribution poles (one north of the creek and one south of the creek), and pole top work, as described in more details below.

Table 1. Distribution Relocation

Pole Number	Existing Height Above Grade (feet)	New Height Above Grade (feet)	Relocation
P16183	38.5	56.5	~8 feet northeast of existing
P258734	38.5	47.5	~0 feet (in same location)
P258735	43	52	~35 feet east of existing



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P510606	38.5	47.5	~11 feet northwest of existing
P16174	38.5	43	~15 feet south of existing

Table 2. Distribution Poles Removed from Service

Pole Number	Access
P16177	Access pole via footpath to avoid ground disturbance and creek
P16176	Access via adjacent residence to avoid creek

North of Escondido Creek - Relocation of distribution poles in conflict with the roadway north of Escondido Creek will require replacement of four distribution poles. As Citracado Parkway would be constructed approximately five to six feet above the current grade of Harmony Grove Road, SDG&E has proposed to install taller poles on each side of the proposed Citracado Parkway alignment and place overhead conductors high enough to accommodate Project construction. Specifically, SDG&E will remove and replace four 12kV distribution poles (three with Cox under build; one with AT&T under build) along Harmony Grove Road, all of which would change in height, as described below. The four distribution poles would be direct embedded steel poles. The existing poles would be replaced as follows: P510606 would be replaced approximately 11 feet northwest, P16183 would be replaced approximately 8 feet to the northeast, P258735 would be replaced approximately 35 feet east, and P258734 would be replaced in the same location. The 3 poles on the north side of Harmony Grove Road would be placed on SDG&E fee property. New anchors and guy wires would also be installed. P510606 would have a new down guy wire attached to an existing anchor. P16183 would have a 2 new guy wires to the north attached to an existing anchor, 1 new anchor 20 feet to the east, with 3 new down guy wires attached, and possibly one new anchor 15 feet east for Cox Communications facilities. P258734 would have 1 anchor 20 feet to the northeast inline with SDG&E and one new anchor 16-18 feet northeast for AT&T inline with SDG&E.

Just north of Escondido Creek, distribution facilities are proposed to be removed due to the removal of existing transmission pole Z510500 (described below). As a result, SDG&E is proposing to remove distribution pole P16177 and its associated overhead conductors. SDG&E would access the pole via a footpath from the existing access road to the north in order to remove it from service. This access would avoid any impacts to rock outcroppings and the adjacent Escondido Creek.

South of Escondido Creek – South of the creek, Pole P16174 would be removed and replaced with a direct embedded steel pole approximately 15 feet south of the existing location with an anchor installed inline 15 feet to the north.

In addition, distribution pole P16176 and the overhead conductors from Pole P16177 would also be removed. Access to P16176 would be from the adjacent residence to avoid impacts to Escondido Creek. Since electrical service to adjacent properties located south of Escondido Creek would be severed by removal of the distribution facilities extending from transmission pole Z510500 (including P16177 and P16176), SDG&E would backfeed the distribution system from the south.



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To accomplish the backfeed, SDG&E would pull cable through their existing underground conduit system located in Harmony Grove Village Parkway west of Harmony Grove Road to existing handhole (pullbox) H130103 located on Harmony Grove Road south of its intersection with Harmony Grove Village Parkway. Local distribution cable would then be pulled underground to existing SDG&E pad D214532. Existing Pole P253454 would be refused to accommodate the backfeed, which would be fed from a new pad-mounted switch (PME) placed on existing pad D214532 and a new terminator cabinet installed south of the PME switch. Surface disturbance required to change the electrical feed direction from the north to from the south would require approximately 40 feet of trenching from substructure D214532 to the new terminator cabinet, from the terminator cabinet to existing cable pole P253454 and from the terminator to existing pad-mounted transformer D214533. This minor trenching would occur in previously disturbed areas within the existing public right-of-way of Harmony Grove Road. SDG&E would then pull underground cable and make the overhead connections required to existing poles to maintain electric service to existing residences. P253454 will be rebuilt to accommodate the underground cable upfeed. Pole top work will also take place on P253454 and P16279 to accommodate the addition of a 3rd phase conductor.

- b. Transmission Relocations: The proposed final utility project design of the 12kV (distribution)/69kV (transmission) overhead electrical line that currently runs north/south through the proposed Project area is depicted in updated FEIR Figure 2-4. The alignment includes a longer span between poles than was proposed in the FEIR and the removal of one existing transmission pole (Z510500). New 12/69kV poles would replace existing poles. One 12/69kV pole north of the creek (Z510499) would be relocated approximately 60 feet south from the existing pole and would be located east of the proposed Citracado Parkway alignment within the FEIR Limits of Disturbance (LOD). Another 12/69kV pole (Z712311) south of the creek would be relocated approximately 10 feet north from the existing pole and would be located west of the proposed Citracado Parkway alignment, just outside of the FEIR LOD. Pole Z510501 would be replaced in place. Pole Z510500 and P16176 would be removed from service as part of the transmission relocation design.

Table 3. Transmission Relocation

Pole Number	Existing Height Above Grade (feet)	New Height Above Grade (feet)	Relocation
Z510499	66.5	102	~60 feet south of existing
Z712311	75.15	102	~10 feet north of existing
Z510501	63.53	75	7 feet south of existing

All work activities for poles Z510499 and Z510500 would occur entirely within the FEIR LOD anticipated for road construction.



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c. Access Roads

Existing access roads and areas within the LOD of the road would be utilized to the furthest extent possible. Specifically, three existing access roads are proposed to be used that are located outside of the LOD as previously analyzed in the 2012 FEIR or 2015 1st Addendum. The access roads would be used for a hole drilling vehicle, boom truck/crane set up, and bucket truck set up for poles Z712311, Z510501, P16174, Z214873, and Z510499.

The first access road is an existing dirt access road located west of poles Z214873 to Z510499. This access road would provide access from Z214873 to Z510499. The second access road is an existing old access road located between Z712311 and Z510501. The old access road between Z712311 and Z510501 has not been utilized recently and overland travel would be utilized to allow for use of the road. The third access road is an existing paved access road (small portions of which are unpaved) that begins on the north side of Harmony Grove Village Parkway and extends north where it splits and veers west to P16174 and east to Z71311. Grading activities are not proposed at any of the access roads.

d. Stringing Sites

Once the new transmission poles are in place, SDG&E will require the use of three stringing sites in order to pull the wire. On the northern side of the project, SDG&E has identified two possible stringing site locations. The first stringing site is an approximately 120' x 300' area located just south of Harmony Grove Road that is entirely within the LOD. The second stringing site is a 150' x 160' area located just north of Harmony Grove Road and east of Citracado Parkway that is primarily located outside of the LOD. However, the site is located entirely within an existing SDG&E fee property. The second stringing site would not require any guard structures. The third stringing site is a 20' x 40' area located just north of a private road, north of Harmony Grove Village Parkway and south of Z510501, that is entirely outside of the LOD. However, the site is located entirely within the SDG&E transmission easement. This stringing site would be accessed from the existing paved private road.

AECOM has reviewed the proposed final utility project design and considered how these changes might affect the analysis and conclusions of Project impacts as they were presented in the 2012 FEIR and 1st Addendum. Based on a preliminary review, AECOM identified three environmental issues that needed to be addressed—Biological Resources (Section 3.4 of the 2012 FEIR), Cultural Resources (Section 3.5), and Visual Resources (Section 3.11). AECOM determined that the analysis and conclusions in the remaining sections of the 2012 FEIR would not be affected by the changes in the Project and do not warrant detailed assessment. Explanations of why the proposed final utility project design changes did not affect the substance or conclusions of the 2012 FEIR for these remaining sections are provided in the table in Attachment 2 of this letter report.

AECOM conducted the appropriate analyses of the proposed final utility project design for the environmental issue areas listed above and compared the results of the analyses to the discussions in



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the respective sections of the 2012 FEIR. The results of this comparison are presented to the City for their consideration of the appropriate approach to achieving CEQA compliance for the Project. For each issue area, this letter report presents a summary of the 2012 FEIR conclusions, a summary of why the changes in the proposed final utility project design affect the discussion of the issue area, and a revised analysis of the proposed Project that includes a discussion of whether the revised analysis identifies new or substantial increases in significant impacts since certification of the 2012 FEIR and 1st Addendum.

BIOLOGICAL RESOURCES

2012 FEIR and 2015 1st Addendum Conclusions

Potential impacts of the proposed Project on biological resources were studied for vegetation communities, jurisdictional waters, trees, sensitive plants, sensitive wildlife, migratory birds, and wildlife movement. For all of these classifications, both direct and indirect impacts were found to be significant. Construction practices would cause temporary impacts to vegetation, wildlife, and waters as a result of stockpiling, staging, and access areas, as well as the creation of dust, erosion, and sedimentation. In the portion of the proposed Citracado Parkway alignment between Harmony Grove Village Parkway and Harmony Grove Road, where there is currently no road, habitat would be permanently lost for both plants and animals. This loss presents the opportunity for nonnative species, both plant and animal, to infiltrate the area and outcompete native species. Noise and lights that result from operation of the road can affect both sensitive wildlife and migratory birds. Improvements to the existing road would lead to the removal of mature trees, and the construction of the bridge would cause permanent shading of Escondido Creek. Mitigation measures were proposed for each impact, which would reduce the impacts to below a significant level after implementation.

Reasons for Revising Analysis

The proposed final utility project design would change the footprint of the proposed Project, thus resulting in a change in the impacts to vegetation communities and jurisdictional waters quantified in the 2012 FEIR and 1st Addendum.

Revised Analysis of Project Impacts

The proposed final utility project design would not result in new significant impacts to wildlife species, wildlife corridors, or other biological resources, as the proposed Project remains substantially the same and would not impact new sensitive species, or increase an impact to a species. Changes to the proposed final utility project design for the proposed Project would affect previously quantified impacts to vegetation communities and jurisdictional waters, as described further below.

Vegetation Communities

The original proposed project design included a total of 29.65 acres of permanent, shading, and temporary, direct impacts to vegetation communities. On April 15, 2020 a field assessment of the proposed stringing sites, access roads, and pole sites located outside of the 2012 FEIR LOD was conducted to assess potential impacts.

The relocation of the water main and AT&T line would occur entirely within developed roadways. Portions of the utility line improvements north and south of Escondido Creek, as well as use of the southern most stringing site, would occur within upland habitat.



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Pole replacements would result in 0.01 acre of temporary impacts to nonnative grassland and 0.01 acre of temporary impacts to coast live oak woodland. Impacts are temporary, as poles are being replaced with minor relocations proposed and no native tree removal would occur as a result of the pole replacement in the vicinity of the coast live oak woodland.

The first stringing site, located north of Harmony Grove Road, was classified in the 2012 FEIR as coastal sage scrub, as the area had been restored presumably as part of erosion control restoration efforts for a prior project/construction activity. However, during the April 2020 field assessment the biologist noted that the area was heavily disturbed and only remnants of coastal sage scrub were present, with the majority of the area consisting of invasive herb species. As a result of the existing condition of the area, it is herein classified as disturbed habitat. The area to be temporarily disturbed is approximately 0.52 acre and would be restored at a 1:1 ratio per MM-BIO-1.2, and as noted in Table 4 below.

The second stringing site located immediately south of Harmony Grove Road is entirely within the LOD and impacts for the area were accounted for in the 2012 FEIR. The third stringing site located directly off of the paved access road north of Harmony Grove Village Parkway is located within nonnative grassland and would temporarily impact 0.02 acre.



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Table 4. Direct Impacts to Vegetation Communities

Vegetation Community	Sensitive	Distribution		Transmission		Stringing Sites		Access Roads	
		Permanent	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary
<i>Uplands</i>									
Eucalyptus Woodland	Yes	-	-	-	-	-	-	-	-
Nonnative Grassland	Yes	-	-	-	0.01	-	0.02	-	-
Coast Live Oak Woodland	Yes	-	-	-	0.01	-	-	-	-
<i>Subtotal Uplands</i>		0	0	0	0.02	0	0.02	0	0
<i>Other Cover Types</i>									
Developed	No	-	-	-	-	-	-	-	-
Disturbed Habitat	No	-	-	-	-	-	0.52	-	-
Ornamental	No	-	-	-	-	-	-	-	-
<i>Subtotal Other Cover Types</i>		0	0	0	0	0	0.52	0	0



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The three access roads located outside of the LOD are primarily developed and/or disturbed, with the exception of the old access road located between poles Z510500 and Z712311 which has some nonnative grassland growth within it. However, it is an existing access road, and no impacts or mitigation are proposed for the use of the existing road road.

Temporary and permanent direct impacts were proposed in the 2012 FEIR and 2015 1st Addendum. Minor changes in impact acreage to sensitive vegetation communities and other cover types as a result of the proposed final utility project design, as quantified above, would not involve new significant impacts or a substantial increase in the severity of significant impacts that were identified in the 2012 FEIR and 2015 1st Addendum. All temporary impact areas would be restored as required by FEIR MM Bio-1.2.

Jurisdictional Resources

An AECOM biologist performed a site visit in fall 2017 to evaluate the potential new temporary and permanent impacts to jurisdictional resources related to the proposed final utility relocation project design. An additional site visit was conducted in May 2019 to re-verify the above and evaluate the growth of the riparian canopy. This evaluation determined that no new areas of jurisdictional resources would be impacted and no additional trees would be removed as a result of the proposed final utility design. Potential temporary and permanent, indirect impacts to the jurisdictional waters surrounding the LOD remain the same with the proposed final utility relocation project design. Because no changes in impact acreage to jurisdictional waters would occur as a result of the proposed final utility relocation project design, no new indirect or direct temporary or permanent impacts to jurisdictional resources would occur that were not previously analyzed in the FEIR. As a result, no new, significant impacts to jurisdictional resources would occur as a result of the proposed final utility relocation project design that were not previously analyzed in the FEIR or 1st Addendum.

CULTURAL RESOURCES

2012 FEIR and 2015 1st Addendum Conclusions

Two prehistoric archaeological sites, SDI-8280 and SDI-12,209, were analyzed in the environmental review of the proposed Project. At SDI-8280, areas containing significant cultural deposits and features will not be affected by the construction of the proposed Citracado Parkway alignment. As a result, no significant impacts would occur to this archaeological site. At SDI-12,209, a significant cultural resource was identified within the right-of-way corridor, including prehistoric artifact deposits, bedrock milling features, lithic tools, pottery, and human remains. Construction of the proposed Project will directly impact significant elements documented at SDI-12,209, as well as undocumented artifacts associated with this site. Mitigation measures were proposed for potential impacts to SDI-12,209 to reduce impact levels to less than significant through the implementation of a Data Recovery Program. Further, a mitigation monitoring program will be part of the proposed Project and any potentially important artifacts or features associated with SDI-12,209 that are exposed during construction will be archaeologically recorded and removed. Portions of SDI-12,209 adjacent to the construction corridor will be protected from inadvertent disturbance by construction crews through the use of fencing.

Reasons for Revising Analysis

This review of cultural resources focuses on the limits of disturbance of the final proposed utility relocation project design needed to facilitate the proposed Project. Due to the change in design requiring ground



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disturbance within the public right-of-way along Kauana Loa Drive, impacts to cultural resources have been addressed again.

Revised Analysis of Project Impacts

This review of cultural resources within the proposed Project footprint focused upon the utility improvements needed to facilitate the new road, stringing sites, and access roads. On April 14, 2020, a cultural resources survey and desktop review of the new SDG&E pole locations (Z712311, Z510501, and Z510499), proposed access roads, and stringing sites was conducted by Senior Archaeologist Tracy A. Stropes M.A., RPA.

The realignment of the water district's pipeline, work activities at pole location Z510499, and establishment of the stringing site located just south of Harmony Grove Road, will be completed within areas where impacts to SDI-12,209 have been mitigated. The relocation of utility poles that lie within the road corridor construction zone and that are within the area of SDI-12,209 will represent potential impacts to the prehistoric Native American site; however, the pole locations correspond to areas of SDI-12,209 where no significant deposits or features have been identified. The undergrounding of the AT&T communication line will result in ground disturbance associated with trenching activities in Kauana Loa Drive. However, this area was in the study area for the proposed Project and included in the cultural resources records search (Appendix E, Section 4.1 of 2012 EIR). In addition, this area has been previously disturbed by road construction. No cultural resources were identified within the areas of the other two stringing sites, access roads, and poles Z712311 and Z510501

Any unanticipated buried resources that may be encountered during project activities would be addressed as part of the cultural resource mitigation program (MM-CR-5-1) and therefore the proposed final project utility relocation design would not result in new significant impacts.

VISUAL RESOURCES

2012 FEIR and 2015 1st Addendum Conclusions

The 2012 FEIR & 1st Addendum found that there were no significant impacts to the visual resources of the proposed Project area. There are no scenic vistas in the area and therefore the first criteria of the CEQA Guidelines are not applicable. Temporary impacts identified included the presence of construction equipment and nighttime lighting for construction purposes, which were determined to have a less than significant impact because they are dynamic, are spread throughout the proposed Project area, and last for a short amount of time. Permanent impacts were analyzed from two key viewpoints. Key View 1 looks along the existing roadway south of Avenida Del Diablo. Changes to this portion of the road included removal of mature vegetation, removal of the median, and the addition of a travel and bike lane. Noticeable changes to viewers would occur in this location, but would improve over time with the implementation of project design features (PDFs), such as added vegetation. These PDFs would reduce the impact to a less than significant level. Key View 2 is located in the Rural/Open Space area where there is currently no road. Changes to the area would include the construction of the roadway, bike lane, and sidewalk, and the addition of landscaping vegetation. Impacts to scenic resources are minimized through PDFs such as roadway geometry, and the additional lighting that accompanies the proposed Project would be restricted to the Project area; therefore, the proposed Project has a less than significant



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impact in these areas. Any impacts due to the removal of vegetation and increase in paved surfaces would be offset by the implementation of PDFs. The proposed Project would result in moderate change to the existing visual character or quality of the site and its surroundings but would be considered to have a less than significant impact due to PDFs, including a comprehensive landscape plan.

Reasons for Revising Analysis

The proposed final utility relocation project design differs from the proposed Project, warranting an analysis of the impacts to visual resources.

Revised Analysis of Project Impacts

As previously described, changes to the proposed final utility relocation project design include water main line relocation, undergrounding of one overhead AT&T line, including installation of cable poles at the two transition locations, final realignment of the 12kV distribution overhead electrical power lines north and south of Escondido Creek, as well as the final realignment of the 12/69kV distribution/transmission overhead electrical lines. Impacts to visual resources under the proposed final utility relocation project design would be comparable to the impacts of the originally proposed Project. While the electrical power line alignment spanning Escondido Creek is slightly modified, with the undergrounding of the overhead AT&T line, no new lines or poles are being added. Three distribution poles would be removed and the relocated poles would be within the LOD or currently disturbed areas, out of the oak woodlands along Escondido Creek. The number of aboveground lines is reduced along Harmony Grove to two overhead lines as a result of the undergrounding of the AT&T line. Several poles would increase in height as a result of the grade changes in the roadway. However, overall visual impacts from the proposed final utility relocation project design would be reduced in the areas of Harmony Grove/Kauana Loa drives, related to the undergrounding, and remain unchanged for the realignment of the electrical power line at Harmony Grove and Kauana Loa drives and spanning Escondido Creek.

Construction-related impacts from the proposed final utility relocation project design to visual resources would remain the same as they are under the originally proposed plan. Impacts to visual resources would remain less than significant with the final proposed utility relocation project design.



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CONCLUSION

In summary of the discussion presented above, the changes to the proposed Project from the final proposed utility relocation project design do not involve new significant impacts or a substantial increase in the severity of significant impacts that were identified in either the 2012 FEIR or 2015 1st Addendum.

Sincerely,

Chelsea Ohanesian
Environmental Project Manager

Attachments:

1. Project Description Figures
2. Discussion of Additional EIR Sections

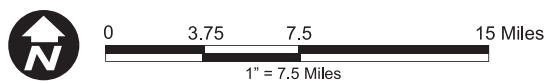
FIGURES

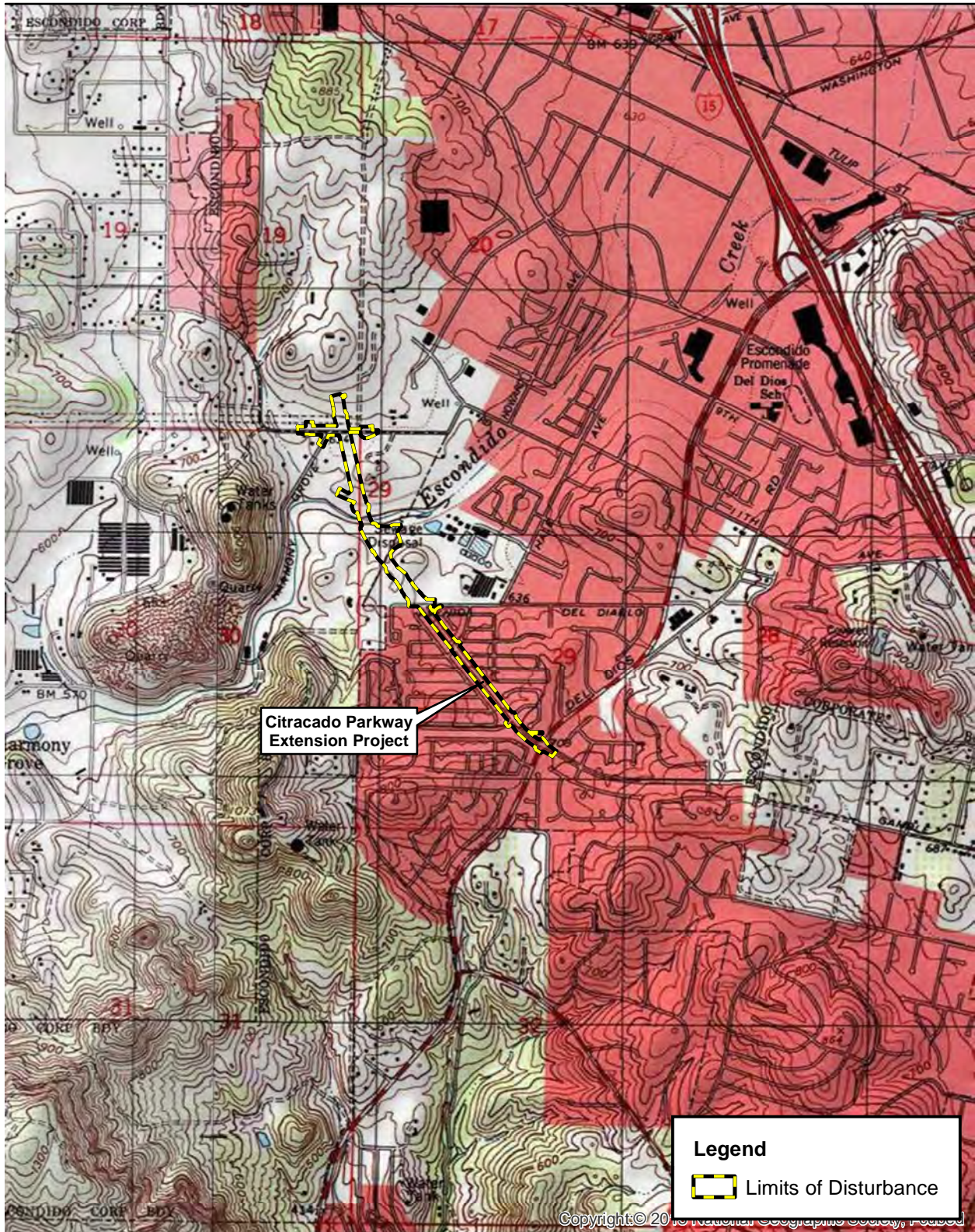
ATTACHMENT 1

PROJECT DESCRIPTION FIGURES



Figure 1-1
Regional Location Map





Source: USGS 7.5' Quadrangles, Escondido 1975, Valley Center 1975, Rancho Santa Fe 1983, San Marcos 1983; AECOM 2011

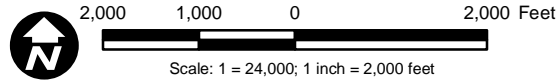
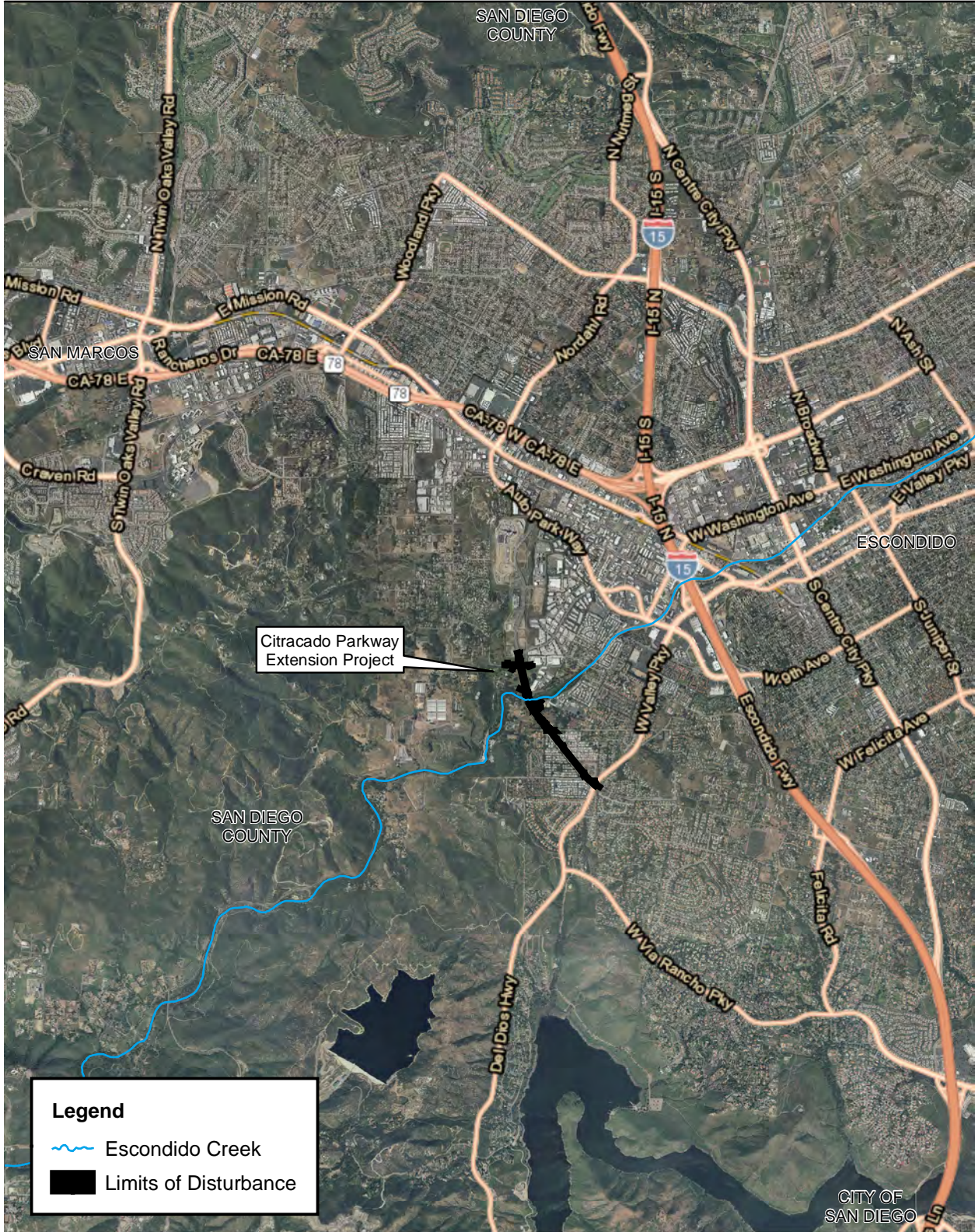


Figure 1-2
Vicinity Map

Citracado Parkway Extension Project

Path: P:\2006\06080144 Citracado Pkwy\5GIS\MXD\2011_mxd\EIR_2011\vicinity_map.mxd, 1/5/2015, sorensenj



Source: Boyle Engineering 2007; ESRI 2011; Landiscor 2010; AECOM 2011

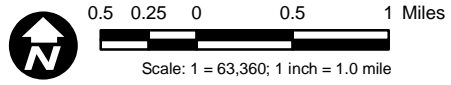
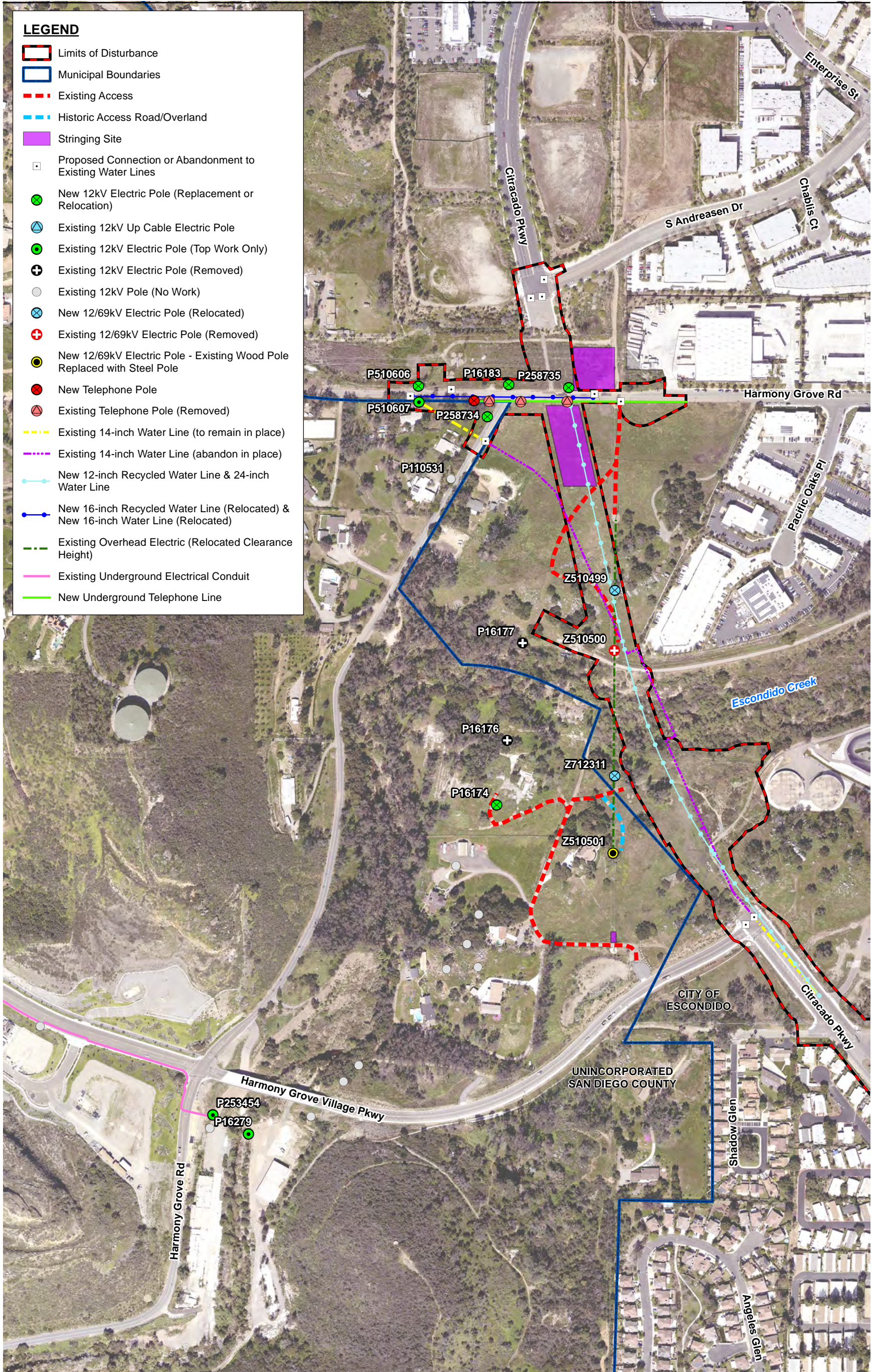


Figure 1-3
Vicinity Map - Aerial Image

Citracado Parkway Extension Project

Path: P:\2006\06080144 Citracado Pkwy\5GIS\MXD\Atch3\vicinity_map_aerial_muni.mxd, 1/5/2015, sorensenj



Source: AECOM 2011, 2019; SANDAG 2017; SDG&E 2019.

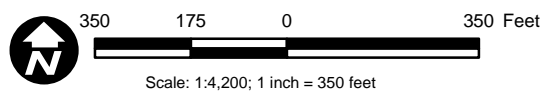


Figure 2-4
Utilities Final Design

ATTACHMENT 2

DISCUSSION OF ADDITIONAL EIR SECTIONS

Attachment 2 Discussion of Additional FEIR Sections

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1 st Addendum	Reason for no detailed analysis
3.1	Land Use	<p>Less than significant. The portion of the proposed Project that involves roadway improvement does not alter the existing land use. The proposed construction of the new roadway would be consistent with the City of Escondido General Plan and its Circulation Element. Additionally, with mitigation measures implemented at the site of the proposed bridge, impacts to wildlife would be reduced. Therefore, a less than significant impact to Land Use would occur.</p>	<p>Not applicable; this topic was not assessed in the 2015 1st Addendum (N/A).</p>	<p>The utility relocation of the two existing electric poles was addressed as part of the FEIR proposed project, as shown on Figure 2-4. The proposed final utility relocation project design would occur within the existing Kauana Loa Drive/Harmony Grove Road right-of-way (ROW), Citracado Parkway Limits of Disturbance (LOD), and/or Biological Study Area (BSA). The location of the proposed final utility relocation project design does not change the land use, and remains consistent with the City of Escondido General Plan. The plan for the proposed final utility relocation project design is within the scope of the original plan and therefore does not warrant a detailed analysis in the addendum.</p>
3.2	Agricultural Resources	<p>Less than significant. The proposed Project does not impact agricultural operations, convert Prime Farmland, or impact lands under the Williamson Act. Additionally, no agricultural operations were identified adjacent to the proposed Project site; therefore, no indirect impacts to agricultural lands would occur.</p>	<p>N/A</p>	<p>The proposed final utility relocation project design would occur within the existing Kauana Loa Drive/Harmony Grove Road ROW, Citracado Parkway LOD, and/or BSA and does not expand project boundaries or change the project location. Therefore, the proposed pole relocation remains consistent with the less than significant impacts found in the 2012 FEIR and do not need to be</p>

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1 st Addendum	Reason for no detailed analysis
				reevaluated in detail in this addendum.
3.3	Air Quality	Less than significant. Proposed Project construction would contribute to only a short-term and finite release of greenhouse gases (GHGs), and in a small amount. It was determined that post-completion of the project, there would be no net increase in operational GHG emissions. This proposed Project would not contribute substantially to climate change and therefore is considered to have a less than significant impact on air quality.	N/A	The proposed final relocation project design would not substantially change the construction process or post-construction operations of the proposed Project. The construction time and activities required for the undergrounding and pole relocations are similar to those required for the originally proposed Project. Therefore, no significant increase in the amount of GHGs emitted would occur during construction, or afterwards.
3.6	Geology and Soils	Seismicity. Less than Significant. The proposed Project site is not located within a known earthquake hazard zone, nor does it fall in a "Near-Source Shaking Zone." The proposed Project would adhere to local and state building codes, as well as the California Seismic Standards. The proposed Project site is not located in an area susceptible to landslides. By implementing best management practices (BMPs) and complying with the Municipal Stormwater Permit and Standard Urban Stormwater Mitigation Plan Manual, the impact of impervious surfaces created by the project would be reduced.	N/A	Seismicity/Geology. The proposed final relocation project design would occur in proximity to the utility sites identified for the proposed Project in the FEIR. Therefore, the exposure to seismic risks would be the same; with the implementation of the same BMPs and compliance with the same regulations, the potential impacts would not be greater than the ones described in the 2012 FEIR, and there are no new or greater potential impacts to be analyzed in the addendum.

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1 st Addendum	Reason for no detailed analysis
		<p>Geology and Soils. Less than Significant. Geotechnical design of the project, investigating and reporting procedures, preparation of a Storm Water Pollution Prevention Plan, and implementation of BMPs would reduce topsoil loss and erosion and potential impacts related to topsoil instability.</p>		
3.7	Hydrology/ Water Quality	<p>Less than Significant. With implementation of the measures required under existing regulations or included as part of the proposed Project (as described above), the impacts to hydrology/water quality are considered less than significant. Therefore, no mitigation measures are proposed.</p>	<p>No new significant impact. Drainage swales and a new stormwater basin are proposed and comply with hydromodification requirements. An updated Hydrology and Water Quality Technical Report was prepared to reflect these changes. The plan would continue to be designed to follow the BMPs listed in that report and continue to adhere to the Municipal Stormwater Permit.</p>	<p>The proposed final relocation project design would occur within the existing Kauana Loa Drive/Harmony Grove Road ROW, Citracado Parkway LOD, and/or BSA and be located in proximity to the pole relocation sites identified in the FEIR. Therefore, with the implementation of the same measures required under existing regulations, the potential hydrology/water quality impacts would not be greater than the ones described in the 2012 FEIR or 2015 1st Addendum, and there are no new or greater potential impacts to be analyzed in the addendum.</p>
3.8	Municipal Services/ Utilities	<p>Municipal Services. Less than Significant. Construction of the proposed Project would not result in the need for new or altered police or fire services or infrastructure. The proposed Project may reduce response times of both entities, as it provides a transportation connection. The proposed Project</p>	N/A	<p>Municipal Services. The proposed final utility relocation project design would not create an impact larger than the one assessed in the 2012 FEIR. There would still be no need for new or altered fire, police, school, park, or library infrastructure, and the proposed Citracado Parkway would still be constructed, potentially reducing response times.</p>

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1 st Addendum	Reason for no detailed analysis
		<p>does not include additional housing; therefore, no increased demand would result on the existing school, park, or library facilities.</p> <p>Utilities. Less than Significant. Electric utility lines would potentially need to be realigned as a result of the proposed Project. Project design and coordination with SDG&E reduces any potential impact of relocation. This proposed Project does not create a new or increased supply of water, and conservation techniques and appropriate standardized construction processes maintain impacts at a less than significant level. No off-site storm water drainage facility or wastewater treatment facility improvements or modifications are required for this project. Operation of the road generates little to no solid waste, and construction waste will be disposed of by EDI.</p>		<p>Utilities. Electric utility lines need to be relocated, as documented in the original project. Similar to the proposed Project, if proper planning and implementation occur, this impact will remain less than significant. The water requirements for the construction of this proposed Project will not change. The drainage patterns documented in the FEIR would not be altered by the proposed final utility relocation project design. The operation of the proposed Project will not change, and impacts regarding generation of solid waste would be minimal.</p>
3.9	Noise	<p>Less than Significant and Significant Unavoidable. No construction-related noise impacts to sensitive receptors were determined. Given the City's goal of 60 A-weighted decibels (dBA), even with the implementation of proposed mitigation, the proposed</p>	<p>No new impacts or substantial increase in previously identified significant impacts. Based on the modeling for soundwalls 3 and 5, the proposed revisions and increased wall heights would generally achieve an equal or</p>	<p>The noise impacts analyzed for pole relocations and utility alignment in the FEIR and 2015 1st Addendum remain unchanged with the proposed final utility project design . Construction equipment and activities for the proposed final project utility design remain the same and operation of the</p>

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1 st Addendum	Reason for no detailed analysis
		<p>Project would result in a significant unavoidable impact at receptors R2, R4 through R10, R14 through R16, R18 through R20, R23, R24, R26 through R29, and R36, as noise levels would continue to exceed 60 dBA Community Noise Equivalent Level (CNEL).</p> <p>As the walls for R34, R35, and R37 are on private property, permission would be required by the property owners to construct the soundwalls. Thus, it cannot be guaranteed that the soundwalls for these locations can be built. If the identified soundwalls cannot be built, impacts at these receptors would be significant and unavoidable.</p>	<p>greater reduction over the mitigation identified in the 2012 FEIR. Increased attenuation would range from 1 to 2 dB(A). The only exceptions to this occur at R-19 and R-28, where the proposed mitigation would be slightly less effective and noise levels with mitigation would be 1 dB(A) higher than predicted in the 2012 FEIR. However, future noise levels would be below 65 CNEL and thus the future noise level, with mitigation, would comply with the City compatibility noise level for these receptors.</p>	<p>power and communication lines is as existing. There are no new or greater potential noise impacts to be analyzed in the addendum.</p>
3.10	Traffic/ Circulation	<p>Less than Significant and Significant Unavoidable. Construction of the proposed Project would create temporary impacts to the Project area, which would be mitigated with the implementation of a Traffic Management Plan. Two intersections would be significantly impacted by the proposed Project, and the potential mitigation was found to be infeasible. Two other road segments were determined inadequate for increased traffic</p>	N/A	<p>The proposed final utility relocation project design would not result in new or greater potential traffic impacts than those already caused by the proposed Project. The proposed final utility relocation project design would not alter the proposed number of lanes as the proposed Project analyzed in the 2012 FEIR and therefore would have similar long-term traffic impacts on the area and did not need to be analyzed again in detail.</p>

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1 st Addendum	Reason for no detailed analysis
		flow, but widening the road to accommodate four lanes was found infeasible and the impact remained significant.		
N/A This section was added in the 2019 CEQA Checklist	Wildfire	The 2012 FEIR did not include a wildfire analysis because this was not a required component of CEQA at the time the FEIR was published.	The 2015 1 st Addendum did not include a wildfire analysis because this was not a required component of CEQA at the time the FEIR was published.	Revisions to the State CEQA Guidelines made in 2019 include a requirement to consider analysis of wildfire impacts. Fire response would be provided by the same fire and emergency services as those discussed in Section 3.8.3 of the FEIR for the proposed Project. The proposed final utility relocation design would not alter the proposed number of lanes as the proposed Project analyzed in 2012 FEIR and would include the undergrounding of an existing line; therefore, it would not exacerbate fire risk beyond the proposed Project. There are no new or greater fire risks from the final proposed project utility relocation design.
N/A This section was added in the 2019 CEQA Checklist	Energy	The 2012 FEIR did not include an energy analysis because this was not a required component of CEQA at the time the FEIR was published.	The 2015 1 st Addendum did not include an energy analysis because this was not a required component of CEQA at the time the FEIR was published.	Revisions to the State CEQA Guidelines made in 2019 include a requirement to consider analysis of energy impacts. The type of equipment and duration of construction activities associated with the proposed final utility relocation project design would be consistent with those discussed in Section 3.3.3 of the FEIR. The proposed final utility relocation project design would not conflict with a state or local plan for renewable energy or energy

FEIR Section	Topic	Summary of 2012 FEIR Conclusion	Summary of 2015 1st Addendum	Reason for no detailed analysis
				efficiency. The proposed final utility relocation design would not alter the proposed number of lanes and would not increase the utility services beyond those included in the FEIR. Construction equipment used for the proposed final utility relocation project design would not differ from the proposed Project.

CITY COUNCIL STAFF REPORT

Consent Item No. 6

May 26, 2021

File No. 0690-20

SUBJECT: Designation of City Owned Surplus Land

DEPARTMENT: Engineering Services

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-73 to designate city-owned parcels as surplus land and allow for the disposal of the parcels.

FISCAL ANALYSIS:

Future fiscal impacts depend on the market value of each parcel and department that would receive the funds associated with a sale.

BACKGROUND:

The City of Escondido ("City") owns real property, which is used for various municipal purposes, such as City Hall, parks, police stations, fire stations, utility facilities, community centers, maintenance yards and the library. In addition, a number of properties are leased to third parties that generate income and/or provide community-based services. As needs change, the requirements for these properties may be revised and, on occasion, certain parcels may be in excess of the City's current need. This requires that each site be reviewed in terms of its potential for future public use, as well as its potential benefit to the City.

The real property owned by the City is diverse, with 205 properties categorized by current use, zoning, department controlling the asset, and future use. Of the City's properties, 44% are categorized as habitat, open space, flood control or excess land. Properties that are categorized as city facilities make up 27% of the City's assets, many of which serve as a secondary function as leased properties generating rental revenue. The remaining properties are subject to regular review and assessment in order to determine how they can be best utilized to meet the City's objectives. Some of the properties have been determined to be surplus land, which have been included within this staff report and we will bring additional parcels for Council's consideration, once they are determined to no longer be needed by the City.

In addition, the Real Property section maximizes the value of the City's assets by developing short- and long-range strategies based on the needs and objectives of the City. The City manages a variety of agreements with for-profit and non-profit entities and there are currently 58 leases on 36 City-owned properties, providing an annual rental revenue of \$2.9 million.

As part of an overall real property management plan, the City’s inventory of real property is reviewed to determine which properties are no longer needed for public use or to support the elements of the General Plan. If a property is no longer needed by the City, it can be disposed of in accordance with the Surplus Land Act, Government Code Section 54200-54234 (“Act”) and notification must be sent to all required governmental agencies. Under the Act, “surplus land” is defined as “land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.” Certain surplus lands, however, are exempt from the Act. One (1) example of “exempt surplus land” is land that is less than 5,000 square feet in area. Both “surplus land” and “exempt surplus land” must be declared as such and supported by written findings by the local agency’s governing body at a regular public meeting before a local agency may take any action to dispose of the land.

After the property has been declared as surplus land, a low and moderate-income housing availability notice will be sent to interested housing sponsors, as required in the Act. Any entity that is interested in developing affordable housing can respond within 60 days after the notice and if a notice of interest is received, there is a 90-day good faith negotiating period. If the price or terms cannot be agreed upon after the full 90-day good faith negotiation period, then the City may dispose of the surplus land. Before the sale of any parcel, the item will be presented to Council to review the terms of that transaction.

Twenty-seven parcels have been identified at this time that are no longer required for the City’s use and can be designated as surplus land. Most of the parcels were acquired as part of road improvement projects and are no longer needed for the city’s purposes. One (1) of the parcels was previously considered for the City’s Membrane Filtration Reverse Osmosis (MFRO) facility, but it was ultimately decided that this location would not be used. Three (3) of the parcels are located in a light-industrial zoned area of the city that could be considered for redevelopment opportunities.

Site Address	APN	Zoning Designation	Size (acres)	Dept./Fund	Existing Use
1101 E El Norte Pkwy	227-340-01	R-1-6, Single Family Residential	0.09	General Fund	vacant land, previously considered for stormwater treatment but was not feasible
1111 E El Norte Pkwy	227-340-02	R-1-6, Single Family Residential	0.09	General Fund	vacant land, previously considered for stormwater treatment but was not feasible
1121 E El Norte Pkwy	227-340-03	R-1-6, Single Family Residential	0.09	General Fund	vacant land, previously considered for stormwater treatment but was not feasible

Designation of Surplus City Owned Land
 May 26, 2021
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Site Address	APN	Zoning Designation	Size (acres)	Dept./Fund	Existing Use
1131 E El Norte Pkwy	227-340-04	R-1-6, Single Family Residential	0.09	General Fund	vacant land, previously considered for stormwater treatment but was not feasible
1201 Washington Ave	230-141-01	C-G, General Commercial	4.57	Water	vacant land, previously considered as location for MFRO
Chestnut Dr	233-622-25	R1-10	0.02	General Fund	excess land after road improvements
Chestnut Dr	233-623-38	R1-10	0.10	General Fund	excess land after road improvements
Chestnut Dr	233-622-19	R1-10	0.03	General Fund	excess land after road improvements
2141 Bear Valley Pkwy	231-100-01	R-1-10, Single Family Residential	0.17	General Fund	excess land after road improvements
2171 Bear Valley Pkwy	231-100-02	R-1-10, Single Family Residential	0.11	General Fund	excess land after road improvements
2574 Bear Valley Pkwy	231-110-10	R-1-6, Single Family Residential	0.32	Transnet	excess land after road improvements
2558 Bear Valley Pkwy	231-110-22	R-1-6, Single Family Residential	0.23	Transnet	excess land after road improvements
2568 Bear Valley Pkwy	231-110-15	R-1-6, Single Family Residential	0.34	Transnet	excess land after road improvements
2564 Bear Valley Pkwy	231-110-16	R-1-6, Single Family Residential	0.34	Transnet	excess land after road improvements
2602 Bear Valley Pkwy	231-110-31	R-1-6, Single Family Residential	0.33	Transnet	excess land after road improvements
2604 Bear Valley Pkwy	231-110-28	R-1-6, Single Family Residential	0.57	Transnet	excess land after road improvements
2634 Bear Valley Pkwy	231-120-03	R-1-6, Single Family Residential	0.41	Transnet	excess land after road improvements
Bear Valley Pkwy	231-120-05	R-1-6, Single Family Residential	0.94	Transnet	excess land after road improvements
2655 Bear Valley Pkwy	231-120-06	R-1-6, Single Family Residential	0.83	Transnet	excess land after road improvements
2701 E Valley Pkwy	231-120-07	R-1-6, Single Family Residential	0.28	Transnet	excess land after road improvements
2705 E Valley Pkwy	231-120-08	R-1-6, Single Family Residential	0.34	Transnet	excess land after road improvements
2715 E Valley Pkwy	231-120-10	R-1-6, Single Family Residential	0.12	Transnet	excess land after road

Designation of Surplus City Owned Land
May 26, 2021
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Site Address	APN	Zoning Designation	Size (acres)	Dept./Fund	Existing Use
		Residential			improvements
2721 E Valley Pkwy	231-120-11	R-1-6, Single Family Residential	0.17	Transnet	excess land after road improvements
2731 E Valley Pkwy	231-120-12	R-1-6, Single Family Residential	0.22	Transnet	excess land after road improvements
480 N Spruce St	232-091-28	M-1, light industrial	3.8	Redevelopment	Successor redevelopment agency parcel
525 N Quince St	232-091-06	M-1, light industrial	1.0	General Fund	leased lot
455 N Quince St	232-091-27	M-1, light industrial	3.5	General Fund	vacant building

The above parcels have been identified as surplus and are not necessary for the City's use. Upon approval by Council, staff will provide a notice of availability to the required entities for its sale or lease.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Julie Procopio, Director of Engineering Services
05/19/21 3:29 p.m.

ATTACHMENTS:

1. Resolution No. 2021-73

RESOLUTION NO. 2021-73

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
DECLARING CITY OWNED PARCELS AS
SURPLUS LAND

WHEREAS, the City of Escondido (“City”) owns certain real property as indicated on the following table; and

Site Address	APN	Zoning Designation	Size (acres)	Existing Use
1101 E El Norte Pkwy	227-340-01	R-1-6, Single Family Residential	0.09	vacant land, previously considered for stormwater treatment but was not feasible
1111 E El Norte Pkwy	227-340-02	R-1-6, Single Family Residential	0.09	vacant land, previously considered for stormwater treatment but was not feasible
1121 E El Norte Pkwy	227-340-03	R-1-6, Single Family Residential	0.09	vacant land, previously considered for stormwater treatment but was not feasible
1131 E El Norte Pkwy	227-340-04	R-1-6, Single Family Residential	0.09	vacant land, previously considered for stormwater treatment but was not feasible
1201 Washington Ave	230-141-01	C-G, General Commercial	4.57	vacant land, previously considered as location for MFRO
Chestnut Dr	233-622-25	R1-10	0.02	excess land after road improvements
Chestnut Dr	233-623-38	R1-10	0.10	excess land after road improvements
Chestnut Dr	233-622-19	R1-10	0.03	excess land after road improvements
2141 Bear Valley Pkwy	231-100-01	R-1-10, Single Family Residential	0.17	excess land after road improvements
2171 Bear Valley Pkwy	231-100-02	R-1-10, Single Family Residential	0.11	excess land after road improvements
2574 Bear Valley Pkwy	231-110-10	R-1-6, Single Family Residential	0.32	excess land after road improvements
2558 Bear Valley Pkwy	231-110-22	R-1-6, Single Family Residential	0.23	excess land after road improvements
2568 Bear Valley Pkwy	231-110-15	R-1-6, Single Family Residential	0.34	excess land after road improvements
2564 Bear Valley Pkwy	231-110-16	R-1-6, Single Family Residential	0.34	excess land after road improvements

2602 Bear Valley Pkwy	231-110-31	R-1-6, Single Family Residential	0.33	excess land after road improvements
2604 Bear Valley Pkwy	231-110-28	R-1-6, Single Family Residential	0.57	excess land after road improvements
2634 Bear Valley Pkwy	231-120-03	R-1-6, Single Family Residential	0.41	excess land after road improvements, right of way is included in total size
Bear Valley Pkwy	231-120-05	R-1-6, Single Family Residential	0.94	excess land after road improvements, right of way is included in total size
2655 Bear Valley Pkwy	231-120-06	R-1-6, Single Family Residential	0.83	excess land after road improvements, right of way is included in total size
2701 E Valley Pkwy	231-120-07	R-1-6, Single Family Residential	0.28	excess land after road improvements
2705 E Valley Pkwy	231-120-08	R-1-6, Single Family Residential	0.34	excess land after road improvements
2715 E Valley Pkwy	231-120-10	R-1-6, Single Family Residential	0.12	excess land after road improvements
2721 E Valley Pkwy	231-120-11	R-1-6, Single Family Residential	0.17	excess land after road improvements
2731 E Valley Pkwy	231-120-12	R-1-6, Single Family Residential	0.22	excess land after road improvements
480 N Spruce St	232-091-28	M-1, light industrial	3.8	Successor redevelopment agency parcel
525 N Quince St	232-091-06	M-1, light industrial	1.0	leased lot
455 N Quince St	232-091-27	M-1, light industrial	3.5	vacant building

WHEREAS, it has been determined that the parcels are no longer required for the City's use; and

WHEREAS, the Surplus Land Act (Gov't Code § 54220 *et seq.*) (the "Act") requires local agencies, prior to disposing of surplus real property, to provide a notice of availability of that property to certain entities for specified uses, including affordable housing, parks and recreation, or open space; and

WHEREAS, the Act defines "surplus land" as "land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use"; and

WHEREAS, the City is a “local agency” as defined by the Act and desires to dispose of the surplus land that is not necessary for the City’s use; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to declare the parcels as surplus land and to dispose of the identified parcels.

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, on behalf of the City, to undertake the process to dispose of the surplus land pursuant to the Act.

CITY COUNCIL STAFF REPORT

Consent Item No. 7

May 26, 2021

File No. 0800-10

SUBJECT: Final Map, Escondido Tract SUB15-0022 Del Prado North

DEPARTMENT: Engineering Services

RECOMMENDATION:

It is requested that the City Council approve the Final Map for Tract SUB15-0022, Del Prado North, ("Project"), an 81-Unit Residential Condominium Subdivision, located at the southwest corner of Brotherton Road and South Centre City Parkway.

FISCAL ANALYSIS:

The Developer, California West Communities LLC, a Delaware Limited Liability Company ("Developer"), in accordance with the adopted fee schedule, pays the cost to review the Final Map.

PREVIOUS ACTION:

The Planning Commission recommended denial of the Project on April 12, 2016, but subsequently the City Council approved the Project on May 11, 2016, as Resolution 2016-66 and pursuant to Ordinance 2016-05. The City's Zoning Administrator approved a modification to the Precise Development Plan on October 25, 2018 as Resolution 2019-09 and then granted a three (3) year extension of time on May 2, 2019, pursuant to Resolution 2019-19.

BACKGROUND:

The Final Map for the Project, located as shown on Attachment 1, includes 81 residential condominium units within a single lot. This is the first of two (2) Final Maps, which together, make up the Del Prado Planned Development with 113 residential condominium units. Staff has examined this Final Map and found it to be mathematically correct and in substantial conformance to the approved Tentative Map, and is 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.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

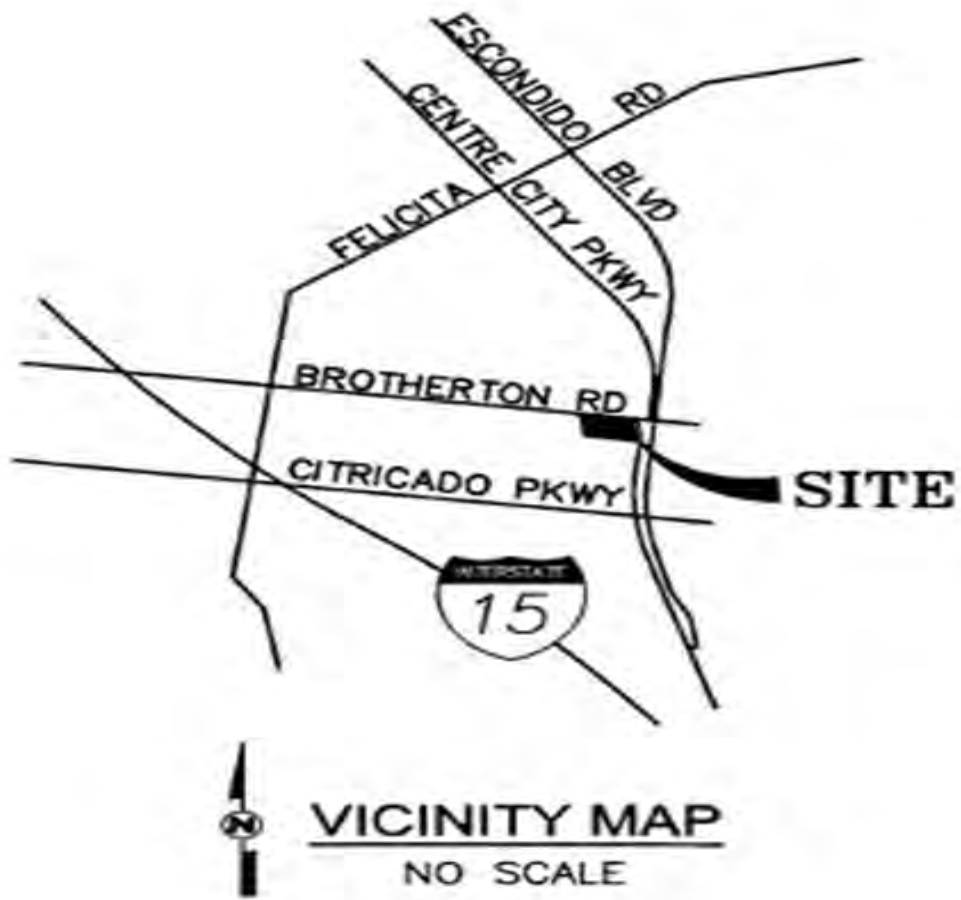
Julie Procopio, Director of Engineering Services

05/19/21 3:29 p.m.

ATTACHMENTS:

1. Attachment 1 – Site Location Map

TRACT SUB15-0022
DEL PRADO NORTH



CITY COUNCIL STAFF REPORT

Consent Item No. 8

May 26, 2021

File No. 0600-95

SUBJECT: Notice of Completion for the Hale Avenue Resource Recovery Facility Storm Water Treatment System Retrofit Project

DEPARTMENT: Utilities Department, Wastewater Division, Environmental Programs

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-67, authorizing the Deputy City Manager / Director of Utilities to file a Notice of Completion for the Hale Avenue Resource Recovery Facility ("HARRF") Storm Water Treatment System Retrofit Project.

FISCAL ANALYSIS:

The HARRF Storm Water Treatment System Retrofit Project ("Project") was completed for \$212,013.07. This amount exceeded the originally approved contract amount by 2.2 percent, which is within the 10 percent contingency permitted for construction projects.

PREVIOUS ACTION:

On October 28, 2020, the City Council adopted Resolution No. 2020-150, authorizing the Mayor and City Clerk to execute a Public Improvement Agreement with Shaw Equipment Rentals, Inc., the lowest responsive and responsible bidder, in the amount of \$207,357.00 for construction of the Project. This Project was funded from Capital Improvement Project No. 800289.

BACKGROUND:

Structural improvements were required to the storm drainage system at the HARRF Operations building. The City installed a permanent storm water capture and treatment system in accordance with Land Development requirements of the San Diego Region Municipal Separate Storm Sewer System (MS4) permit issued by the Regional Water Quality Control Board. In 2018, Environmental Programs staff initiated the design of a retrofit treatment system within the space and use constraints unique to the HARRF.

The Project installed a Bio Clean Modular Wetlands System, which is a pre-fabricated proprietary treatment system, which intercepts runoff from the building and removes pollutants prior to discharge to Escondido Creek. The system is located underneath the parking lot and within an existing landscape planter adjacent to the HARRF Operations building (see below photo). The Utilities Construction and Engineering Division provided construction management services for the Project. The construction impacts to HARRF operations were held to a minimum.

Notice of Completion for the HARRF Storm Water Treatment System Retrofit Project
May 26, 2021
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APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:
Christopher W. McKinney, Deputy City Manager / Director of Utilities
05/19/21 5:23 p.m.

ATTACHMENTS:

1. Resolution No. 2021-67

RESOLUTION NO. 2021-67

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING THE DEPUTY CITY
MANAGER / DIRECTOR OF UTILITIES TO
FILE A NOTICE OF COMPLETION FOR THE
HALE AVENUE RESOURCE RECOVERY
FACILITY STORM WATER RETROFIT
PROJECT

WHEREAS, on October 28, 2020, the City Council adopted Resolution No. 2020-150, authorizing execution of the Public Improvement Agreement for the construction of the Hale Avenue Resource Recovery Facility (“HARRF”) Storm Water Treatment System Retrofit Project (“Project”) in the amount of \$207,357.00; and

WHEREAS, the construction for the Project was completed by Shaw Equipment Rental, Inc.; and

WHEREAS, the City of Escondido staff and the Deputy City Manager / 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 Deputy City Manager / Director of Utilities.

3. That the City Council hereby approves the request to file a Notice of Completion for the HARRF Storm Water Treatment System Retrofit Project.

CITY COUNCIL STAFF REPORT

Consent Item No. 9

May 26, 2021

File No. 0440-30

SUBJECT: Authorization to Submit Funding Application to California IBank Financing for the San Pasqual Undergrounding Project

DEPARTMENT: Utilities Department, Construction and Engineering Division

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-71, authorizing the Deputy City Manager / Director of Utilities to submit an application to the California Infrastructure and Economic Development Bank (“IBank”) requesting \$25 million in financing for the San Pasqual Undergrounding Project (the “Project”). The Resolution authorizes the Deputy City Manager / Director of Utilities to submit an application for a financing agreement (the “Obligation”) with IBank, declares the City of Escondido’s (“City”) intent to reimburse IBank, and approves certain related matters to the financing application.

FISCAL ANALYSIS:

The FYs 2020/21 – 2024/25 Capital Improvement Program lists the total projected cost for the San Pasqual Undergrounding Project as \$46,400,000, with funding sources for the Project (CIP No. 701701) comprised of Customer Fees, Loan Funding, and Reimbursement from the Vista Irrigation District (“VID”). The most recent cost estimate places construction costs alone for the Project at a little over \$38.57 million.

The loan requested to finance the Project would be provided through IBank’s Infrastructure State Revolving Fund (“ISRF”) Loan Program. ISRF is a direct loan program, and loans are funded with the proceeds of tax-exempt ISRF revenue bonds. Loan terms are for the useful life of the project up to a maximum of 30 years. If the City Council authorizes submission of an application, staff anticipates that the financing agreement offered from IBank will include an annual interest rate between 2.20 and 2.50 percent.

PREVIOUS ACTIONS:

On June 3, 2009, the City Council adopted Resolution No. 2009-77, authorizing a Consulting Agreement with Black & Veatch Corporation in the amount of \$232,710. This agreement was for engineering services to perform a feasibility study of undergrounding a portion of the Escondido Canal between Lake Henshaw and Lake Wohlford within the San Pasqual Indian Reservation. The cost was split equally between the City and VID.

On November 2, 2016, the City Council adopted Resolution No. 2016-156, affirming the Environmental Assessment/Mitigated Negative Declaration for the San Pasqual Undergrounding Project (ENV 15-0016).

On June 13, 2018, the City Council adopted Resolution No. 2018-94, authorizing a Consulting Agreement with Michael Baker International in the amount of \$1,563,297.50 for the design of the San Pasqual Undergrounding Project. The City Council also adopted Resolution No. 2018-95, authorizing a Consulting Agreement with Helix Environmental Planning, Inc. in the amount of \$100,000 for environmental surveys and permitting for the San Pasqual Undergrounding Project.

On May 22, 2019, the City Council adopted Resolution No. 2019-79, authorizing a proposed Agreement among the City, Vista Irrigation District, and the San Pasqual Band of Mission Indians for Conveyance of an Easement necessary for the San Pasqual Undergrounding Project (“Agreement”).

BACKGROUND:

In 1969, five local Indian Bands, and the United States on their behalf, sued the City and VID, claiming that the City and the District’s diversion of San Luis Rey River flows deprived the Bands of adequate water on their reservations located downstream of the Diversion Dam. After nearly five decades of litigation and negotiations, the parties approved the San Luis Rey Indian Water Rights Settlement and Implementing Agreements. The Implementing Agreement stipulates that portions of the Escondido Canal that cross the San Pasqual Indian Reservation must be replaced with an underground pipeline. The Project must be completed by May 17, 2023. If the project is not completed within the six-year window, the City and VID must pay damages of \$1,000 per day to the San Pasqual Band until the Project is completed.

The Project will remove, relocate, and replace approximately 2.5 miles of the Escondido Canal that crosses the San Pasqual Indian Reservation as provided in the Implementing Agreement.

IBank is the State of California’s only general purpose financing authority. The Legislature created IBank in 1994 to finance public infrastructure and private development that promote a healthy climate for jobs, contribute to a strong economy, and improve the quality of life in California communities. IBank has broad authority to issue revenue bonds – both tax-exempt and taxable, to provide loans to state and local governments for public infrastructure and economic expansion projects, and to leverage State and Federal funds. It is a self-supporting governmental entity that pays for its operations from service fees and interest earnings on loans and investments. Since 1994, IBank has financed more than \$55 billion in infrastructure and economic development projects.

The benefits of financing through IBank and the ISRF Program include:

- Below-market interest rates
- Non-competitive application process; applications continuously accepted

- Technical assistance
- No matching fund requirement
- No federal overlays
- Closings are tailored to project requirements

Adoption of Resolution No. 2021-71, the action requested of the City Council today, authorizes the Deputy City Manager / Director of Utilities to submit an application for a financing agreement with IBank for the Project, declares the City's intent to reimburse IBank, and approves certain related matters to the financing application. Should IBank approve the City's application, staff will return to the City Council at a later date for authorization to accept and process the financing agreement. The interest rate of the potential loan agreement is not known at the time of application, but is anticipated to be between 2.20 and 2.50 percent annually, given the Water Fund's credit rating. The term of the loan agreement is expected to be 30 years. If the City's application for funding is approved by IBank, the final loan agreements will specify the interest rate and term, and will be brought to the City Council for approval via a separate Resolution. The Resolution under consideration with this item only authorizes application for a loan and commits to repay the loan if a future loan agreement is approved by the City Council.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Christopher W. McKinney, Deputy City Manager / Director of Utilities
05/19/21 5:23 p.m.

ATTACHMENTS:

1. Resolution No. 2021-71

RESOLUTION NO. 2021-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK (“IBANK”) FOR THE FINANCING OF THE SAN PASQUAL UNDERGROUNDING PROJECT IF IBANK APPROVES SAID APPLICATION, DECLARATION OF OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES FROM THE PROCEEDS OF TAX EXEMPT OBLIGATIONS, AND APPROVING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the California Infrastructure and Economic Development Bank (“IBank”) administers a financing program to assist local governments with the financing of eligible projects in accordance with Section 63000 *et seq.* of the California Government Code (“Act”); and

WHEREAS, IBank created the Infrastructure State Revolving Fund Program (“ISRF Program”) pursuant to the provision of the Act; and

WHEREAS, IBank has instituted an application process for financing under its ISRF Program; and

WHEREAS, IBank’s Criteria, Priorities and Guidelines for the Selection of Projects for Financing under the ISRF Program, dated February 23, 2016, and as may thereafter be amended from time to time (“Criteria”), establishes requirements for the financing of projects under the ISRF Program; and

WHEREAS, the City of Escondido (“City”) desires to submit an application (“Financing Application”) to IBank under the ISRF Program for financing and refinancing the costs of the San Pasqual Undergrounding Project (“Project”) in an amount not to exceed \$25 million; and

WHEREAS, the Act and the Criteria require the City to make, by resolution of its governing body, certain findings prior to a project being selected for financing by IBank; and

WHEREAS, the City expects to incur or pay certain expenditures in connection with the Project from its Water Enterprise Fund that are reimbursable with the proceeds of tax exempt bonds or other tax exempt securities under Federal Tax Law (defined below) prior to incurring indebtedness for the purpose of financing costs associated with the Project on a long-term basis (“Reimbursement Expenditures”); and

WHEREAS, the City reasonably expects that, if its Financing Application under the ISRF Program is approved by IBank, a financing arrangement (“Obligation”) in an amount not to exceed \$25 million, which shall be memorialized by one or more financing agreements and related documents (collectively, “Financing Agreement”), shall be presented to the City Council for consideration, and that certain proceeds of such Obligation, if approved by the City Council, will be used to reimburse the City for Reimbursement Expenditures incurred or paid prior to incurring the Obligation; and

WHEREAS, the City acknowledges that IBank funds the ISRF Program, in part, with the proceeds of tax exempt bonds and, as such, has certain compliance obligations that may require it to have the City enter into one or more new financing agreements to

replace the Financing Agreement (collectively, “Replacement Agreement”) on terms and conditions substantially identical to the original Financing 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. That the City Council hereby approves confirms, ratifies, and affirms all actions of the City’s representatives, employees and officers heretofore taken in connection with, or with respect to, submitting the Financing Application, and in connection therewith the City Council finds and certifies:

a. The Project facilitates the effective and efficient use of existing and future public resources so as to promote both economic development and conservation of natural resources;

b. The Project develops and enhances public infrastructure in a manner that will attract, create, and sustain long-term employment opportunities;

c. The Project is consistent with the General Plan of the City of Escondido and the General Plan of the County of San Diego;

d. The proposed financing is appropriate for the Project;

e. The Project is consistent with the Criteria; and

f. It has considered (i) the impact of the Project on California’s land resources and the need to preserve such resources; (ii) whether the Project is

economically or socially desirable; and (iii) whether the project is consistent with, and in furtherance of the State Environmental Goals and Policy Report (as defined in the Criteria).

3. That the City reasonably expects and hereby declares its official intent to use proceeds of the Obligation to reimburse itself for the Reimbursement Expenditures with the proceeds of tax exempt bonds or other tax exempt securities issued under the provisions of the Internal Revenue Code of 1986, as amended, and those Treasury Regulations implementing such provisions (collectively, "Federal Tax Law"). This declaration is made solely for purposes of establishing compliance with applicable requirements of Federal Tax Law and its date is controlling for purposes of reimbursement under Federal Tax Law. This declaration does not bind the City to make any expenditure, incur any indebtedness, or proceed with the Project.

4. That the reasonably expected maximum principal amount of the Obligation that is anticipated to be used for such reimbursement is \$25 million.

5. That except as described in Section 9 below, this resolution is being adopted not later than 60 days after the payment of the original expenditures ("Expenditures Date or Dates").

6. That except as described in Section 9 below, the expected date of issue of the Obligation will be within 18 months of the later of: (a) the Expenditure Date or Dates; or (b) the date that the Project is placed in service; provided that the reimbursement may not be made more than three years after the Expenditure Date.

7. That proceeds of the Obligation to be used to reimburse for Project costs are not expected to be used, within one year of reimbursement, directly or indirectly to pay debt service with respect to any obligation (other than to pay current debt service coming due within the next succeeding one year period on any tax exempt obligation of the Applicant (other than the Obligation)) or to be held as a reasonably required reserve or replacement fund with respect to an obligation of the City or any entity related in any manner to the City, or to reimburse any expenditure that was originally paid with the proceeds of any obligation, or to replace funds that are or will be used in such manner.

8. That this resolution is consistent with the budgetary and financial circumstances of the City as of the date hereof. Except for reserves of the City's Water Enterprise Fund, no moneys from sources other than the Obligation are, or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by the City (or any related party) pursuant to their budget or financial policies with respect to the Project costs. To the best of our knowledge, the City Council is not aware of the previous adoption of official intents by the City that have been made as a matter of course for the purpose of reimbursing expenditures and for which tax exempt obligations have not been issued.

9. That the limitations described in Sections 5 and 6 above do not apply to: (a) costs of issuance of the Obligation; (b) an amount not in excess of the lesser of \$100,000 or five percent (5%) of the proceeds of the Obligation; or (c) any preliminary expenditures, such as architectural, engineering, surveying, soil testing, and similar costs other than land acquisition, site preparation, and similar costs incident to commencement of

construction, not in excess of twenty percent (20%) of the aggregate issue price of the Obligation that finances the Project for which the preliminary expenditures were incurred.

10. That this resolution is adopted as official action of the City in order to comply with Treasury Regulation Section 1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of City expenditures incurred prior to the date of issue of the Obligation, is part of the City's official proceedings, and will be available for inspection by the general public at the main administrative office of the City.

11. That the Deputy City Manager / Director of Utilities and his or her designee is hereby authorized and directed to act on behalf of the City in all matters pertaining to the Financing Application, and all actions previously undertaken by the Deputy City Manager / Director of Utilities or other staff of the Applicant in connection with the Financing Application are hereby approved.

12. That if the Financing Application and the Obligation is approved by IBank, the Deputy City Manager / Director of Utilities and his or her designee is authorized: (i) to negotiate and execute financing documents and any amendments thereto, including, but not limited to the Financing Agreement and the Replacement Agreement, with IBank for the purposes of financing the Obligation; (ii) to pledge the revenues of the Water Enterprise Fund and all legally available amounts therein on a parity basis with the City's obligations in connection with the existing Water Enterprise Fund debt, to the repayment of the Obligation; (iii) to provide covenants relating to, among other things, maintaining the debt service coverage ratio required by IBank, rates and charges to be pledged, and as

to any other security or collateral securing the Obligation; and (iii) to take any other action that is necessary or desirable to enable the City to enter into the Financing Agreement and incur the Obligation.

13. That once the terms of the Financing Agreement have been agreed upon by IBank and the City, a subsequent and separate resolution by the City Council will be required to authorize the Director of Utilities and other staff of the City to approve and execute documents for the purpose of financing the Obligation.

14. This resolution shall become effective immediately upon adoption.

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING AN AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN AND MASTER DEVELOPMENT FOR A 120-UNIT CONDOMINIUM DEVELOPMENT AND AUTHORIZING THE FILING OF A NOTICE OF EXEMPTION

APPLICANT: Renovation Realty, Inc.
CASE NO.: SUB 20-0001, PHG 20-0009 and ENV 20-0001

The City Council of the City of Escondido ("City"), California, DOES HEREBY ORDAIN as follows:

SECTION 1. The City Council makes the following findings:

a) Renovation Realty, Inc. ("Applicant") filed a land use development application, Planning Case Nos. SUB 20-0001, PHG 20-0009 and ENV 20-0001 ("Application") constituting a request for a one-lot Tentative Subdivision Map, Master and Precise Development Plan for the development of 120 condominium units, Amendment to the Downtown Specific Plan, vacation of right-of-way and Purchase and Sale Agreement ("Project"). The approximately 2.33-acre Project site generally is located on the southwestern corner of W. 2nd Avenue and S. Pine Street, north of W. 3rd Avenue, east of S. Quince Street, addressed at 235 W. 2nd Avenue and others, (APNs 233-032-07-00, 233-032-08-00, 233-032-10-00, 233-032-11-00, 233-032-12-00, 233-032-13-00, 233-032-14-00, 233-032-17-00, 233-032-18-00, 233-032-19-00, and 233-032-21-00), in the Mercado District of the Downtown Specific Plan, and more particularly described in Exhibit "A" attached to this Ordinance and incorporated by this reference as though fully set forth herein ("Property"); and

A COMPLETE COPY OF
THIS ORDINANCE IS ON
FILE IN THE OFFICE OF
THE CITY CLERK FOR
YOUR REVIEW.

MOBILEHOME RENT REVIEW BOARD

Public Hearing Item No. 11

May 26, 2021

File No. 0697-20

SUBJECT: Short-Form Rent Review Board Hearing for Casa Grande Mobile Estates (File No. 0697-20-10282)

DEPARTMENT: Community Development Department, Housing & Neighborhood Services Division

RECOMMENDATION:

Consider the short-form rent increase application submitted by Casa Grande and if approved, adopt Rent Review Board Resolution No. 2021-01.

BACKGROUND:

On June 8, 1988, the voters of the City of Escondido (“City”) approved an initiative Ordinance to enact Mobilehome Rent Control (Proposition K). Under Proposition K, if a park owner wants to increase rent, it must first obtain approval from the Mobilehome Park Rent Review Board. As prescribed by the Ordinance, the Escondido City Council sits as the Rent Review Board. To request an increase, the park owner must file an application with the City.

At a public hearing, eleven nonexclusive factors are considered: (1) changes in the Consumer Price Index (“CPI”); (2) the rent charged for comparable mobilehome spaces in Escondido; (3) the length of time since the last rent increase; (4) the cost of any capital improvements related to the spaces at issue; (5) changes in property taxes; (6) changes in any rent paid by the park owner for the land; (7) changes in utility charges; (8) changes in operating and maintenance expenses; (9) the need for repairs other than for ordinary wear and tear; (10) the amount and quality of services provided to the affected tenant; and (11) any lawful existing lease. (Escondido Municipal Code section 29-104(g)). Over time, this application became known as the “Long-form” application.

In 1997, the Board adopted changes to the Guidelines that allow for a “Short-form” application that focuses on the change in the CPI. As of June 24, 2019, a park owner may request up to 90% of the change in the CPI for a maximum of a two-year period in a short-form hearing. The Board must presume an increase up to 90% of the CPI is fair, just and reasonable, but may consider other factors found in Escondido Municipal Code section 29-104(g) to depart downward from that amount. Additionally, a short-form application must apply to 100% of all spaces in the park that are subject to rent control.

INTRODUCTION:

Casa Grande Mobile Estates (“Park”), located at 1001 South Hale Avenue, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance

and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

THE RENT INCREASE APPLICATION:

Casa Grande is a senior park which has a total of 102 spaces with 91 spaces subject to rent control. The Park is requesting an increase for the 91 rent controlled spaces. The other spaces not included in this application are vacant, on long term leases, are leases that are less than a year old, or are park-owned units. The amenities available for the residents include a clubhouse with kitchen, a pool and sauna, a greenbelt, RV storage, and coin laundry facilities.

Installation of individual water meters began in December 2020 and finished in March 2021, renovation of the greenbelt was completed in 2020, trees were trimmed early spring 2021, and streets and driveway were resurfaced as needed in December 2020. Yearly, the park provides a dumpster for the residents to throw out large items and extra items from their homes and yards.

The application meets all the eligibility criteria for submittal of a short-form rent increase application.

PARK OWNER'S REQUEST:

The Park is requesting an increase of less than 90% of the change in CPI for the period of December 31, 2018 to December 31, 2020. Ninety percent of the change in the CPI for the period of consideration is 3.296%; the park is requesting an increase of 2.50%, which is approximately 68.5% of the change in the CPI for the period of consideration. The average monthly rent for the 91 residents that are affected by this application is \$606.28. The average monthly increase requested is \$15.16 per space, per month. This is the nineteenth (19th) rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in August 2018 for an average amount of \$20.10 per space, per month.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on April 27, 2021, at 5 p.m. The meeting was attended by approximately 17 residents, the Park manager, and City staff. The application and the short-form hearing procedures were reviewed with the residents. Residents had several questions about the short-form process, the history of Prop K, the long-form process, the code inspection, and the range of increases. There were also several questions for management about the use of facilities and water billing with the completed installation of individual water meters. Residents elected Kristine Landweh to serve as the resident representative. City staff reinforced the Rent Review Board's request that the park representative and resident representatives meet before the Rent Review Board meeting to discuss park issues.

CODE ENFORCEMENT INSPECTION:

An inspection of the common areas of the Park by the Code Enforcement Division of the City noted two lighting violation(s) and six violations of the Health and Safety Code on April 28, 2021. A copy of the Code Report ("Report") is attached as Attachment "1". An addendum to the original inspection Report was made on May 5 2021 and included one additional Health and Safety Violation. The May 5 Addendum is attached as Attachment "2". The Owner and Resident Manager received a copy of the Report. No rent increase, if granted, will take effect until all code violations are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Mike Strong, Director of Community Development
05/19/21 5:07 p.m.


ATTACHMENTS:

1. Attachment "1"- Code Inspection Report
2. Attachment "2" Addendum Code Inspection Report
3. Rent Review Board Resolution No. 2021-01



DATE: April 28, 2021

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: TERRY WILSON, CODE ENFORCEMENT MANAGER 

SUBJECT: CASA GRANDE MOBILE ESTATES

Casa Grande Mobile Estates was inspected on April 28, 2021, with the lighting inspection conducted the previous evening, as a result of an application for rent increase having been filed. There were six general violations found during the inspection and two lighting violations noted in the attached inspection report.

A resident meeting was held on April 27, 2021 (Attended by 17 residents, park management, and two city staff).

There are no code enforcement cases that have been opened during the year.

CC: Mike Strong, Director of Community Development
Belinda Rojas, Rent Control Administration



April 28, 2021

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Casa Grande Mobile Estates
1001 S. Hale Ave., Escondido

Park Owner: Casa Grande LP
c/o Sue Pebley
54 N. La Senda
Laguna Beach, CA 92651

Park Manager: Paulette Hawley **Phone:** (760) 746-1311

Inspection Date: 04/28/2021 **Inspectors:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

General Violations:

1. The kitchen oven temperature sensor is in disrepair. **25 CCR 1102(a).**
2. The shower head in the men's locker room is in disrepair. **25 CCR 1102(a);**
3. The shower handle valve in the women's locker room is in disrepair. **25 CCR 1102(a);**
4. There are two washers and one dryer in the laundry room that are in disrepair. **25 CCR 1102(a);**

5. There is a portion of exterior fencing behind space 52 that is broken and is a hazard. **25 CCR 1102(a) & 1608(a)6**
6. There is a patch of broken concrete on the pathway leading to the club house and it is a trip hazard. **25 CCR 1102(a)**

**Areas of the park needing illumination per 25 CCR 1108
(Lighting Inspection; 4/27/2021)**

1. Lamp post light in disrepair in front of space 34.
2. Lamp post light in disrepair in front of space 43.



DATE: May 5, 2021

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: TERRY WILSON, CODE ENFORCEMENT MANAGER *TW*

SUBJECT: CASA GRANDE MOBILE ESTATES

Casa Grande Mobile Estates was inspected on April 28, 2021 & May 5, 2021, with the lighting inspection conducted on April 27, 2021, as a result of an application for rent increase having been filed. There were seven general violations found during the inspection and two lighting violations noted in the attached inspection report.

A resident meeting was held on April 27, 2021 (Attended by 17 residents, park management, and two city staff).

There are no code enforcement cases that have been opened during the year.

CC: Mike Strong, Director of Community Development
Belinda Rojas, Rent Control Administration



May 5, 2021

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

ADDENDUM

Park Name: Casa Grande Mobile Estates
1001 S. Hale Ave., Escondido

Park Owner: Casa Grande LP
c/o Sue Pebley
54 N. La Senda
Laguna Beach, CA 92651

Park Manager: Paulette Hawley **Phone:** (760) 746-1311

Inspection Date: 04/28/2021 **Inspectors:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

General Violations:

1. The kitchen oven temperature sensor is in disrepair. **25 CCR 1102(a).**
2. The shower head in the men's locker room is in disrepair. **25 CCR 1102(a);**
3. The shower handle valve in the women's locker room is in disrepair. **25 CCR 1102(a);**
4. There are two washers and one dryer in the laundry room that are in disrepair. **25 CCR 1102(a);**

5. There is a portion of exterior fencing behind space 52 that is broken and is a hazard. **25 CCR 1102(a) & 1608(a)6**
6. There is a patch of broken concrete on the pathway leading to the club house and it is a trip hazard. **25 CCR 1102(a)**

5-5-2021 – Inspection

7. There is a portion of exterior fencing behind space 60 that is broken and is a hazard. **25 CCR 1102(a) & 1608(a)6**

**Areas of the park needing illumination per 25 CCR 1108
(Lighting Inspection; 4/27/2021)**

1. Lamp post light in disrepair in front of space 34.
2. Lamp post light in disrepair in front of space 43.

RESOLUTION NO. RRB 2021-01

A RESOLUTION OF THE ESCONDIDO
MOBILEHOME RENT REVIEW BOARD
MAKING FINDINGS AND GRANTING A RENT
INCREASE FOR CASA GRANDE MOBILE
ESTATES

(File Number: 0697-20-10282)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application, pursuant to Section 12 of the Rent Review Board Guidelines, was filed on March 16, 2021, ("Application") by Paulette Hawley, the representative for the Park Owner of Casa Grande Mobile Estates ("Park") located at 1001 S. Hale in Escondido. The short-form rent increase application applies to 91 of the 102 spaces; and

WHEREAS, this is the nineteenth (19th) rent increase application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase for 3.574 percent, or approximately \$20.10 per space, per month, was granted at a Rent Review Board Hearing held August 22, 2018, and formally adopted by Rent Review Board Resolution 2018-09; and

WHEREAS, at the time of the current Application, the average monthly space rent was \$606.28 for the spaces subject to the rent increase. The owner requested a rent increase in the amount of 68.5 percent of the change in the Consumer Price Index (CPI) for the period December 31, 2018, through December 31, 2020, in accordance with the Rent Review Board short-form policy guidelines. The short-form rent increase application estimated this amount to be an average of \$15.16 (2.500 percent) per space, per month; and

WHEREAS, a notice of the Park's Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on May 5, 2021, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. The Inspection Report noted two lighting violations in the Park and seven health and safety code violations in the Park; and

WHEREAS, on May 26, 2021, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present at the hearing had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an increase of 2.500 percent, an average of \$15.16 per space, per month, for the spaces which are subject to a rent increase.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).
3. That following the Guidelines, an increase based on 90 percent of the change in the CPI for San Diego County from December 31, 2018 through December 31, 2020, would amount to 3.296 percent which averages \$19.98 per space, per month, for the spaces that are subject to a rent increase. Based on the Park’s application a 2.500 percent increase would amount to an average increase of \$15.16 per space, per month, for the 91 spaces that are subject to rent control.
4. That the Board concludes that an increase of approximately \$15.16 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.
5. That the short-form rent increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection Report.
6. That the short-form rent increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

MOBILEHOME RENT REVIEW BOARD

Public Hearing Item No. 12

May 26, 2021

File No. 0697-20

SUBJECT: Short-Form Rent Increase Application for Westwinds Mobilehome Park (File No. 0697-20-10283)

DEPARTMENT: Community Development Department, Housing & Neighborhood Services Division

RECOMMENDATION:

Consider the short-form rent increase application submitted by Westwinds and if approved, adopt Rent Review Board Resolution No. RRB 2021-02

BACKGROUND:

On June 8, 1988, the voters of the City of Escondido (“City”) approved an initiative Ordinance to enact Mobilehome Rent Control (Proposition K). Under Proposition K, if a park owner wants to increase rent, it must first obtain approval from the Mobilehome Park Rent Review Board. As prescribed by the Ordinance, the Escondido City Council sits as the Rent Review Board. To request an increase, the park owner must file an application with the City.

At a public hearing, eleven nonexclusive factors are considered: (1) changes in the Consumer Price Index (“CPI”); (2) the rent charged for comparable mobilehome spaces in Escondido; (3) the length of time since the last rent increase; (4) the cost of any capital improvements related to the spaces at issue; (5) changes in property taxes; (6) changes in any rent paid by the park owner for the land; (7) changes in utility charges; (8) changes in operating and maintenance expenses; (9) the need for repairs other than for ordinary wear and tear; (10) the amount and quality of services provided to the affected tenant; and (11) any lawful existing lease. (Escondido Municipal Code section 29-104(g)). Over time, this application became known as the “Long-form” application.

In 1997, the Board adopted changes to the Guidelines that allow for a “Short-form” application that focuses on the change in the CPI. As of June 24, 2019, a park owner may request up to 90% of the change in the CPI for a maximum of a two-year period in a short-form hearing. The Board must presume an increase up to 90% of the CPI is fair, just and reasonable, but may consider other factors found in Escondido Municipal Code section 29-104(g) to depart downward from that amount. Additionally, a short-form application must apply to 100% of all spaces in the park that are subject to rent control.

INTRODUCTION:

Westwinds Mobilehome Park (“Park”), located at 1415 S Pine Street, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance

and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

THE RENT INCREASE APPLICATION:

Westwinds Mobilehome Park is an all-age park with 66 spaces of which ten spaces are subject to rent control. The Park is requesting an increase for the ten rent controlled spaces. The other spaces not included in this application are on long-term leases, occupied as rentals or by management, or rented as RV spaces. The amenities available for the residents include a furnished clubhouse, a pool, and coin laundry facilities.

The application meets all the eligibility criteria for submittal of a short-form rent increase application.

PARK OWNER'S REQUEST:

The Park is requesting an increase of 90% of the change in CPI for the period of December 31, 2019 to December 31, 2020. Ninety percent of the change in the CPI for the period of consideration is 1.528%. The average monthly rent for the residents that are affected by this application is \$471.41. The average monthly increase requested for the ten spaces is \$7.20 per space, per month.

This is the 23rd rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in May 2019 for an average amount of \$12.54 per space, per month.

RESIDENT MEETING AND COMMENTS:

Individual notices were sent to each affected resident notifying them of the increase application and the hearing date. The notice included information about a resident meeting scheduled at the Park's clubhouse on May 3, 2021. As there was no resident participation, the meeting was cancelled. There is no resident representative and there has been no additional contact from residents.

CODE ENFORCEMENT INSPECTION:

An inspection of the common areas of the Park by the Code Enforcement Division noted two lighting violation and two Health and Safety Violations. A copy of the Code Report ("Report") is attached as "Attachment A." The Owner and Resident Manager received a copy of the Report. No rent increase will take effect until all code violations are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The 90-

Short-Form Rent Increase Application for Westwinds Mobilehome Park
May 26, 2021
Page 3

day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Mike Strong, Director of Community Development

05/19/21 5:07 p.m.

ATTACHMENTS:

1. Attachment "A" - Code Inspection Report
2. Rent Review Board Resolution No. 2021-02



Code Enforcement Division
201 N. Broadway, Escondido, CA 92025
(760) 839-4650, FAX (760) 839-4313

Date: MAY 4, 2021

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: TERRY WILSON, CODE ENFORCEMENT MANAGER

SUBJECT: WESTWINDS MOBILEHOME PARK RENT CONTROL

The Westwinds Mobile Home Park was inspected on May 4, 2021, with the lighting inspection conducted the prior evening. This inspection was a result of an application for a rent increase having been filed. Two general violations and four lighting violations were found and noted in the attached inspection report.

The resident meeting for the park was held on May 3, 2021 with one park manager and two city staff members. No park residents attended the meeting. There were no code issues discussed.

Cc: Mike Strong –Community Development Director
Belinda Rojas, Rent Control Administration



May 4, 2021

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Westwinds Mobile Home Park
1415 S. Pine St
Escondido, CA. 92025

Park Owner: Westwinds Mobile Home Park LLC
c/o Thomsen Properties
301 E. 17th Street #208
Costa Mesa, CA. 92627

Park Manager: Liliana Silva **Phone:** (760) 740-0743
Jim Younce

Inspection Date: 5/4/2021 **Inspector:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

General Violations:

1. There are overgrown tree branches on a palm tree blocking the light post in front of the park. **25 CCR 1608 (J).**
2. The overhead light in the men's locker room is in disrepair. **25 CCR 1102(a);**

Westwinds Mobile Home Park
May 2021 Rent Control Inspection Report
Page 2

Areas of the park requiring illumination per §25 CCR 1108

(Lighting Inspection conducted on; 5/3/2021)

1. Repair or replace the two inoperable lights on the light posts by the front of the park.
2. Repair or replace the inoperable lights by the women's rest room.

RESOLUTION NO. RRB 2021-02

A RESOLUTION OF THE ESCONDIDO
MOBILEHOME RENT REVIEW BOARD
MAKING FINDINGS AND GRANTING A RENT
INCREASE FOR WESTWINDS MOBILEHOME
PARK

(File Number: 0697-20-1083)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on March 29, 2021, ("Application") by Westwinds Mobilehome Park ("Park"), LLC, the owner of the rental spaces in Westwinds Mobilehome Park, located at 1415 S. Pine Street in Escondido; and

WHEREAS, this is the twenty-third (23rd) rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by Rent Review Board Resolution No. 2019-01 on May 22, 2019, for an increase of 2.783 percent, or approximately \$12.34 per space, per month; and

WHEREAS, at the time of the current Application, the average monthly rent per affected space was \$471.41 for the ten spaces subject to the rent increase. The owner requested a rent increase in the amount of 90 percent of the change in the Consumer

Price Index ("CPI") for the period December 31, 2019, through December 31, 2020, in accordance with the Rent Review Board short-form policy guidelines. The Application estimated this amount to be an average of \$7.20 (an increase of 1.528 percent) per space, per month; and

WHEREAS, a notice of the Park's Application was sent to all affected homeowners. All parties were given notice of the time, date, and place of the rent hearing before the Board; and

WHEREAS, on May 4, 2021, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. The Inspection Report noted two lighting violations and two health and safety violations in the park; and

WHEREAS, on May 26, 2021, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members, and clarifying questions to the parties and staff, the Board voted to grant an average rent increase of \$7.20 per space, per month, for the ten spaces, which are subject to the rent increase.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines

("Guidelines").

3. That following the Guidelines, an increase based on 90 percent of the change in the CPI for San Diego County from December 31, 2019, through December 31, 2020, would amount to an increase of 1.528 percent, which averages \$7.20 per space, per month, for the ten spaces that are subject to the rent increase.

4. That the Board concludes that an increase of \$7.20 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection.

6. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.



May 26, 2021

Item No. 13: PUBLIC COMMENT POLICY -

- **No materials available at this time. Request the City Council discuss the public comment policy.**



FUTURE CITY COUNCIL AGENDA ITEMS

Updated May 20, 2021

*AGENDA ITEMS AND CITY COUNCIL MEETING DATES ARE SUBJECT TO CHANGE.
CHECK WITH THE CITY CLERK'S OFFICE AT (760) 839-4617*

June 2, 2021 NO MEETING (Memorial Day)

June 9, 2021
5:00 p.m.

PROCLAMATION	
	<p>LGBTQ Pride Month June 2021</p> <p><i>It is requested that the City Council receive and file a Proclamation supporting LGBTQ Pride Month.</i></p>
PRESENTATION	
	<p>Presentation on the Spruce Street Channel Drainage Improvement Project (C. McKinney)</p> <p><i>It is requested that the City Council receive a presentation reviewing the Spruce Street Channel Drainage Improvement Project as it nears completion.</i></p>
CONSENT CALENDAR	
PUBLIC HEARINGS	
	<p>Adoption of the Fiscal Year 2021/22 Operating Budget (C. Holmes)</p> <p><i>This action will adopt an operating budget for certain city funds effective July 1, 2021 through June 30, 2022.</i></p>
	<p>Five-Year Capital Improvement Program and Project Budgets for Fiscal Year 2021/22 (C. Holmes)</p> <p><i>Provide information to the Council regarding 1) the Five-Year Capital Improvement Program and the capital project appropriation requests for FY 2021/22; and 2) the Regional Transportation Improvement Program for FYs 2021/22-2025/26.</i></p>

CURRENT BUSINESS	
	<p>Business Recovery Strategy Update (C. McKinney)</p> <p><i>On May 13, 2020, the City Council approved a local Business Recovery Strategy implementing temporary regulatory and non-regulatory measures to assist business economic recovery efforts arising out of the Local Emergency related to the COVID-19 pandemic outbreak. This agenda item provides a status update on the Business Recovery Strategy and identifies a pathway to continue to support business activity on a more permanent basis.</i></p>
FUTURE AGENDA ITEMS	

Weekly Activity Report



May 20, 2021

City of Escondido Budget Update

The City of Escondido's Annual Operating Budget is one of the most important tools in providing a City that is safe, clean, and run efficiently. The Operating Budget projects short-term revenue and expenditures related to providing day-to-day services. A separate capital improvement budget projects long-term revenue and expenditures for major projects such as roads, park improvements, and pipelines.



In spite of many positive economic developments, federal aid packages, and a robust vaccine rollout in recent months, COVID 19 negatively impacted revenue. Plus, an already difficult structural budget gap, and increasing pressure for City services, especially in traffic safety and homelessness worsens the problem. The City again faces a deficit, anticipated at \$8 million. Staff has recommended that the City Council approve the use of the one-time source of funds from the Successor Agency Redevelopment Loan repayment and funds from the Section 115 Pension Trust Fund. Additionally, the American Rescue Plan will provide funds to ease the economic impacts from the COVID-19 pandemic. It is important to remember that these are one-time sources of money and don't solve the longer-term problem.

According to the most current Office of Traffic Safety data, in a category of 59 California cities of similar size, Escondido ranks 9th for fatal and injury crashes. The proposed budget includes a strategy to improve traffic flow and safety throughout the City by providing the resources to improve the City's infrastructure, operate a responsive transportation system and address transportation safety.

Homelessness is a national, statewide, regional, and local challenge. The City recently created and reviewed a ["Strategy for Addressing Homelessness"](#) with the City Council to articulate and implement the best approaches for addressing community impacts while being sensitive to the importance of tackling underlying causes and helping people; however, the current staffing does not meet the City's needs to carry out the strategy and meet the demand for service. The proposed budget provides the additional resources necessary to address this issue.

In the short term, the current budget recovers from COVID and addresses two significant public issues, traffic safety and homelessness. In the long run, staff continues to recommend that the community consider a revenue measure to put Escondido's finances on a sound footing on a permanent basis. The City Council will make the final decision on the Fiscal Year 2021/22 budget on June 9. You can watch the discussion of the preliminary budget [here](#), and view the budget document [here](#).

Escondido Projects Allocated Funding

On May 18, 2021, spearheaded by the action of District 3's Supervisor Terra Lawson-Remer, the San Diego County Board of Supervisors unanimously approved the reallocation of almost \$5 million to fund efforts that will have a significant and lasting positive impact on the community of Escondido.

\$1.98 million will come directly to the City to be used for the replacement of playground equipment, ballfield fencing, new shade structures for playgrounds, and smart irrigation controllers for City of Escondido parks. These improvements will increase the safety and functionality of some of our most-used park assets.

\$3 million will go directly to the City's partner, Interfaith Community Services, to support the redevelopment of the formerly vacant motel at 555 Centre City Parkway into 54 post-hospitalization recuperative care beds that bridge the gap between hospital discharge and full recovery, providing housing, case management, and wrap-around services. This is an important piece of the [City's holistic approach](#) to working with community partners to address the underlying causes of homelessness.

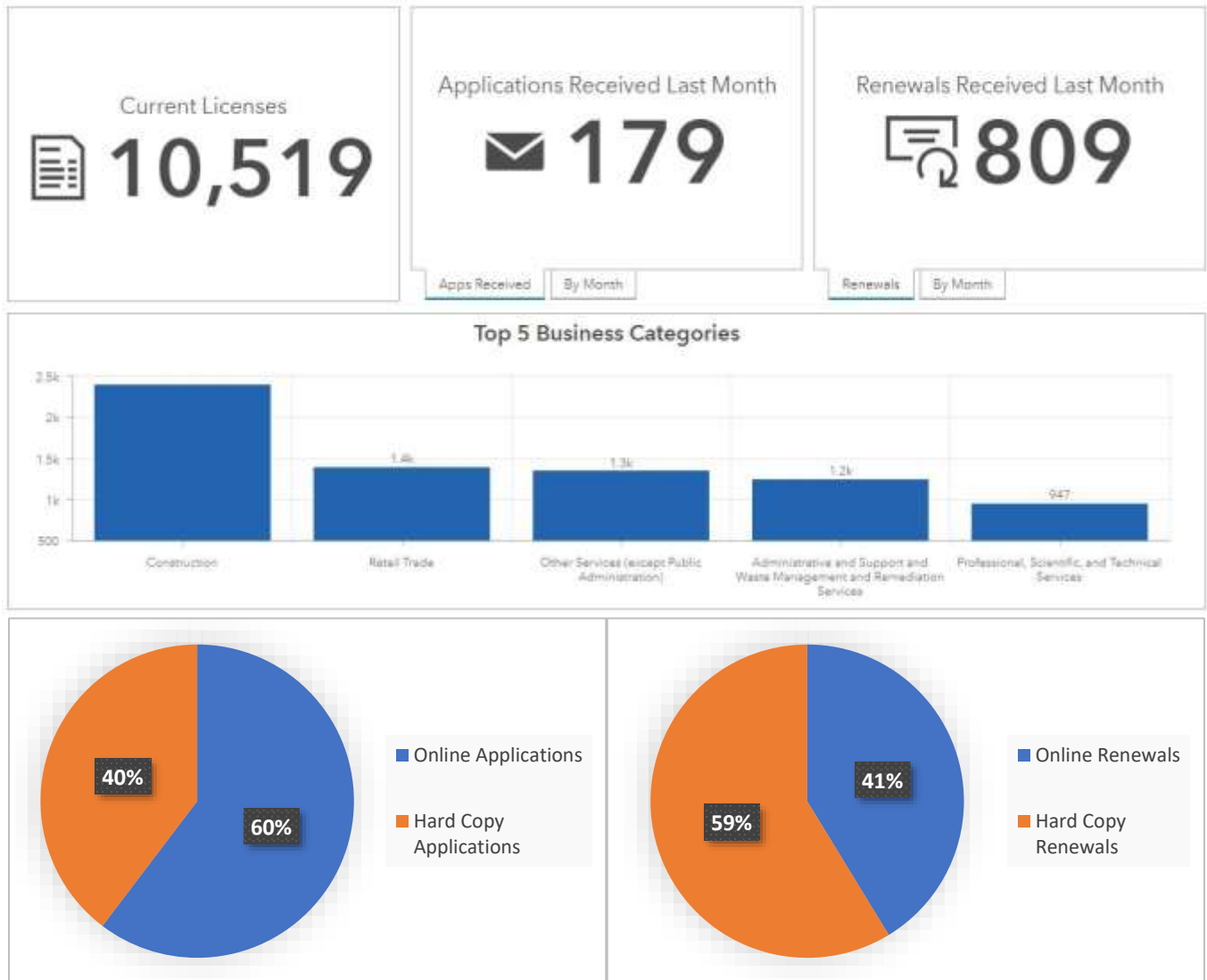
Escondido Police Help Resident in Need

When a hard-working Escondido resident was hit on his bike by a car a few weeks ago, he lost his only mode of transportation to his job delivering meals to senior residents. The Police Department heard his story and provided a new bike to get him back on track to get to work. Fortunately, the department had leftover Secret Santa money from the holidays, provided by a generous group of donors. Great job PD! Check out a video highlighting this donation [here](#).

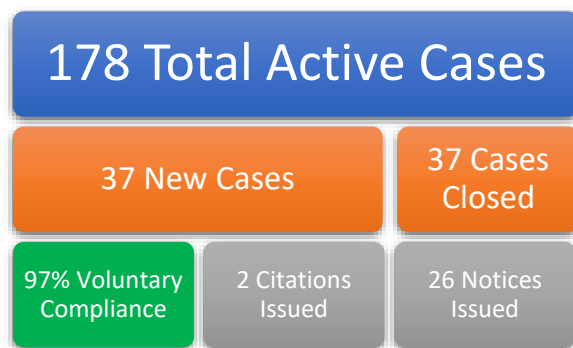


BY THE NUMBERS

Business License:

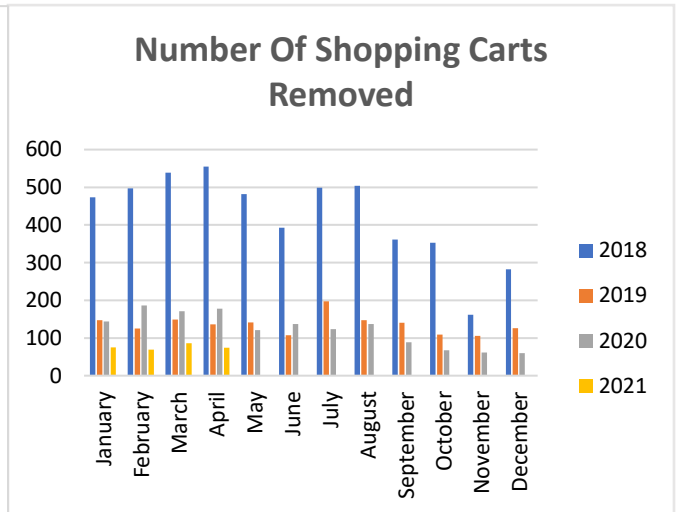
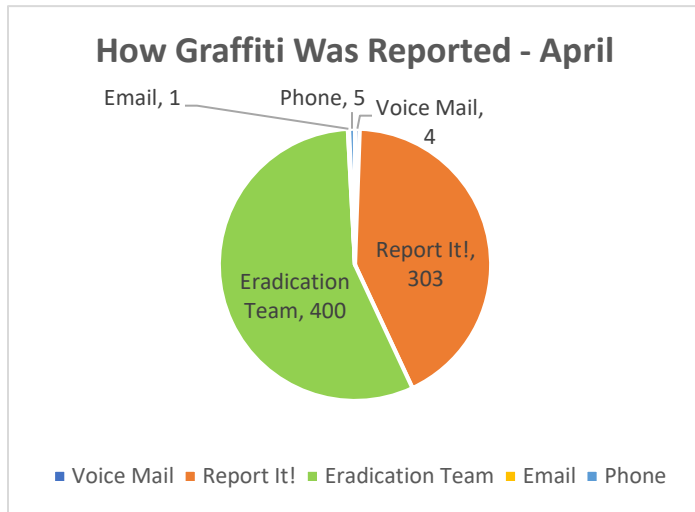
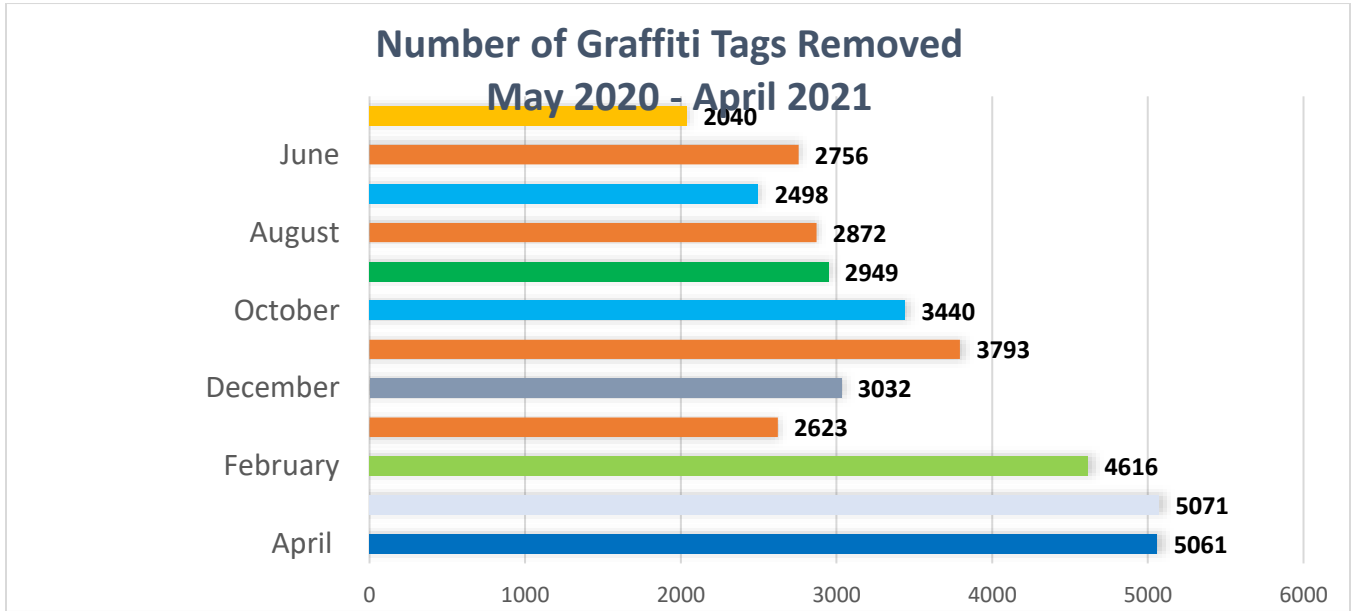


Code Enforcement:



Total Code Cases (Year to Date)	754
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Public Works:



Graffiti Restitution:

Collected Past Week	Collected Year to Date
\$3,306.72	\$8,724.86

POLICE DEPARTMENT UPDATES:

Missing Person

On May 10, the Police Department received a missing person report for an elderly woman with dementia who was reported missing from her residence. A.S.T.R.E.A (Aerial Support to Regional Enforcement Agencies) was instrumental in the overhead public announcements to help locate the individual. San Diego Sheriff’s Search and Rescue also responded with 26 volunteers to assist in the search.

What Is A.S.T.R.E.A?

Aerial Support to Regional Enforcement Agencies

(<https://www.sdsheriff.gov/bureaus/law-enforcement-services-bureau/support-services/a-s-t-r-e-a>)



Quick Facts:

- Formed in 1971
- Nine aircrafts in use
- Patrol, fire suppression, and search & rescue missions
- Night vision and infrared capabilities

Helicopter Announcement Transcription: Call 858-866-4356 or text "Hello" to 858-866-4356

Fentanyl Overdose

On May 11, officers responded to a call from a motel clerk stating that a guest had not checked out of their room. When officers arrived, they discovered that the hotel guest had overdosed on drugs. Officers located a bag of fentanyl pills next to the individual.

What is Fentanyl?

Fentanyl is a powerful synthetic opioid analgesic that is similar to morphine but is 50 to 100 times more potent. It is a Schedule II prescription drug, and it is typically used to treat patients with severe pain or to manage pain after surgery. It is also sometimes used to treat patients with chronic pain who are physically tolerant to other opioids (<https://www.drugabuse.gov/drug-topics/fentanyl>).

If you or someone you know is struggling with fentanyl abuse or drug abuse, please call the National Drug Helpline at 1-844-289-0879.

Community Resources:

- Anonymous Tip Line: 760-743-8477 (TIPS)
- Crime Data/Mapping: <https://www.crimemapping.com/>
- Helicopter Announcement Transcription:
 - Call 858-866-4356 or text "Hello" to 858-866-4356
- Megan's Law Information: <https://www.meganslaw.ca.gov/>
- Mental Health & Crisis Intervention:
 - Access and Crisis Line: 888-724-7240
 - It's Up to Us Campaign: www.Up2sd.org
 - Get Connected. Get Help: Dial 211
- Non-Emergency Line: 760-839-4722

May is Motorcycle Safety Awareness Month

Motorcycle riders are 28 times more likely to die in a crash than vehicle occupants. In 2019, there were 474 motorcycle deaths on California roads. To help protect you and your family, keep the following tips in mind while driving or riding:

Drivers:

- Always check twice for motorcycles, looking at all mirrors and blind spots.
- Motorcycle riders have the same rights to the road as other vehicles. Allow motorcycles to always use the full width of a lane.
- Never follow a motorcycle too closely. Always keep a safe distance.
- If you see a motorcycle with a signal on, be careful. The rider may have forgotten to turn the signal off. Be sure that the rider is turning before proceeding.

Motorcyclists:

- Always wear a DOT compliant helmet. Learn how to identify a safe helmet that fits on the National Highway Traffic Safety Administration website.
- Wear appropriate gear like leather clothing, boots with nonskid soles and gloves. Consider adding reflective tape to your clothing to make it easier for other drivers to see you.
- Ride defensively. Don't assume a driver can see you. Try staying out of a driver's blind spot.
- Always keep your lights on, even during the day.
- Signal well in advance before changing lanes and watch for turning vehicles.
- Both drivers and riders should never drive/ride under the influence of alcohol and/or drugs.

Funding for this program is provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.

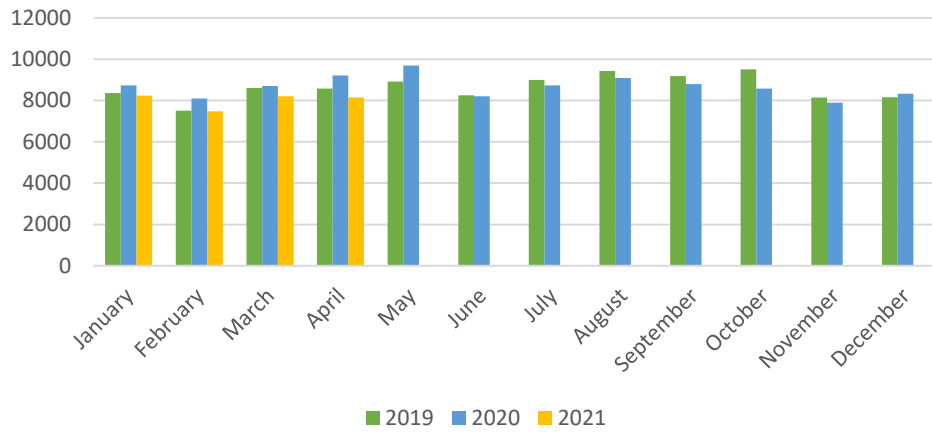
Escondido Police Conducts DUI Saturation Patrol

On May 15, officers conducted a DUI Saturation Patrol detail throughout the City. The results are below:

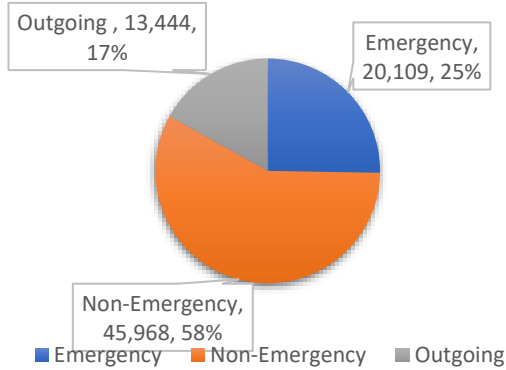
- 9 Total Number of Traffic Stops
- 5 Non-30-Day Vehicle Impounds
- 6 Field Sobriety Tests Administered
- 1 Drug Impaired DUI Arrests
- 2 Alcohol/DUI Arrests

*This detail was made possible by grant funding from the California Office of Traffic Safety.

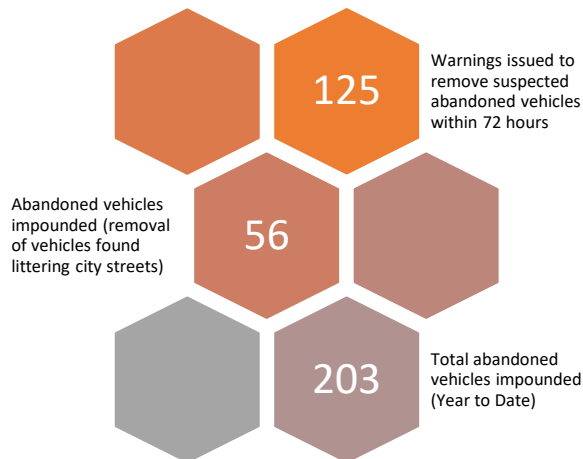
Monthly Police Calls for Service by Year



2021 YTD Police/Fire Communication Center Call Volume



April Abandoned Vehicle Data



COMMUNITY DEVELOPMENT & ENGINEERING

Building Permits and Inspections:

1. This week the counter staff conducted in person meetings with 124 applicants and were able to process 134 applications and issue 105 permits.
2. The total permit valuation for the week was \$1,279,246.
3. This week there were 309 building inspections completed.

Development and Capital Projects Update:

Curious what's happening with development projects around the city? See below for milestone activities that have happened since last week. Skip to the bottom of this section for a list of projects that are in progress but do not have an update this week. To learn about previous applications for residential and commercial development permits, please visit the [Development Project Information Archive](#) page or contact the [Planning Division](#).

Commercial / Office / Industrial:

1. Carvana – (Developer: Jo Ryan, Carvana) 559 N. Hale Avenue – A vending machine car dealership, consisting of 5,800 square feet within an eight-tier glass and steel tower structure up to 75 feet in height. The project was approved by the City Council on August 23, 2020. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans. Demolition of the old Talone's Meat Market has been completed. Rough grading has been completed. Foundation work has started.
2. Raising Cane's Restaurant – (Developer: Ada Fermin, PM Design Group) 1280 W. Valley Parkway – A 3,744 square foot drive-through restaurant located on the east side of the southbound off-ramp on W. Valley Parkway. The project was approved by the Planning Commission on July 14, 2020 and the project is now under construction. The former Coco's restaurant has been demolished and the contractor is beginning site preparation work. The contractor is performing the offsite utility work along Lambar Street.
3. Interfaith Recuperative Care Facility/Hotel – (Developer: Interfaith) 555 North Center City Parkway – Conversion of the existing lodging facility (America's Best Value Inn) and construction of improvements to establish a residential care facility designed to provide a variety of transient stays for at-risk individuals, homeless, etc. The applicant is processing a CUP for the full scope of improvements to make changes to the number of rooms and other associated site improvements. On March 3, 2021, the City approved and issued a building permit for the first phase of improvements. The remaining balance of proposed improvements will be considered in conjunction with the Conditional Use Permit and include measures to help assure services are provided to the Escondido population. The applicant has informed Development Services that they intend to re-submit the CUP application within the next couple of days. A public hearing has been scheduled with the Zoning Administrator on May 25, 2021.

4. Solaris Business Park Annexation – (Developer Whalen and Associates) 657 N. Country Club Lane – A four-lot, light-industrial and medical office complex on approximately 45 acres of land, just northwest of the Palomar Medical Center. The annexation will be processed as a new specific plan. The application was submitted on June 29, 2020 and the project is still in the entitlement phase. The applicant resubmitted a second plan check with only a concept grading plan and draft specific plan included. The applicant is finalizing the design concept. The City completed its review of the project materials that were submitted and will be issuing a comment letter, regarding the completeness of the application (i.e. notice of incomplete application). It is anticipated that an Environmental Impact Report will be prepared for this project.

Residential:

5. Quince Street Senior Housing (Developer: Matt Jumper, 220 Quince, L.P.) 145 apartment units at 220 N. Quince Street – The five-story affordable senior housing apartment project was submitted on November 21, 2017. The City Council approved the project on October 23, 2019. The next step for the project's implementation involves the submission of and approval grading, landscaping, street improvement, and building plans. Building plans were submitted on May 10, 2021.
6. Jack's Creek TR 951 and SUB 17-0026 – (Developer New Pointe Development). An approved 12-lot, single-family residential subdivision on 3.31 acres. The site is located at the westerly terminus of Jack's Creek Road, north of El Norte Parkway, addressed as 640 Oakwood Creek Glen, formally 2888 E. Washington Avenue. The project was approved by the Planning Commission on November 13, 2007 and an extension of time was approved on September 12, 2017. The project is now under construction. The City recently started construction on the remaining six homes.
7. Palomar Heights (Developer: Ninia Hammond, Integral Communities) – An approved land use development application consisting of the demolition and redevelopment of the old Palomar Hospital site with 510 multi-family units with 10,000 square feet of commercial. This project was approved by City Council on February 10, 2021. The next step for the project's implementation involves the submission of and approval grading, landscaping, street improvement, and building plans. On April 29, 2021, the applicant filed a design review package to address some of the project's conditions requiring architectural building design changes. City staff will complete its review and transmitted comments back to the applicant on May 20, 2021. The City also received demolition plans to remove the existing hospital from the premises.
8. Del Prado (Developer: California West Communities) 2329 South Centre Parkway – A 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. The City Council approved this project on May 11, 2016 and the project is now under construction. Rough grading of the site has been completed. The Final Map is scheduled to be reviewed and considered by the City Council on May 26, 2021.
9. Casa Mercado Apartments (Developer: Paul Mayer, Pemcor) – A four-story, 120-unit apartment complex on 2.31 acres on Second Avenue and Pine Street. The City Council approved the project at its May 12, 2021 meeting. The next step for the project's

implementation involves the submission of and approval grading, landscaping, street improvement, and building plans.

10. Henry Ranch (Builder: Joe Martin, Trumark Homes) – A 97 single-family home development on 74.35 acres at the eastern terminus of Lincoln Avenue. The City Council approved this project on December 13, 2006 and the project is now under construction. The developer, Trumark, has nearly completed onsite water, storm drain and sewer utilities and is working on pedestrian ramps and sidewalks. Model homes are now open to the public, and the contractor is now focusing on new home construction.
11. Oak Creek (Builder: KB Homes) – A 65 single-family home development on approximately 44 acres at Felicita Road and Hamilton Lane. City Council approved the project on March 4, 2015 and a map extension was approved by the Planning Commission on April 18, 2018. The first seven homes are now under construction.
12. Harvest Hills, (Developer: Concordia Homes) - 550 residential subdivision, east of Rancho San Pasqual. A project webpage containing more detail, including draft documents and plans can be accessed at the following link:
<https://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>

The project is still in the entitlement phase. Generally speaking, several remaining pieces of the project must be finalized before a staff recommendation can be developed and the project scheduled for the public hearing process. These include finalizing the environmental impact report, preparation of a development agreement, and a fire protection and evacuation plan for that area. Only after these items are reviewed and staff comments fully addressed will the project be scheduled for public hearings with the Planning Commission and City Council. The target date for the public hearings is late 2021.

13. The Villages at Escondido Country Club (Builder: Lennar Homes) 380 residences located on the former golf course off of Country Club Lane, north of El Norte Parkway. The project was approved by City Council on November 15, 2017 and the project is now under construction.

Villages I – Underground utility realignment work will be starting at the intersection of La Brea and Country Club. The work is expected to start in the coming weeks and is expected to last several months. During this time Country Club travel lanes will be realigned during working hours. Electronic message boards will be placed prior to the start of work to notify the public of the upcoming work and lane realignment. About 60 homes have been given final inspections. Many of the homes built are now under contract to individual purchasers.

Village II - Rough grading is nearing completion.

Village III - Rough grading is nearing completion. The contractor is installing a new sewer manhole and main line at the intersection of La Brea and Country Club along with private water and sewer lines. In track curb and gutter has started to be placed.

City Projects or Other Capital Improvement Projects:

14. Storm Drain Pipe Lining and Rehabilitation Project Phase II – The Contractor is continuing to clean and make repairs to the storm drain flow line. The work consists of storm drain cleaning, inspection, CCTV, repairing and grouting voids, point repairs, grouting existing flow line, cured in place pipe lining, storm drain structure floor repairs, post CCTV and inspection, overall rehabilitation of existing corrugated metal pipe storm drain systems. This week the Contractor completed the lining of ten storm drains at the following locations: Montevue Dr, Valley Blvd, Meyers Rd, Martin Dr., North Escondido Blvd, Kenora, Fondale, and Hoover. The next phase will be the construction of two new storm drain inlets and the repairs to two damaged pipes before they can be installed. Vermal Avenue, Auto Parkway, Park Drive, portions of Centre City Parkway are ready to grout. Repairs are needed on McLain Street, Escondido Boulevard, and Vista De La Canada.
15. Multi Neighborhood Street Light L.E.D. retrofit Project Phase II - This project generally consists of the removal of approximately 725 non-LED street light fixtures and safety light fixtures, and the replacement with specified L.E.D. street light fixtures and L.E.D. safety light fixtures at various locations within the City of Escondido. The contractor is continuing to retro fit the new LED lights and has moved to the South East Zone, west of Midway Drive. To date, over 700 street lights have been converted.
16. SDG&E 16" Gas Main Replacement – In January 2019, the CPUC's Safety Enforcement Division approved SDG&E's test or replace plan for Line 1600, a 16-inch natural gas transmission pipeline which was not strength tested in 1949 when it was constructed. This next phase of PSEP projects will include 19 separate projects that will take place in the cities of San Diego, Escondido and Poway, as well as the County of San Diego. Approximately 5.4 miles of replacement and 2.7 miles of strength testing is expected to occur in Escondido from 2020-2024. The first portion occurred along Midway Drive, and work is now ongoing in Bear Valley Parkway. Construction is scheduled to conclude in July 2021. Approximately 40% of the project is now complete.
17. Citracado Parkway Extension - The project will extend Citracado Parkway between Andreasen and Harmony Grove Village Road, including a bridge over the Escondido Creek in the western portion of the City. In February, the Public Utilities Commission approved the relocation of electric transmission facilities necessary for the project. SDG&E has ordered the steel poles necessary for the relocation and expects to begin electric facility relocation in June. Bid and award of the actual road project is anticipated this summer with construction beginning in fall 2021 and completing in early 2023.
18. Escondido Entry Monument Signs – Stone veneer installation has been completed for all three entry signs. When completed the project will consist of three new signs that will be placed at Grand Avenue near the Gateway Center, Via Rancho Parkway at Sunset Drive, and El Norte Parkway near Woodland Parkway.
19. 2021 Street Rehabilitation and Maintenance Projects Phase I (Concrete and Tree Removal and Replacement) - The Notice to Proceed has been issued. This year's work will be in the North West Zone, which is bordered by Broadway to the east, State Route 78 to the south and City limits to the north and west. The scope of work will include the removal and replacement of over 30,000 square feet of concrete sidewalks, driveways

and cross gutters. 52 pedestrian ramps will be upgraded to current standards and approximately 50 new trees will be planted. Phase II of the Street Maintenance Project will focus on street repair and rehabilitation.

20. Creek Trail Crossing - The final design for the Creek Trail Crossings project that improves all seven Creek Trail intersections between Juniper and Citrus was approved. Improvements include a signal at Midway and rapid flashing beacons with bulb-outs, where the roadway width permits, at other locations. The project also fills in sidewalk gaps along Citrus and Midway. It is anticipated that construction will begin by late summer.

21. Washington Park Skate Spot – 501 N. Rose. The City recently awarded this project bid to Geocon Skateparks. Construction is scheduled to start in the summer. When completed, the 7000-sf skate spot will be a new urban skate spot with multiple features including a quarter pipe, pump bump, grind edge, banked hip with rail and a 5-sided pyramid. Bid award was made by the City Council on April 21, 2021.

Ongoing Projects - No Updates This Week:

Projects that do not have any changes or updates this week will be listed here to indicate that they're still in progress. When an update occurs, the project will appear above in the Development and Capital Projects section.

County of San Diego Projects:

22. State Route 78 - Caltrans, in association with Hazard Construction, will be making improvements to State Route 78 over the coming months. Crews will work between Broadway to Flora Vista Street on State Route 78. At the conclusion of the work later this fall, residents and motorists will see and feel an improvement in ride quality and the extension of the service life of the roadway.

Pedestrians and cyclists will benefit from the reconstruction of 83 curb ramps to be Americans with Disabilities Act (ADA) compliance, modifying 7 traffic signals with vehicle 2 infrastructure (V2I), traffic signal upgrades, upgraded crosswalks and pedestrian signals, and a Class III bike route. The majority of the work will occur during the night with working hours from 8:30 pm to 5:00 am. For additional information contact Caltrans Public Information officer, Stephen Welborn at 619-913-9452.

Commercial / Office / Industrial:

23. Mercedes Benz Expansion – (Developer: Jody Stout, Integrity Design and Construction) 1101 W. 9th Avenue – A Master and Precise Plan modification to demo the existing dealership showroom and construct a new showroom, office, parts storage and service building. The project is still in the entitlement phase.

24. 7-Eleven Gas and Convenience Store – (Developer: Golcheh Group) 900 W. Mission Ave. – A 4,000 square foot convenience store with eight (8) fuel dispenser pumps on the northeastern corner of Mission/Rock Springs. The project was approved by the City Council on January 13, 2021. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.

25. Burros and Fries - (MPA Architects) 1107 E. Valley Parkway – A 5,224 square foot commercial building, with associated landscaping and parking for a drive-through restaurant (Burros and Fries) and additional retail space. The Planning Division approved the project on December 24, 2018 and the project is now under construction. The shell of the building's construction is complete. Interior, tenant improvement work needs to be completed before opening. No anticipated opening date has been provided to the City.
26. Medical Office Building West on the Palomar Health Hospital Campus (MOB-West, Developer Palomar Pomerado Health) – A three-story medical office/outpatient facility of approximately 72,000 square feet. Approval for design review was issued by the Planning Division on January 17, 2013. The applicant recently requested some changes to the zoning permits and a substantial conformance determination was approved March 5, 2021. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.
27. ERTC/Palomar Health Parking Structure (Developer: McCarthur Construction). An application request was received on October 21, 2020 to build 1,906 parking spaces at the new hospital campus. The proposed parking garage is six stories. Approval for design review was issued by the Planning Division on April 4, 2021. The next step for the project's implementation involves the submission and approval of grading, landscaping, and building plans. Building plans were received on April 12, 2021 and is currently in review.

Residential:

28. Warmington (Developer: Warmington Residential California, Inc.) – A 62 air-space condominium development, consisting of 10, three-story buildings located in the Southern Entry District of the South Centre City Specific Plan at 2200 S. Escondido Boulevard. The project was approved by the Planning Commission on March 23, 2021. The Planning Commission is the final decision-maker for the project. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.
29. North Iris Residential Development (Developer: Hallmark Communities) – An application for a Master and Precise Development Plan and Tentative Map for 102 condominiums at the southeast corner of North Iris Lane and Robin Hill Lane. The project is still in the entitlement phase. The initial application was submitted on March 11, 2021. The City completed its review and issued a comment letter on April 9, 2021, regarding the completeness of the application (i.e. notice of incomplete application).
30. Canterbury Gardens Apartment Project (Developer: Kensington Canterbury Gardens, LLC) - A Plot Plan application was submitted on January 26, 2021, for the development of an apartment project at 2402 South Escondido Boulevard (the site of the Canterbury Gardens retail store). The project proposes to demolish the existing structures on the site, and construct 44 townhome-style, market-rate rental units. Units will range in size from 1,028 to 1,254 square feet, will be three stories in height, and will have two to three bedrooms. The project is still in the entitlement phase.

31. Habitat for Humanity 10-Unit Condominium Development (Developer: San Diego Habitat for Humanity) – A 10-unit development at 245 E. El Norte Parkway. All units will be for sale to low-income households. This project was approved by City Council on February 10, 2021. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.
32. Villa Portofino – (Developer: Chris Post, ATC Design Group) 15 apartment units in a three-story building with parking garage at 2690 S. Escondido Blvd. The project is still in the entitlement phase.
33. Hacienda De Vega Redevelopment – (Developer: Tony Cassolato) An approved proposed residential condominium development consisting of 42 three-story attached townhomes on 1.75 acres. The project was approved by the City Council on October 21, 2020. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.
34. North Avenue Estates (Developer: Casey Johnson) – A 34 sing-family home development at North Avenue/Conway Drive. The project was approved by the City Council on January 10, 2018. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.
35. Sager Ranch/Daley Ranch Resort Specific Plan (Developer: J. Whalen Associates, Inc., Sager Ranch Partners) - 203 housing units and 225-room resort hotel on 1,783-acres, just north and east of Daley Ranch. The project is still in the entitlement phase and was deemed an incomplete application. A project webpage containing draft documents and plans can be accessed at the following link:
<https://www.escondido.org/daley-ranch-resort-specific-plan.aspx>
36. Fig Apartments (Developer Claude Marengo) – A 15-unit, three-story, multi-family residential apartment complex consisting of three stories on 0.59 acres. The project is still in the entitlement phase.
37. Reed Road Assisted Living Facility (2525 Reed LLC) – A new residential care facility is proposed on a 4.2-acre site on 2525 Reed Road. The project is still in the entitlement phase.
38. Iwashita Apartments (Developer: Iwashita Development) – A six-story, mixed-use project at 322 S. Escondido Boulevard for 172 units. The project is still in the entitlement phase.
39. Apollo Residential Care (NOAA Group) – An assisted living and memory care facility, with 78 units accommodating 99 beds at 3141 East Valley Parkway. The project was approved on January 14, 2020. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.
40. East Valley Parkway Apartments (Developer: John Wurster) – A 50-unit mixed use affordable apartment complex consisting of four stories situated on a 21,000 square foot vacant parcel in the historic District of the Downtown. The project is still in the entitlement phase.

41. Nutmeg Condo General Plan Amendment (Developer: Jim Simmons, CCI) – A 137 townhome condo unit project, located on both sides of Nutmeg between I-15 and Centre City Parkway. The first phase of the project was approved by the City Council on November 20, 2019. The second phase was approved by the City Council on November 18, 2020. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans.

City Projects or Other Capital Improvement Projects:

42. Lake Wohlford Replacement Dam – the project involves a new dam downstream (west) of the existing dam and partial deconstruction of the existing dam. The replacement dam would feature an outlet tower that is integrated into the dam's upstream face; the top of the existing outlet tower would be demolished, and the bottom of the existing outlet tower and the outlet pipe would be filled with sand and abandoned in place. The project would entail improvement and extension of an existing unpaved access road located west of the Lake Wohlford Marina, extending it to the right (north) abutment of the replacement dam. The project's EIR was certified on August 23, 2020. The next step for the project's implementation involves the submission and approval of permits and agreements by the wildlife agencies. In order to obtain environmental permits for construction, the City must prepare upstream restoration and mitigation plans, short term and long-term habitat management plans, a watershed evaluation, perform field protocol surveys, and update the Jurisdictional Wetland Delineation survey.

43. Membrane-Filtration Reverse Osmosis Facility/MFRO (Developer: City of Escondido Utilities Department; 901 W. Washington Avenue). The MFRO Facility will treat recycled water conveyed via a 24-inch pipeline from the City's Hale Avenue Resource Recovery Facility (HARRF). The plant will treat the recycled water using membrane filtration (MF) and reverse osmosis (RO) technologies, and will have a maximum production capacity of 2.0 million gallons per day. The MFRO product water will be blended with recycled water that has not been treated by the MFRO process, to produce water with a salt concentration appropriate for agricultural irrigation. The project was approved by the Planning Division on August 19, 2020. The next step for the project's implementation involves the submission and approval of grading, landscaping, street improvement, and building plans. Filanc + Brown and Caldwell is the design-build contractor for the project. Grading plans are currently being reviewed by Staff.

44. School and Traffic Safety Projects - Each year the Traffic Commission prioritizes and funds traffic safety projects focused on improving pedestrian and vehicle safety. Projects are nominated by each School District, COMPACT, residents and staff. This year, four priority projects were completed, including crosswalk improvements at Oak Hill and Citrus, crosswalk improvements on Lincoln Avenue near Pioneer Elementary, pedestrian countdown timers at five intersections and an Audible Pedestrian Signal at El Norte and Centre City Parkway that serves the sight impaired.



45. Spruce Street/Transit Center Pedestrian Bridge Project – The City Council approved a Partial Notice of Completion for areas 2 and 3 on February 10, 2021, which ends the construction contract on the storm drain channel between Grand and Valley and between Spruce and Third Avenue. Those sections will now be maintained by Public Works as part of the City’s storm drain system. The earthen portion between Grand and Valley will also have a contractor maintaining the plantings in that area as required by the environmental permits for the project.

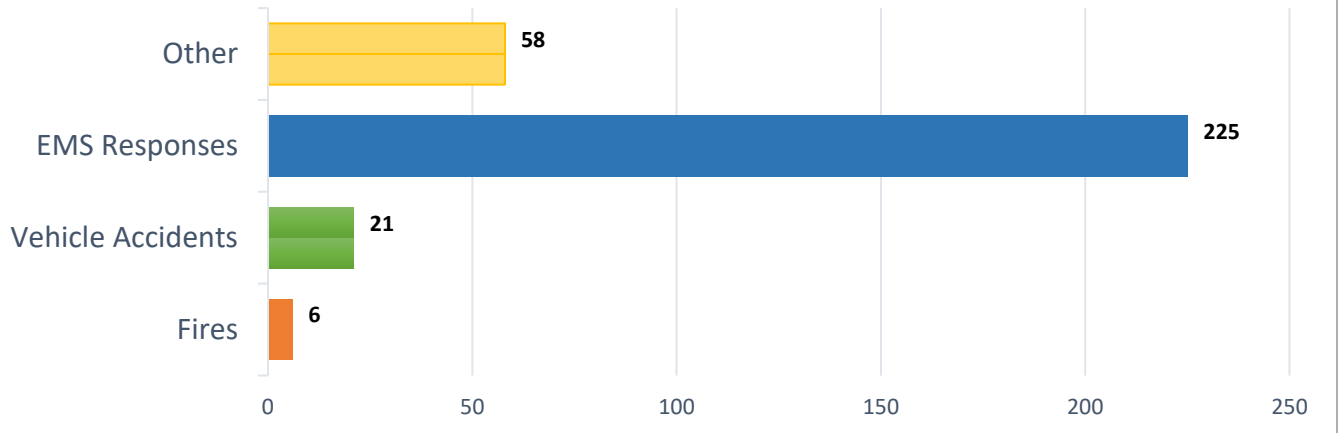
FIRE DEPARTMENT UPDATES:

On May 10 at approximately 10:15 a.m., the Escondido Police and Fire Communication Center received a report of a fire in the garage of a single-family home on Lost Oak lane, just west of Centre City Parkway. A residential fire response was dispatched along with San Diego County Sheriff and Escondido Police. The first arriving Engine Company found a working fire in a room on the ground floor of an approximately 6,200 square foot two-story home that was rapidly extending to the second story. Access to the home was difficult due to narrow residential streets and a long driveway. A second alarm was requested due to the rapid fire growth and size of the residence.

Thirty-six firefighters worked for over two hours to fully control the fire that caused extensive damage to the structure. In total, 7 Fire Engines, 2 Truck Companies, 2 Rescue Ambulances, and 3 Chief Officers responded to the incident. Additional assistance was provided by the San Diego County Sheriff’s Department, Escondido Police Department, Rancho Santa Fe Fire Protection District, San Marcos Fire Department, and SDG&E. The Red Cross provided housing assistance to six adults, a child, and two dogs. Fortunately, no firefighters or civilians were injured. The cause of the fire is under investigation.



Fire Emergency Responses May 9-15



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If you would like to receive this report by email on Thursdays, email: mthorne@escondido.org.