



NOTICE

ESCONDIDO CITY COUNCIL

**THE MEETING SCHEDULED FOR WEDNESDAY,
MARCH 24, 2021 AT 4:00 P.M. (CLOSED
SESSION) HAS BEEN MOVED TO 4:30 P.M.**

THE REGULAR MEETING WILL BEGIN AT 5:00 P.M.



MARCH 24, 2021

VIDEO CONFERENCE

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

COVID-19 PUBLIC SERVICE ANNOUNCEMENT

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Escondido City Council and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link:
<https://www.escondido.org/agenda-position.aspx>. Council Chambers will be closed.

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

Depending on the volume and/or similarity of public comments, and pursuant to the City Council Rules of Procedure, the Mayor or Presiding Councilmember may limit the number of comments to be read and/or limit the amount of time each comment may be read. It is in the interests of members of the public who desire that their statement be read out loud to be mindful of this potential limitation when drafting their comment. The entirety of all comments received from the public will be made a part of the record of the meeting.

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

March 24, 2021
4:30 p.m. Meeting
Mitchell Room
Escondido City Council

CALL TO ORDER

ROLL CALL: Garcia, Inscoe, 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 REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- a. **Property:** 1050 N. Broadway, Escondido
City Negotiator: Jeffrey Epp, City Manager, or designee
Negotiating Parties: YMCA representatives
Under Negotiation: Price and Terms of Purchase and/or Lease
- b. **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

ADJOURNMENT



Council Meeting Agenda

**March 24, 2021
5:00 P.M. Meeting**

Escondido City Council

CALL TO ORDER

MOMENT OF REFLECTION:

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

FLAG SALUTE

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

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:

- 350658 350882 dated March 3, 2021
- 350883 351099 dated March 10, 2021

Staff Recommendation: **Approval (Finance Department: Christina Holmes)**

3. **APPROVAL OF MINUTES: Regular Meetings of March 3, 2021 and March 10, 2021**

4. **ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN AND ANNUAL HOUSING ELEMENT REPORT (PL21-0061) -**

Request the City Council receive and file the annual report and authorize staff to submit the 2020 General Plan Annual Report to the State Office of Planning and Research, Department of Housing and Community Development, and SANDAG.

Staff Recommendation: **Receive and file (Community Development Department: Mike Strong)**

5. **CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT - PRELIMINARY ENGINEER'S REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2021/2022 -**

Request the City Council approve the Preliminary Engineer's Report and set a Public Hearing date for April 21, 2021, for the City of Escondido Landscape Maintenance Assessment District (LMD) Zones 1 through 38 for FY 2021/2022.

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

a) RESOLUTION NO. 2021-18 b) RESOLUTION NO. 2021-19

6. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER BRETT M. BYLER -**

Request the City Council approve the Industrial Disability Retirement of Police Officer Brett M. Byler.

Staff Recommendation: **Approval (Human Resources Department: Jessica Perpetua)**

RESOLUTION NO. 2021-30

7. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER NICHOLAS A. KLUKA -**

Request the City Council approve the Industrial Disability Retirement of Police Officer Nicholas A. Kluka.

Staff Recommendation: **Approval (Human Resources Department: Jessica Perpetua)**

RESOLUTION NO. 2021-38

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.)

8. **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, TO REPEAL AND REPLACE PROVISIONS OF ESCONDIDO MUNICIPAL CODE CHAPTER 2, ARTICLE 2, CONTROLS ON CAMPAIGN CONTRIBUTIONS -**

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

ORDINANCE NO. 2021-04 (Second Reading and Adoption)

CURRENT BUSINESS

9. **HOUSING AND COMMUNITY INVESTMENT STUDY - INFORMATIONAL REPORT AND STATUS UPDATE -**

Request the City Council receive report and presentation. No action is required at this time except to provide direction to staff as appropriate.

Staff Recommendation: **Provide Direction (Community Development Department: Mike Strong)**

10. **REQUEST FOR AUTHORIZATION TO PROCESS AMENDMENTS TO THE DOWNTOWN SPECIFIC PLAN RELATED TO OPEN SPACE, PARKING, PARKLETS, AND HISTORIC PRESERVATION COMMISSION OVERSIGHT -**

Request the City Council approve the request to initiate processing of the requested specific plan amendments related to (1) open space standards for new residential development; (2) residential and non-residential parking requirements; (3) parklets for downtown businesses. Rather than initiating a specific plan amendment to expand Historic Preservation Commission oversight over land use development projects, provide direction to staff on how to more broadly increase public participation.

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

11. **POTENTIAL LEGALIZATION OF CANNABIS SALES AND CANNABIS EQUITY ACT GRANT FUNDING -**

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, and adopt a resolution authorizing grant funding through the State of California Cannabis Equity Act Grant program of up to \$75,000.

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

RESOLUTION NO. 2021-40

12. **CITY COUNCIL PUBLIC COMMENT PRACTICES -**

Request the City Council consider department reports and give direction to staff regarding the City's current practices adopted pursuant to the Governor's Executive Orders regarding public participation in City Council meetings during the COVID stay at home orders.

Staff Recommendation: **None (Councilmember Joe Garcia)**

13. **APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES -**

Request the City Council approve and ratify the Mayor's appointment of Virginia Segarra Bunnell to the Library Board of Trustees.

Staff Recommendation: **Approval (City Clerk's Office: Zack Beck)**

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
March 31	-	-	No Meeting	-
April 7	Wednesday	4:00 & 5:00 p.m.	Regular Meeting	Council Chambers
April 14	Wednesday	4:00 & 5:00 p.m.	Regular Meeting	Council Chambers
April 21	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.

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

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

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

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- 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 5:00 in Closed Session and 6:00 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.



Consent Item No. 1

March 24, 2021

A F F I D A V I T S

O F

I T E M

P O S T I N G

CITY COUNCIL STAFF REPORT

Consent Item No. 2

March 24, 2021

File No. 0400-40

SUBJECT: Approval of Warrants

DEPARTMENT: Finance Department

RECOMMENDATION:

Request approval for City Council and Housing Successor Agency warrant numbers:

350658 – 350882 dated March 3, 2021

350883 – 351099 dated March 10, 2021

FISCAL ANALYSIS:

The total amount of the warrants for the following periods are as follows:

February 25 – March 3, 2021, is \$ 2,676,420.57

March 4 – March 10, 2021, is \$ 1,431,369.06

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.

March 3, 2021
4:30 p.m. Special Meeting
Mitchell Room
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on March 3, 2021 in the Mitchell Room at City Hall with Mayor McNamara presiding.

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.

ORAL COMMUNICATIONS

None.

CLOSED SESSION: (COUNCIL/RRB)

- I. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))
 - a. North Coast Environmental Resources Project
Decision of San Diego County Planning Commission
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)
 - a. **Property:** 1050 N. Broadway, Escondido
City Negotiator: Jeffrey Epp, City Manager, or designee
Negotiating Parties: YMCA representatives
Under Negotiation: Price and Terms of Purchase and/or Lease
- III. PUBLIC EMPLOYEE APPOINTMENT (Government Code §54957)
 - a. City Manager

ADJOURNMENT

Mayor McNamara adjourned the meeting at 5:50 p.m.

MAYOR

CITY CLERK

March 3, 2021
6:00 P.M. Meeting

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 6:00 p.m. on March 3, 2021 via video conference and 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

PRESENTATION

State of the City

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

North Coast Environmental Resources Project

Decision of San Diego County Planning Commission

COUNCIL ACTION: Approved 5-0 to ratify and approve SD County Planning Commission's decision.

ORAL COMMUNICATIONS

Nikhil Bhatia - Offered to donate body camera analytics software from Green Key Tech to the City of Escondido.

CONSENT CALENDAR

MOTION: Moved by Councilmember Martinez and seconded by Councilmember Inscoe to approve all consent calendar items except 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:
349827 – 349827 dated January 28, 2021
349828 – 349847 dated January 29, 2021
349848 – 350056 dated February 3, 2021
350057 – 350225 dated February 10, 2021
350226 – 350265 dated February 11, 2021
350266 – 350456 dated February 17, 2021

Staff Recommendation: Approval (Finance Department: Christina Holmes)
3. APPROVAL OF MINUTES: Regular Meetings of February 3, 2021 and February 10, 2021
4. BID AWARD FOR THE 2021 STREET REHABILITATION AND MAINTENANCE PROJECT - PHASE I -
Request the City Council deem L.C. Paving and Sealing, Inc. as the lowest responsive and responsible bidder and authorize the Mayor to execute a Public Improvement Agreement in the amount of \$933,306.90 for the 2021 Street Rehabilitation and Maintenance Project - Phase I. (File No. 0600-10, A-3348)

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

RESOLUTION NO. 2021-31
5. RESOLUTION DECLARING A VACANT CITY-OWNED PARCEL, ASSESSOR PARCEL NUMBER 234-240-05, ON SOUTH CITRUS AVENUE AS SURPLUS LAND -
Request the City Council declare the vacant City-owned parcel (APN 234-240-05) on South Citrus Avenue as surplus land and allow for the disposal of the parcel. (File No. 0690-20)

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

RESOLUTION NO. 2021-33
6. ECONOMIC DEVELOPMENT SUBCOMMITTEE APPOINTMENT -
Request the City Council ratify Councilmember Garcia to serve on the Economic Development subcommittee. (File No. 0610-55)

Staff Recommendation: Approval (City Clerk's Office: Zack Beck)

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.)

WORKSHOP

7. ESCONDIDO HOMELESSNESS AND TRANSIENCY WORKSHOP -
Request the City Council review a presentation outlining Escondido's homelessness and transiency strategy and efforts and provide policy endorsement and/or direction. (File No. 0260-45)
Staff Recommendation: Receive and File (City Manager's Office: Rob Van De Hey)

PUBLIC HEARINGS

8. APPROVAL TO AMEND FISCAL YEAR 2019-2020 HUD ANNUAL ACTION PLAN (FOURTH AMENDMENT) AND BUDGET ADJUSTMENT TO ACCEPT AND ALLOCATE CDBG-CV AND ESG-CV FUNDS -

Request the City Council adopt Resolution No. 2021-32 to amend the Fiscal Year 2019-2020 Housing and Urban Development ("HUD") Annual Action Plan to accept \$1,324,858 in new Community Development Block Grant-Coronavirus ("CDBG-CV") funds and to create new or expand existing CDBG-CV and Emergency Solutions Grant-Coronavirus ("ESG-CV") projects. It is also requested that the City Council approve the budget adjustment to accept the funding and authorize the Director of Community Development to execute sub recipient contracts. (File No. 0870-11)

Staff Recommendation: Approval (Community Development Department: Mike Strong & Housing and Neighborhood Services: Karen Youel)

RESOLUTION NO. 2021-32

Greg Anglea - Requested that the City of Escondido allow Interfaith Community Services to perform upgrades on a hotel they purchased to serve as a homeless shelter.

Filipe Rios - Expressed gratitude to the City of Escondido for providing Interfaith Community Services with funding that supports their Rapid Rehousing program.

MOTION: Moved by Councilmember Martinez and seconded by Councilmember Inscoe to adopt Resolution No. 2021-32 to amend the Fiscal Year 2019-2020 Housing and Urban Development ("HUD") Annual Action Plan to accept \$1,324,858 in new Community Development Block Grant-Coronavirus ("CDBG-CV") funds and to create new or expand existing CDBG-CV and Emergency Solutions Grant-Coronavirus ("ESG-CV") projects. It is also requested that the City Council approve the budget adjustment to accept the funding and authorize the Director of Community Development to execute sub recipient contracts. Approved 4-1 (Morasco – No).

9. REVIEW AND REAFFIRM COMMUNITY DEVELOPMENT AND HOMELESS PRIORITIES OF THE FISCAL YEAR 2020-2024 CONSOLIDATED PLAN AND APPROVE ALLOCATION PROCESS FOR FISCAL YEAR 2021-2022 CDBG AND ESG FUNDING -

Request the City Council review and re-affirm the community development priorities adopted in the Fiscal Year ("FY") 2020-2024 Five-Year Consolidated Plan ("2020 Con Plan") for Community Development Block Grant ("CDBG") funds; approve an allocation process for FY 2021-2022 CDBG funds to utilize the maximum 15 percent allowable for public service activities to address the priorities of the Consolidated Plan, and the maximum 20 percent allowable for administration of the CDBG program; authorize the release of a Request for Proposals for public services and community development activities; review and re-affirm the homelessness priorities adopted in the 2020 Con Plan for Emergency Solutions Grant ("ESG") funds; approve an allocation process for FY 2021-2022 ESG funds to utilize the maximum 7.5 percent allowable for administration of the ESG program; and authorize the release of a Notice of Funding Availability for organizations assisting persons experiencing homelessness or at-risk of homelessness within the City of Escondido. (File No. 0870-11)

Staff Recommendation: Approval (Community Development Department: Mike Strong & Housing and Neighborhood Services: Karen Youel)

MOTION: Moved by Councilmember Inscoe and seconded by Councilmember Garcia to review and re-affirm the community development priorities adopted in the Fiscal Year ("FY") 2020-2024 Five-Year Consolidated Plan ("2020 Con Plan") for Community Development Block Grant ("CDBG") funds; approve an allocation process for FY 2021-2022 CDBG funds to utilize the maximum 15 percent allowable for public service activities to address the priorities of the Consolidated Plan, and the maximum 20 percent allowable for administration of the CDBG program; authorize the release of a Request for Proposals for public services and community development

activities; review and re-affirm the homelessness priorities adopted in the 2020 Con Plan for Emergency Solutions Grant ("ESG") funds; approve an allocation process for FY 2021-2022 ESG funds to utilize the maximum 7.5 percent allowable for administration of the ESG program; and authorize the release of a Notice of Funding Availability for organizations assisting persons experiencing homelessness or at-risk of homelessness within the City of Escondido. Approved unanimously.

CURRENT BUSINESS

10. ADOPTION OF ORDINANCE AMENDING CAMPAIGN CONTROL ORDINANCE - Request the City Council consider the adoption and introduction of Ordinance No. 2021-04 amending Article 7 of Chapter 2 of the Escondido Municipal Code to (1) strike section 2-107(b), and (2) exclude from the definition of "person" a Political Party Committee as defined. (File No. 0680-10)

Staff Recommendation: None (City Attorney's Office: Michael R. McGuinness)

ORDINANCE NO. 2021-04 (First Reading and Introduction)

Escondido Chamber of Citizens – Expressed opposition to the item.

Gibhran Jimenez – Expressed opposition to the item.

Vinh An Le – Expressed opposition to the item.

Victoria Tenbrink – Expressed opposition to the item.

Marisa Allen – Expressed opposition to the item.

Laura Hunter – Expressed opposition to the item.

Joe Masso – Expressed opposition to the item.

Gloria Conejo – Expressed opposition to the item.

MOTION: Moved by Councilmember Inscoe and seconded by Deputy Mayor Morasco to introduce Ordinance No. 2021-04 amending Article 7 of Chapter 2 of the Escondido Municipal Code to (1) strike section 2-107(b), and (2) exclude from the definition of "person" a Political Party Committee as defined. Approved 3-2 (McNamara, Martinez - No)

FUTURE AGENDA

11. 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 a San Dieguito River Park JPA

Deputy Mayor Morasco - Participating in the City Manager selection process.

Councilmember Martinez - Attended a San Diego County Water Authority meeting.

Councilmember Garcia - Encouraged the public to get the COVID-19 vaccine.

Mayor McNamara - Attended a North County Transit District meeting to discuss the collapse of the Del Mar bluffs.

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 8:41 p.m.

MAYOR

CITY CLERK

March 10, 2021
5:30 p.m. Meeting
Mitchell Room
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 5:30 p.m. on March 10, 2021 in the Mitchell Room at City Hall with Mayor McNamara presiding.

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.

ORAL COMMUNICATIONS

None.

CLOSED SESSION: (COUNCIL/RRB)

CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code §54956.9(d)(1))

- a. Nathan Naranjo v. City of Escondido, et. al.
Case No. 37-2020-00019427-CU-PO-NC

PUBLIC EMPLOYEE APPOINTMENT (Government Code §54957)

- b. City Manager

ADJOURNMENT

Mayor McNamara recessed the meeting until March 11, 2021 at 1:00 p.m.

MAYOR

CITY CLERK

March 10, 2021
6:00 P.M. Meeting

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 6:00 p.m. on March 10, 2021 via video conference and 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 Nutrition Month
 Registered Dietitian Nutritionist Day

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

None.

CONSENT CALENDAR

MOTION: Moved by Councilmember Martinez and seconded by Councilmember Inscoe to approve all consent calendar items except 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:
 - 350457 - 350657 February 24, 2021Staff Recommendation: Approval (Finance Department: Christina Holmes)
3. APPROVAL OF MINUTES: None Scheduled
4. PUBLIC SERVICES AGREEMENT WITH UNIFIRST CORPORATION TO PROVIDE UNIFORM RENTAL AND LAUNDRY SERVICES -
Request the City Council approve authorizing the Mayor and City Clerk to execute a two year Public Services Agreement in the amount not to exceed \$156,000 for uniform rental and laundry services; with the option to extend the contract, on an annual basis, for five additional one-year terms, not to exceed a total of seven consecutive years. The Agreement will provide these services to City employees who are required to wear a uniform related to their health and safety position in the following divisions: Public Works, Building Maintenance, Fleet Services, HARRF, Environmental Compliance, Water Treatment Plant, Lakes, and Community Services. (File No. 0600-10, A-3351)

Staff Recommendation: Approval (Finance Department: Christina Holmes)

RESOLUTION NO. 2021-35
5. LAKE WOHLFORD DAM REPLACEMENT PROJECT - SECOND AMENDMENT TO THE PROP 1E GRANT AGREEMENT -
Request the City Council approve authorizing the Director of Utilities to Execute a Second Amendment to the Prop 1E Grant for the Lake Wohlford Dam Replacement Project to extend the termination date to May 31, 2023. (File No. 0915-55)

Staff Recommendation: Approval (Utilities Department: Christopher McKinney)

RESOLUTION NO. 2021-28
6. LAKE WOHLFORD DAM REPLACEMENT PROJECT - CALIFORNIA DIVISION OF SAFETY OF DAMS APPLICATION FEE FOR CONSTRUCTION -
Request the City Council approve authorizing the Director of Utilities to approve the payment of \$200,000 to the California Division of Safety of Dams for the construction application fee. (File No. 0915-55)

Staff Recommendation: Approval (Utilities Department: Christopher McKinney)

RESOLUTION NO. 2021-34

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

7. CLIMATE ACTION PLAN UPDATE ADOPTION (PHG18-0009) -
Request the City Council approve the Final Climate Action Plan and Climate Action Plan Consistency Review Checklist. The request also includes the adoption of the environmental document prepared to support the project. (File No. 0670-70)

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

RESOLUTION NO. 2021-37

Aisha and Maria Wallace – Requested the City Council enhance the proposed Climate Action Plan.

Alexander Han – Requested the City Council enhance the proposed Climate Action Plan.

Alyssa Glez – Requested the City Council enhance the proposed Climate Action Plan.

Carissa Duran – Expressed support for the Climate Action Plan.

Chris Nava – Requested the City Council enhance the proposed Climate Action Plan.

Danielle Polson – Requested the City Council enhance the proposed Climate Action Plan.

Gina Ruiz – Requested the City Council enhance the proposed Climate Action Plan.

Janis Jones – Requested the City Council enhance the proposed Climate Action Plan.

John Bentley – Requested the City Council enhance the proposed Climate Action Plan.

Joseph Jawad Masso – Expressed support for the Climate Action Plan.

Justin Joseph – Requested the City Council enhance the proposed Climate Action Plan.

Karla Aguilar – Expressed support for the Climate Action Plan.

Kaya Wooley – Requested the City Council enhance the proposed Climate Action Plan.

Ken Alex – Requested the City Council enhance the proposed Climate Action Plan.

Laura Hunter – Requested the City Council enhance the proposed Climate Action Plan.

Leyel Malave – Expressed Support for the Climate Action Plan.

Nahida Kayed – Expressed support for the Climate Action Plan.

Pamela Heatherington – Requested the City Council enhance the proposed Climate Action Plan.

Patricia Borchmann – Requested the City Council enhance the proposed Climate Action Plan.

Penn Diehl – Requested the City Council enhance the proposed Climate Action Plan.

Polett Schafer – Requested the City Council enhance the proposed Climate Action Plan.

Timothy Swift – Requested the City Council enhance the proposed Climate Action Plan.

Wendy Medina Herrera – Requested the City Council enhance the proposed Climate Action Plan.

MOTION: Moved by Councilmember Garcia and seconded by Councilmember Inscoe to approve the Final Climate Action Plan and Climate Action Plan Consistency Review Checklist. The request also includes the adoption of the environmental document prepared to support the project. Approved 4-1 (Martinez – No).

CURRENT BUSINESS

8. LIBRARY BOARD OF TRUSTEES APPOINTMENT INTERVIEWS -

Request the City Council conduct interviews of applicants for the Library Board of Trustees to fill term that is due to expire on March 31, 2021. (File No. 0120-10)

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

NO COUNCIL ACTION REQUIRED.

9. PLANNING COMMISSION APPOINTMENT -

Request the City Council approve ratifying the Mayor's appointment of Herminia Ledesma to fill an unscheduled vacancy on the Planning Commission, term to expire on March 31, 2022. (File No. 0120-10)

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

Herminia Ledesma – Expressed willingness to serve on the Planning Commission.

John Conley – Requested the City Council appoint Herminia Ledesma to the Planning Commission.

MOTION: Moved by Mayor McNamara and seconded by Councilmember Martinez to appoint Herminia Ledesma to fill an unscheduled vacancy on the Planning Commission. Approved 3-2 (Morasco, Garcia – No)

FUTURE AGENDA

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)

Deputy Mayor Morasco - Planning Commission appointment process

Mayor McNamara - Climate Action Plan language regarding single-use plastics

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

None.

ADJOURNMENT

Mayor McNamara adjourned the meeting at 8:42 p.m.

MAYOR

CITY CLERK

CITY COUNCIL STAFF REPORT

Consent Item No. 4

March 24, 2021

File No. 0875-70

SUBJECT: Annual Progress Report on the Implementation of the General Plan and Annual Housing Element Report (PL21-0061)

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested that the City Council review and receive the General Plan Annual Progress Report, documenting the City of Escondido's ("City") progress on implementing the General Plan, and authorize submittal of the report to the State Office of Planning and Research ("OPR"), the State Department of Housing and Community Development ("HCD"), and the San Diego Association of Governments ("SANDAG").

PROJECT DESCRIPTION:

This item relates to the filing and receipt of the State required annual report on the progress of implementing the 2012 Escondido General Plan.

FISCAL ANALYSIS:

There are no direct fiscal implications associated with this progress report; however, several state and regional grant programs rely upon the satisfactory completion of the 2013-2020 Housing Element and on-going compliance with the Housing Element law objectives and deadlines. The 2020 Annual Progress Report, and its filing with the HCD, helps the City maintain its eligibility status for these grant programs.

ENVIRONMENTAL REVIEW:

The General Plan Annual Progress Report is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") per Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This informational item provides a means to monitor the success of implementing the General Plan and review what was implemented during the twelve month reporting period. All counties and cities in the State are required to submit the annual report per Government Code Section 65400.

BACKGROUND AND ANALYSIS:

The City Council adopted a comprehensive update to the General Plan, as well as a new Housing Element for the 2013-2020 reporting cycle, on December 12, 2012. The General Plan states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. As a policy document, the General Plan establishes a policy framework for decision-makers. Using this framework, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City.

Government Code section 65400 mandates that cities and counties submit an annual report on the status of their General Plan and progress in its implementation. This staff report documents the annual review of the 2012 General Plan. The Housing Element is the document in the General Plan, which details the City's progress in meeting its share of regional housing needs pursuant to California Government section 65584. In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units, the annual activity for units rehabilitated, preserved or acquired, the annual activity of above-moderate income units, the city's progress in meeting its Regional Housing Needs Allocation ("RHNA"), and the city's progress in its implementation of the Housing Element programs during calendar year 2020. Staff is currently programming an update to the next Housing Element, which will be effective 2021-2029. The next cycle of housing needs was adopted by the SANDAG board of directors in November 2019.

The annual progress report provides information for City Council to assess how the Escondido General Plan was implemented during the previous twelve (12) month reporting period. The annual progress report could help identify necessary "course adjustments" or modifications to the General Plan, and means to improve local implementation. Once City Council has received and filed the progress report the City will submit a copy to the Office of Planning and Research and the Department of Housing and Community Development ("HCD"). The progress report gives state agencies the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. Providing a copy of the annual report to HCD also fulfills statutory requirements to report certain housing information. This includes information on the progress in meeting the jurisdiction's share of regional housing needs determined pursuant to Government Code section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code section 65583(c)(3), which is particularly important because the Housing Element update is currently underway for the 2021-2029 planning period. Effective this year, pursuant to the Surplus Lands Act, the progress report also includes the City's central inventory of surplus land as required by Government Code section 54230.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Mike Strong, Director of Community Development
03/18/21 10:18 a.m.

ATTACHMENTS:

1. Attachment 1 – 2020 General Plan Annual Progress Report



Escondido

Your Choice For Success

General Plan Annual Report 2020



2020 CITY OF ESCONDIDO AWARDS RECEIVED



Cityworks Software Implementation
◦ Excellence in Enterprise Practice Award

Comprehensive Annual Financial Report

- Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting

Fitness Courts

- National Fitness Campaign's Healthy Infrastructure Award for Innovation

FY 2019-20 Annual Operating Budget Document

- California Society of Municipal Finance Officers Operating Budget Excellence Award
- Government Finance Officers Association Distinguished Budget Presentation Award

Graffiti Eradication Program

- ESRI's Special Achievement in GIS Award
- League of CA Cities' Helen Putnam Award for Public Works, Infrastructure, and Transportation

Missing Link Project

- International Institute of Transportation Engineers' Transportation Achievement Award for Complete Streets

Recreation Guide

- California Parks & Recreation Society's Marketing & Communications Award of Excellence

Volunteer HUB

- San Diego County Taxpayer's Association's Golden Watchdog Award



City of Escondido General Plan Annual Progress Report (2020)

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400 (Appendix A). Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The General Plan Annual Progress Report was received by the Planning Commission at its meeting on March 23, 2021 and the City Council at its meeting on March 24, 2021.

Table of Contents:

1. City of Escondido 2020 Year Awards	p.1
2. Introduction	p.2
3. Purpose of the General Plan	p.3
4. Status of the Adopted Elements	p.3
5. Progress in the General Plan's Implementation	p.5
6. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines	p.26
7. Plans, Projects, and Accomplishments	p.27
8. Conclusion	p.27

II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision-making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven (7) basic elements, which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven (7) required elements, Senate Bill (SB) 1000, Statutes of 2016, added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community or meets certain criteria as designated by the law. As of this writing, the City of Escondido has not triggered the requirements to prepare an environmental justice element.

Mandatory or voluntary elements may be combined or renamed, but basic requirements must be included. The City of Escondido General Plan has ten (10) chapters. The relationship between the seven (7) elements and the chapters provided in the City of Escondido General Plan is described in more detail in Appendix B.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and Housing Elements are updated every eight (8) years according to a schedule set by the State. Other elements may be updated less frequently and typically have a 15 to 20-year horizon. None of the General Plan elements were amended during the 2020 calendar year; however, the City has since taken actions on land use development projects to amend to Land Use Element portion of the General Plan to accommodate a gas station facility on Mission Avenue (Planning Case No. PHG 19-0049) and the redevelopment of the downtown hospital campus (Planning Case Nos. SUB 18-0011 and PHG 18-0049).

General Plan Update Work Program

Escondido's General Plan was comprehensively updated in 2012. The adopted General Plan continues to serve as a relevant and useful document to guide the use of public and private lands within the community.

The CA Supreme Court has stated that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa*, 9 cal. 4th 763 (1995)), so there is a need to

Attachment 1

systematically look ahead and plan on how the City will keep the General Plan document up to date. It will need to adequately address and respond to emerging land use activities, use of space, multi-modal trends, regulations, and other matters that affect the City's desirability to live, work, and play. Most of the general plan elements typically have a 15 to 20-year horizon, excepting the Housing Element. Absent any direction to prepare a comprehensive update, the following schedule proposes when the next suggested update would occur, ensuring continuous improvement to the City's land use and regulatory framework. Current efforts are underway to update the roadway classifications of the City's Mobility and Infrastructure portion of the General Plan.

General Plan Element	Last Update	Next Suggested Update
Mobility and Infrastructure	2012	Underway
Housing*	2012	Underway
Land Use and Community Form*	2012	2021
Community Protection*	2012	2022
Resource and Conservation*	2012	2022
Economic Prosperity	2012	2023-2025
Growth Management	2012	2026-2027
Community Health and Services	2012	2029-2030
Vision and Purpose	2012	---as needed---
Implementation Program	2012	---as needed---

** State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. This involves land use-related policies. Furthermore, Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which is scheduled to cover the 2021-2029 planning period. For this reason, the timing of certain elements may change; otherwise, these elements have been grouped together or sequenced in a logical manner to ensure that the City's policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.*

IV. Progress in the General Plan's Implementation

Generally, all of the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for 70.8 percent of all land area in the City, more than any other land use. Commercial, office, and industrial uses account for approximately 5.7 percent of total land area in the City. Public lands and open spaces accounts for 15.1 percent of the total land area in the City, which are generally dispersed throughout the City. Most of the streets and highways described in the General Plan are developed to their planned capacity, or have capacity to be fully implemented in time. Some of the roadways could be downgraded and repurposed to achieve other General Plan objectives. The entire infrastructure needed to serve the planned land uses is in place with sufficient capacity to accommodate the planned land uses and population, except for localized drainage and/or outfall-related issues.

A. Land Use and Community Form

The Land Use Element is one (1) of seven (7) elements required by state law to be included in California General Plans. The Element guides the desired pattern of growth, development, and change in the community. The purpose is to ensure that a balance of residential, employment, commercial, recreational, civic/cultural and open space land uses are provided at appropriate intensities, locations and combinations to enhance community sustainability. Goals identified in the Land Use / Community Form Element foster Escondido's role as an urban center. The Plan emphasizes the revitalization of the downtown area and established neighborhoods, promotes economic development in the form of attractive, sustainable, economically viable industrial and commercial areas, and concentrates high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use and Community Form Element include the following:

- Community Character
- Land Use Zoning
- Residential Development
- Residential Clustering
- Planned Development
- Mixed Use Overlay Zones
- Commercial Land Uses
- Office Land Use
- Industrial Land Use
- Specific Plan Area Land Use
- Open Space/Park Land Use
- Public Facility Overlay
- Tribal Area Land Use
- Development Agreements
- Annexation
- General Plan Review and Amendments
- Environmental Review

Attachment 1

Indicators and General Plan Implementation (2020)

- 53,773 total housing units
 - 51,364 total housing units occupied
 - 2,409 total housing units vacant (or 4.5 percent prevailing vacancy rate). The amount was 3.8 percent in 2019, a year-over increase of 0.7 percent. In 208 the prevailing vacancy rate was 4.8 percent.
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
 - # of units issued zoning permits: 183
 - # of units denied zoning permits: 0
 - # of building permits issued: 262
 - # of units issued certificates of occupancy: 126
 - Over the past year, the City of Escondido and the development community added more than 126 housing units “finaled” to our City, and we have about 3,000 more in the pipeline. This includes 970 units planned, permitted, or under construction in the downtown area, which will be help bring much more foot traffic and activity to our downtown businesses.
- 3,433 total building permits issued in 2020:
 - 206 new single-family homes (11 homes were issued in 2019 and 22 homes were issued in 2018).
 - 33 Accessory Dwelling Units (25 in 2019 and 15 in 2018).
 - 8 new commercial structures (6 new commercial structures in 2019).
 - 1 new industrial building (0 new industrial buildings in 2019).
- Approved and/or processed planning projects or administrative activities in 2020:
 - 2 Administrative Adjustments
 - 70 Accessory Dwelling Units
 - 33 Banner Signs
 - 74 Certificates of Appropriateness
 - 40 Conditional Use Permits
 - Includes 31 small wireless facility permits
 - 2 Condominium Permits
 - 2 Daley Ranch Credit Purchases
 - 33 Design Review Permits
 - 1 Grading Exemption
 - 1 General Plan Amendment
 - 12 Lot-Tie and other Agreements (except Development Agreements)
 - 1 Mills Act Contract
 - 4 MNDs
 - 1 Non-emergency demolition permit
 - 8 Planned Development Permits
 - 37 Plot Plans
 - Includes 21 small wireless facility permits
 - 73 Signs
 - 1 Specific Alignment Plan
 - 2 Specific Plan Amendments

Attachment 1

- 65 Temporary Use Permits
 - Includes 56 Business Recovery Special TUPs
- 1 Tentative Parcel Map
- 3 Tentative Subdivision Maps
- 10 Zone Changes or Zoning Code Amendments. Only 4 were related to land use development proposals.
- 6 Urgency Ordinances
- 29 Zoning Verification Letters
- In 2020, the novel coronavirus pandemic (“COVID” or “COVID-19”) spread to many countries. The torrent of disruption to daily life over 2020 was inescapable. Businesses were closed, schools shuttered, vacations cancelled, and events postponed. The City of Escondido established different relief options to help residents, businesses, nonprofits, and social organizations recover from the impacts of the COVID pandemic. The [COVID-19 Business Recovery Strategy](#) was adopted by the City on May 13, 2020. City Hall re-opened to the public on June 15, 2020 with a new Information Booth check-in process to protect the health and safety of the public and employees while providing exceptional and efficient service to customers.
 - Escondido’s Business Recovery Strategy tools were publicized in the following areas:
 - City’s website
 - Business Insight Monthly Newsletter
 - Chamber of Commerce
 - Downtown Business Association
 - Various media outlets
 - The new Cityworks software platform was implemented on July 1, which has significantly improved City efficiency to better serve internal and external customers.
 - One traffic lane in each direction on Grand Avenue from Maple Street to Juniper Street was temporarily closed to allow for expanded outdoor dining and retail in parklets starting on July 10, 2020.
 - The City Business Grant Program was launched on July 17, 2020 in English and Spanish to award \$1M in CARES Act funding to local businesses.
 - Adopted a local eviction moratorium.
 - The Community Services Department worked with groups to provide free outdoor space continue business/service operations when indoor operations were prohibited. Eight businesses with a total of 434 reservations and 10 churches with a total of 204 reservations were able to continue operations due to these efforts.
 - The Planning Division issued 56 Business Recovery Special TUPs, allowing businesses to operate in parking lots along Grand Avenue.
- Code Enforcement
 - 2,666 code enforcement cases received in 2020
 - There were 4,711 total Code Enforcement inspections performed. This was a decrease of 3.2% from the total of 4,867 code enforcement inspections in 2019.

Attachment 1

- There were 555 Covid-19 Complaints handled by the Code Enforcement Division during 2020.
- 43 average days that Code Enforcement cases were open. This is a year-over increase of 9 days (34 days in 2019) and is attributed mostly to warranted accommodations and other circumstances related to the COVID pandemic.
- There were 35 Code Enforcement parking citations in 2020, down from a high of 93 in 2019 but closer to the total of 46 in 2018.
- In 2020, there were three hoarder properties that were abated. Removing the residents from the dangerous and deplorable conditions. Putting the residents into contact with Adult Protective Services.
- Code Enforcement joined with Public Works, Escondido P. D., Park Rangers and Housing to form the Quality of Life team. Their combined efforts have cleaned out several homeless encampments on both public and private properties throughout the city. Often providing the homeless with services to assist them.
- Initiated the Climate Action Plan update in 2018 and concluded Public Hearings with the Planning Commission.
- Initiated a new specific plan for the East Valley area.
- Adopted an omnibus code clean-up to address recent changes in State laws, to correct errors, and improve existing regulations through Ordinance No. 2020-07 on May 6, 2020. The primary purpose of Ordinance No. 2020-07 was to address recent housing bills and ensure out local ADU and Density Bonus laws were up to date. The second omnibus, which included more broad changes to the code as a clean-up measure, was adopted per 2020-31R was introduced in 2020, but was adopted on January 13, 2021.
- Adopted an urgency ordinance (Ordinance No. 2020-12) on May 20, 2020 to address regulatory business relief measures. The urgency ordinance was extended by Ordinance No, 2020-21 on August 19, 2020, and then made more permanent (for the duration of the local emergency) by Ordinance No, 2020-23 on October 21, 2020.
- Adopted Ordinance No. 2020-10 to form the CityWide CFD Zone on June 3, 2020. A follow-up ordinance (Ordinance No. 2020-24) was adopted on October 21, 2020 to acknowledge the funding mechanisms.
- The Building Division, Planning Division, and Engineering Services Department went live with the new online permit and activity tracking tool, "Cityworks." in 2020.
- Grants:
 - Began implementation of SB2 planning grant to prepare the Housing and Community Investment Study, which includes updating the Housing Element portion of the General Plan, conducting a Sector Feasibility Study, and preparing a specific plan to accommodate new housing in the City (called the East Valley Specific Plan). The grant award was for \$310,000
 - Received a \$500,000 LEAN planning grant to help accelerate housing production. The \$500,000 grant will fund: 1) the preparation of the Environmental Impact Report to support the Housing and Community Investment Study, 2) creating pre-approved plans for accessory dwelling

Attachment 1

units, 3) revising and parking study for the downtown area, 4) revising open space standards for multi-family development.

Anticipated Implementation Activities (0-3 Years):

1. Amend Article 47 to include appropriate features, thresholds, and objectives that reduce environmental impacts when considering pedestrian or transit-oriented development.
2. Amend Zoning Ordinance to establish new Overlay designations for Public Facilities, Mixed Use, Tribal Lands.
3. Prepare a mobilehome park study.
4. Complete the Housing and Community Investment Study work program (underway).
5. Complete the Climate Action Plan update and begin implementation (underway).
6. Prepare a Building and Permit Processing Guide (underway).
7. Update the Sign Ordinance.
8. Evaluate the City's regulatory business relief measures and determine if any measures should be made permanent.

B. Mobility and Infrastructure

The Circulation Element is one of seven mandated elements that each local government must maintain in its General Plan. The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Circulation and utility improvements must also correlate with the land use-related policies. The purpose is to identify the types, locations and extent of existing and proposed transportation and utility facilities, and to establish goals and guiding policies for implementing improvements necessary to serve existing and future residents. The element introduces planning tools essential for achieving the community's transportation and utility goals and policies with the intent of providing a sustainable system to serve residents and businesses. Topics or policy issue areas covered in the Mobility and Infrastructure Element include the following:

- | | |
|------------------------------------|--------------------------------|
| • Regional Transportation Planning | • Traffic Calming |
| • Complete Streets | • Goods and Services Transport |
| • Pedestrian Network | • Aviation |
| • Bicycle Network | • Water System |
| • Transit System | • Wastewater System |
| • Transportation Demand Management | • Storm Drainage |
| • Street Network | • Solid Waste and Recycling |
| • Parking | • Energy |
| | • Telecommunications |

Attachment 1

Indicators and General Plan Implementation (2020)

- Commute Travel:
 - 81.9 percent of commuters drove alone
 - 9.1 percent of commuters carpooled
 - 1.7 percent of commuters walked or used a bicycle
 - 2.0 percent used public transportation
- Mean travel time to work – 29.6 minutes. This is a year-over increase of 1.9 minutes from 2019 (27.5 minutes), and a two year-over increase of 2.3 minutes from 2018.
- 2.2 percent of workers had no vehicle available. 41.8 percent of workers had three or more vehicles available.
- 74 lane miles of streets resurfaces. There were 98.3 lane miles of streets resurfaced in 2019 and 98 lane miles resurfaced in 2018.
- 97 street trees places in 2020. 75 street trees placed in 2019 and 42 in 2018.
- 1,669 total lights converted to LED in 2020. 763 total lights in 2019.
- 0.65 miles of sidewalks replaced in 2020. 0.74 miles of sidewalks replaced in 2019.
- 2.5 miles of bike lanes added or improved in 2020. 16 miles of bike lanes added or improved 2019 and 6.5 miles in 2018.
- 48 pedestrian lamps installed in 2020. 60 pedestrian lamps installed in 2019 and 36 pedestrian lamps installed in 2018.
- Completed construction of El Norte Parkway Bridge, Medians and Pedestrian Signal.
- 90 percent completion of construction of Spruce Street Channel Improvements and Pedestrian Bridge.
- Completed design of 2,769 linear feet of corrugated metal pipe rehabilitation.
- Completed design of Creek Trail Crossings Project.
- Completed design of LED Retrofit – Phase II
- 60 percent design of Grand Avenue Vision Plan – Phase I
- Grants:
 - Proposition 68 - Escondido Creek Trail Transit Center Bicycle Path Improvement Project (\$8.5 million)
- Water-related:
 - 33,563 acre feet produced (12 percent local and 88 imported)
 - 21,990 acre feet to Escondido Water District and 11,472 acre feet to VID
- Recycle water-related:
 - 2,306.88 acre feet produced and 2,201.35 acre feet sold to Escondido, Rincon, and Palomar Energy Plant
- Wastewater-related: For CY 2020
 - Influent – 4982.1 MG
 - Effluent – 3996.6 MG
 - Outfall capacity – 20.15
 - Plant capacity – 18 MGD
 - We are at 54.3 percent of our outfall capacity. This is a decrease from 55.9 percent in 2019
- Water-related infrastructure:
 - Modifications to A-3 and A-11 Reservoirs currently in design.

Attachment 1

- Emergency Treated Water Connection. Adding a treated water connection from the San Diego County Water Authority treated water pipeline for use in the event that there is an emergency that limits or eliminates the ability of the Water Treatment Plant to produce treated water. Currently in design.
- Lindley Reservoir Replacement. Replace the existing 2 MG steel reservoir constructed in 1950 with two 1.5 MG pre-stressed concrete reservoirs. Currently in design.
- Water mains replacement. Replaced the water mains in West 7th Avenue between Quince and South Broadway, and in South Broadway between West 7th Avenue and Valley Parkway. Currently in design.
- The San Pasqual Undergrounding Project (Escondido Canal through the San Pasqual Reservation as per the Settlement Agreement with the Indian Bands) is currently in design.
- The Wohlford Dam Replacement Project – The design is being finalized. Currently applying for environmental permits.
- Wastewater-related infrastructure:
 - Gravity main replacement– Staff have replaced 634’ of failing VCP and concrete sewer gravity main throughout the City with SDR-35 PVC pipe.
 - Gravity main rehabilitation projects– Approximately 742’ of sewer gravity main was rehabilitated using UV cured, glass-reinforced pipe.
 - Sewer Manhole rehabilitation and lining project– 22 Sewer manholes were rehabilitated using brick and hydraulic cement, then lined using Raven 405 spray-applied epoxy liner.
 - Trunk sewer replacement project– Currently in the 90% design phase to replace the remaining sections of RCP trunk line. A total of approximately 5,300’ of reinforced concrete pipe is to be replaced with C-905 PVC pipe.
 - Recycled water. Currently in construction is the recycled water pipeline from Citrus Avenue and Escondido Creek to the agricultural area of Cloverdale and Mountain View; converting the existing Hogback Reservoir to recycled water and constructing a new potable water reservoir. Currently in design is a 10 MG emergency storage pond and pipelines to distribute the recycled water to agricultural users.
 - Membrane Filtration Reverse Osmosis Facility (MFRO). A progressive Design-Build process is underway for the design and construction of a MFRO facility and pump station to improve recycled water quality for agricultural uses. The MFRO design is nearing completion and construction is anticipated to start mid-2021.

Anticipated Implementation Activities (0-3 Years):

1. Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the city.
2. Update the Circulation Element portion of the General Plan, with a focus on roadway classifications (underway).
3. Develop and implement a Transportation Demand Management Program.

Attachment 1

4. Develop guidelines for implementation of VMT analysis to streamline CEQA review on future development projects, including mitigation options (underway).

C. Housing

The Housing Element assesses the housing needs of all economic segments of the City of Escondido. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years. Topics or issue areas covered in the Housing Element include the following:

- Plan for quality, managed, and sustainable growth
- Provide a range of housing opportunities
- Enhance the quality of housing and preserve character

Indicators and General Plan Implementation (2020)

- The primary existing housing type in the City was single-family homes (56.6 percent of 53,773 total housing units). 46.9 percent are one-unit detached single-family homes and 9.4 percent are attached single-family homes.
- Two-family and multi-family condominiums, townhomes, and apartments comprised 36.7 percent of the total housing units. 7.1 percent of the total housing units are mobilehomes.
- 5.0 median rooms per housing unit, CityWide.
- 49.0 percent of all housing is owner-occupied. This is a decrease from 51.7 percent in 2019 and 49.8 percent in 2018.
- The average size of an owner-occupied unit – 3.02 persons per household.
- The average size of a renter occupied unit – 2.79 persons.
- Vacancy rates: The homeowner vacancy rate is 1.3 percent. The rental vacancy rate is 3.2 percent.
- In 2020, an RFP was released for federal HOME and Successor Housing Agency (SHA) funds for the construction or rehabilitation of affordable housing. \$1,000,000 in HOME funds were committed to San Diego Habitat for Humanity to construct up to 10 homeownership units and \$4,000,000 in SHA funds were committed to National CORE as permanent financing for newly constructed permanent supportive housing for older adults, including a 50% set-aside for homeless older adults.
- A Homelessness & Housing Community Advisory Group continued to meet to discuss, brainstorm and harness public energies around homeless solutions.
- Escondido participated in the North County Homeless Action Committee with elected representative and staff to come to regional consensus regarding goals and solutions. The Committee has focused its efforts in getting more, coordinated street outreach and social worker services to assist homeless adults.
- Federal HUD funds (\$148,300 in ESG and \$45,000 in CDBG) were committed to address homelessness through shelter operations, case management, and homelessness prevention.

Attachment 1

- A new Five Year Consolidated Plan was written after significant public engagement to create new priorities for community development, affordable housing and homeless activities to address needs effecting Escondido's low-mod neighborhoods and households.
- Grants:
 - The City's 2018 HEAP grant continued to pay for a full time social worker to assist unsheltered chronically homeless individuals to access available services and shelter (and ultimately, homes) for a second year. Escondido Homeless Case Management (\$192,995)
- 29 very-low income seniors and disabled households were assisted in mobile homes and apartments with a monthly rental subsidy while waiting for HUD Housing Choice Vouchers (Section 8).
- During 2020, 1,026 Escondido residents received Housing Choice Vouchers from the Housing Authority of San Diego County.
 - There are 2,336 households on the wait list, which is a year-over year increase of 15 percent from 2,032 households in 2019.
- The City conducted two mobile home rent control hearings (all short form).
- In 2020, 17 neighborhood groups were supported, including neighborhood clean-ups, neighborhood leadership forum meetings, and participation of multiple departments at neighborhood group meetings
- In FY 2020-2021, the City received \$1,818,942 in CDBG funds (a year-over year decrease of 0.3 percent from \$1,824,482 in FY 2019-2020). For this cycle, \$319,620 supported public service and fair housing activities supporting the five local CDBG priorities: Homeless Services, Basic Needs, Health and Human Development, Neighborhood Revitalization, and Economic Development.
- In 2020, the City received CARES Act funding from HUD in order to address the community development and homeless needs in Escondido in relation to the Coronavirus pandemic. The city received \$2,394,882 in CDBG-CV funds; funds were allocated for food security for seniors, eviction prevention, rental and utility assistance and neighborhood improvements. The city received \$4,487,427 in ESG-CV funds, which were allocated for emergency shelter, street outreach, rapid rehousing, and homeless prevention (rental assistance).

Anticipated Implementation Activities (0-3 Years):

1. Prepare and implement Annual Action Plans in concert with the 2020-2024 Consolidated Plan.
2. Initiate and adopt a 2021-2029 Housing Element (underway as part of the Housing and Community Investment Study).

D. Community Health and Services

The Community Health and Services Element establishes policies that influence good land use planning in order to enhance community health and welfare. Policies supporting access to healthy foods, availability of parks, recreational opportunities, libraries and cultural services, as

Attachment 1

well as promoting educational advancement and civic engagement all aim to improve economic, physical, and social conditions. The Community Health and Services Element promotes a community-based and private sector approach for establishing a sustainable and healthy community. Topics or issue areas covered in the Community Health and Services Element include the following:

- Health and Wellness
- Parks and Recreation
- Library Services
- Cultural Enrichment
- Schools and Education
- Civic Engagement
- Childcare
- Older Adult, Disabled, and Disadvantaged

Indicators and General Plan Implementation (2020)

- Median age – 35.5 years, a year-over increase of 1.7 years from 2019 (33.8 years in 2019).
 - The population that is 65 years and older – 14.2 percent
 - Children ≤ 18 years old in households – 25.3 percent
- The City's first four-year university, John Paul the Great Catholic University, completed its seventh full year of operation.
- 6,556.3 acres of parkland. A new residential community, Country Club Redevelopment Project - "The Villages," approved in 2017 and under construction, would add public parkland to the City inventory (anticipated to be completed in 2022).
- 5 new upgraded parks or facilities in 2020:
 - Don Anderson Building: Installed awning over front door and installed security fencing along back of facility.
 - Felicita Mini Park: Landscaping improvements.
 - Park Avenue Community Center (PACC): Installed security cameras, and replaced gates throughout the facility.
 - Mountain View Park: Installed the first of five National Fitness Campaign Fitness Courts that won Escondido the Healthy Infrastructure Award for Innovation from the National Fitness Campaign.
 - Kit Carson Park: Installed new artificial turf on two soccer arenas at the Escondido Sports Center, and infilled and laser leveled four adult softball fields.
- 350 recreational programs in 2020. There were 609 recreational programs in 2019, and 625 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 290 participants in the youth soccer program.
 - 5 youth soccer, pop warner, and baseball leagues with 1,031 participants.
 - 0 adult softball teams with 0 participants.
 - 3 soccer tournaments (youth and adult) with 5,000 participants.

Attachment 1

- 3 softball tournaments with 1,500 participants.
- 6,727 participants/visits at the skate park.
- 30 adult hockey teams with 360 participants.
- Due to the COVID pandemic, traditional recreation programming had to be adapted to meet very specific health guidelines; many programs had to be canceled, but staff were able to move the majority of our fitness and dance classes outdoors in order to continue to provide wellness opportunities to the community.
- No. of new miles of public trails in 2020 – none
- Implementation of SmartRec recreation software: The Community Services Department completed a successful software implementation that better meets user needs and increases efficiency. This new system includes a variety of enhancements that will improve direct communication with the customer, provide a series of automated functions creating staffing efficiencies, and has an open platform for data-driven analysis. A few key features include:
 - Website integration
 - Online park reservations
 - Automated waitlists
 - Downloadable App
 - Greater customer activity controls (class registration & cancellation by the customer)
 - Decreased processing fees
 - Open API platform for dashboards and data analysis
- In partnership with Lakes & Open Spaces staff, Community Services expanded outdoor recreational offerings and revamped the Escondido Recreation Guide to include more free and low-cost events and programs, as well as more relevant City-related news. This revamp of the Escondido Recreation Guide was acknowledged by the California Parks and Recreation Society award of the 2020 Marketing and Communications Award of Excellence.
- New improvements to libraries in 2020:
 - This unprecedented time certainly had an effect on library services, but it did not stop the Escondido Library staff from providing exceptional resources, programs, and services to the community. When the state of emergency was declared in March 2020 and the library initially closed its doors, staff immediately adjusted programs and services to virtual formats, reallocated funds for more digital offerings, and continued to make improvements inside the library.
 - Instead of hosting programs in person, staff went to work live streaming and recording programs for all ages. While our programming numbers for live virtual programs and attendance were down in 2020, we also featured 116 recordings of program content that got 6,921 views across Facebook, Instagram, and YouTube – many from viewers around the country and the world! Staff adapted reading challenges and craft programs to work in concert with curbside service that allows patrons to pick up physical items from the library while maintaining the health and safety of both staff and the public.

Attachment 1

- During the pandemic, Escondido Public Library reallocated budget funding to increase eBook and eAudiobook holdings in the OverDrive platform. Additionally, the Library added four new platforms for accessing digital content: CloudLibrary (an eBook and eAudiobook platform with an inter-library loan feature that allows patrons access to San Diego Public Library's eContent), Hoopla (a simultaneous use digital streaming service for eBooks, eAudiobooks, eComics, eMusic, and video/TV show streaming), Biblioboard (an eBook platform for self-published titles, including integration with the Indie Author Project, as well as access to an ePublishing platform for local authors), and ComicsPlus (a simultaneous use eComics platform for K-12 content.) The addition of these platforms and their content led to a 67% increase in eMaterial circulation from 2019.
- While the library doors were closed, we updated our audiovisual system in the Turrentine Room with funding from Escondido Library Foundation because the existing equipment was obsolete. Using the Mitchell Room as a template, the City of Escondido Information Systems Department procured equipment, programmed a user interface, and installed the new equipment from May-July 2020 during the closure. The new equipment can sync wirelessly to any Apple or Windows device, and most Android devices. It can also be plugged in via HDMI and VGA. New speakers and a new high definition projector round out the package, making for a seamless, user-friendly experience for any Library staff and (in the post-COVID world) renters from the public who use the room.
- We were also able to complete the Public Printing Project, a capital-funding project approved by the City of Escondido to allow patrons to print via wireless devices and pay for their prints by credit card in addition to cash. The Library's separate public PC management system, print management system, room booking system, and all public printers and copiers were replaced with one integrated system and new machines capable of printing and copying in black and white and color, faxing, scanning, and processing double-sided jobs. Patrons can send prints from anywhere via a web portal and pick them up at the library.
- Library technology:
 - 11,896 wireless internet sessions in the library. There were 123,369 in 2019 and 145,973 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 211,082 website hits in 2020. There were 349,638 in 2019 and 288,036 in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
- Library circulation:
 - 305,027 items circulated. There were 493,546 items circulated in 2019 and 422,939 items in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 68,575 check outs of digital media (eBooks, eAudiobooks, etc.). There were 45,613 check outs of digital media in 2019 and 31,159 in 2018.
- Library programs:

Attachment 1

- 195 children's programs and 6,603 in attendance. There were 294 children's programs and 10,706 in attendance in 2019. In 2018, there was 118 children's programs, with 4,818 attending.
- 160 adult programs. There were 116 adult programs in 2019. 96 adult programs in 2018 (includes Pioneer Room and Literacy).
- 26 teen programs and 214 attending in 2020. 56 teen programs and 541 attending in 2019. 20 teen programs and 220 attending in 2018.
- Childcare programs:
 - Number of Day Camp programs conducted – 4
 - Pre-school programs – 40
 - After School programs (City) – 2
 - After School Education and Safety (ASES), EUSD programs – 3
- Elderly/disabled/disadvantaged programs:
 - 10 programs for seniors, down from 51 in 2019 and 66 programs in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - 32,636 meals delivered to seniors. 24,102 meals were served to seniors in 2019 and 26,643 meals in 2018. This significant change was attributed to extra funding provided to the City in support related to COVID pandemic.
 - 2,479 rides provided to seniors. In 2019, 13,129 total rides were provided to seniors from home to the Park Avenue Community Center (PACC) to eat and enjoy the programs. This is down from 13,562 rides in 2018. The significant change was attributed to circumstances related to the COVID pandemic.
 - The Park Avenue Community Center was awarded a \$40,000 grant from the Sahm Family Foundation to beautify and update the facility. The Center received new furniture in the common areas, two new pool tables, and vibrant art and decor to bring a fresh new feel to the facility.
 - Senior Nutrition Video – Reinventing the Senior Nutrition Program
<https://www.youtube.com/watch?v=TBkV8WA2sqM>
 - o The City's Communications, Digital Media Services, and Community Services staff put together a documentary on the Senior Nutrition Program and all that went into transitioning that program from a congregate meal setting to a pick-up and delivery service, due to the COVID 19 pandemic. It highlights the incredible work of our teams, the partnership with the California Center for the Arts, Escondido that has been essential to our success, and the impact the program has had on the seniors and the community as a whole.

Anticipated Implementation Activities (0-3 Years):

1. Update the master plan of trails to include Pedestrian Master Plan and elements, as an intrinsic component of a CityWide Complete Active Transportation

Attachment 1

Strategy, which would include a new bikeway master planning and art programming.

2. Complete new Washington Park Skate Spot.
3. Complete John Masson Memorial Bike Park in Jesmond Dene Park.
4. Install 4 additional National Fitness Campaign Fitness Courts.
5. Install Futsal Courts in Washington Park.
6. Escondido Creek Trail Expansion and Renovation Project - one of only nine projects funded at the maximum \$8.5 million level through the Prop 68 Statewide Park Program and only one of three projects funded in San Diego County.

E. Community Protection

Escondido's Community Protection Element addresses such issues as flood and fire hazards, geologic and seismic activity, and hazardous materials. Sections regarding Emergency Preparedness, Police and Fire service are also included. The Element also includes a section addressing Noise, which is a required component for General Plans. The purpose of the Community Protection Element is to identify and address the most relevant public safety issues affecting the community. In addition, the Element offers possible solutions and establishes standards and policies for proactively addressing threats to life and property. Topics or issue areas covered in the Community Protection Element include the following:

- Disaster Preparedness and Emergency Response
- Fire Protection
- Police Services
- Code Enforcement Policies
- Noise
- Flood Protection
- Solis and Seismicity
- Hazardous Materials

Indicators and General Plan Implementation (2020)

- No. of calls for service in 2020:
 - 48,332. There were 50,798 calls for service in 2019, a year-over decrease of 4.8 percent.
 - 58,118 9-1-1 calls. There were 58,802 in 2019, a year-over decrease of 1.1 percent.
 - 104,072 total police calls. There were 103,654 total police calls for service (which includes all calls for service, traffic stops, extra patrols, and other police related activities) in 2019. This is a year-over increase of 0.4 percent..
- No. or parking citations in 2020 – 4,449. In 2019 there were 6,744, a year-over decrease of 34 percent. This significant change was attributed to circumstances related to the COVID pandemic.
- No. of reported accidents (by type):
 - 927 collisions. 1,503 collisions in 2019.

Attachment 1

- 7 fatal collisions, which is the same amount as 2019..
- No. of noise complaints received/closed in 2020 – 1,505. In 2019 there were 1,630, which is a year-over decrease of 7.6 percent.
- No. of arrests (felony, misdemeanor) in 2020 – 4,751. In 2019 there were 5,092, which is a year-over decrease of 6.7 percent.
 - 1,583 felony arrests
 - 3,168 misdemeanor arrests
 - 129 other detentions
- No. of police officers – 156 (includes 2 grant funded position)
- In 2020, the Police Department maintained 29 grants for a total of approximately \$1,839,934.
- The Escondido Police Department focused on maintaining community safety while dealing with COVID-19 challenges.
- The Police Department Lobby adapted to COVID-19 compliant protocols and continued to service the public.
- Crime prevention, intervention, and suppression efforts continued and evolved to meet the community's needs during the pandemic.
- The Escondido Police Department collaborated with regional partners to address issues of community and police relations. Chief Varso attended meetings with community groups and answered questions, listened to concerns, and explained policies.
- No. of fire stations – 7
- No. of Fire Department personnel:
 - 87 Firefighters (24 Fire Captains, 24 Fire Engineers, and 39 Paramedics)
 - 18 Non-Safety Paramedics or EMTs
 - 6 Chief Officers
 - 1 Fire Marshal or Deputy Fire Marshal
 - 4 Prevention Inspectors/Investigators (full time) and 1 part time Prevention Specialist
 - 1 Emergency Preparedness Manager
 - 3 Administrative Staff (full time) and 1 part time Administrative Staff
- No. of Fire Apparatus:
 - 7 Type 1 Frontline Fire Engines
 - 3 Type 1 Reserve Engines
 - 4 Type 3 Brush Engines
 - 1 Type 6 Brush Engine
 - 1 Frontline Truck
 - 1 Reserve Truck
 - 5 Frontline Ambulances
 - 4 Reserve Ambulances
- Average response time of Fire Department: 5 minutes and 25 seconds in 2020. The average response time was 5 minutes and 11 seconds in 2019.
 - Met Quality of Life Standard Goal 89 percent of the time.
 - The average response time was 5 minutes and 14 seconds in 2018.
 - The average response time was 5 minutes and 15 seconds in 2016.

Attachment 1

- Refurbishment of the reserve ladder truck ensures continuous availability of this specialty apparatus. Refurbishment completed at about half the cost of purchasing a new ladder truck.
- Upgraded fire apparatus and vehicle Mobile Data Computers purchased, configured and replaced throughout the fleet.
- Purchase and installation of Bleeding Control Stations co-located with existing AEDs at 22 City facilities.
- Fire Stations 5 and 6 water wise landscape completed. Water and cost savings with huge aesthetic improvement.
- Automated electronic fire station supply inventory control system implemented.
- Emergency Operations Center video teleconferencing system purchased and installed.
- Fire Department website redesigned for easier and more useful navigation.
- Implementation of CityWorks for Fire Prevention inspection, plans review and other processes integrated with other City departments.

Anticipated Implementation Activities (0-3 Years):

1. N/A

F. Resource Conservation

Escondido's Resource Conservation Element satisfies state requirements for the Open Space and Conservation Elements as stated in the Government Code. Community Goals and Objectives call for creating an aesthetically pleasing environment, as well as conserving Escondido's natural and scenic resources. The Element's purpose is to identify areas for conserving open space as well as other important resources including air and water quality, cultural, agricultural, mineral and energy resources, as well as protecting hillside and ridgeline view corridors with particular emphasis on ridgelines, unique landforms and visual gateways. Topics or issue areas covered in the Resource Conservation Element include the following:

- Biological and Open Space
- Trails
- Visual Resources
- Agricultural Resources
- Historical Resources
- Water Resources and Quality
- Air Quality and Climate Protection

Indicators and General Plan Implementation (2020)

- 1,263 new solar PV units installed in 2020. 1,504 new solar PV units installed in 2019 and 1,342 in 2018.
- The Spruce Street Channel Improvement Project began construction in July 2019. After clearing channels of substantial vegetation, the earthen portions were graded. Two new maintenance access ramps were constructed and the headwall for the culvert under

Attachment 1

Spruce Street was modified to improve flow. Plan installation began in mid-2020 and plant establishment and erosion control measures will be monitored for several years before completion.

- Environmental Programs worked with other Departments to track the implementation of pollution prevention programs including the following activities:
 - Investigated 586 non-storm water discharges, public complaints, or spills.
 - Reviewed, approved, and inspected projects with structural Best Management Practices (BMPs) to treat runoff from development or redevelopment permits.
 - Completed storm water program inspections and follow up actions, sometimes issuing escalated enforcement to achieve compliance. In FY 2019-20, the City performed 257 construction inspections, 41 municipal facility inspections, 1533 commercial inspections, 67 industrial inspections, and 22 residential area patrols.
 - City staff recorded visual water quality observations at 109 major storm drain outfalls and analyzed water quality at 6 sites, twice in 2019.
 - Swept 8,395 miles of streets, removing 3,891 cubic yards of material before it reached storm drains. The Public Works Department continued a process to update this program with a GIS-based routing system in future fiscal years.
 - Inspected 2,158 storm drain catch basins for accumulated debris and trash. Performed 491 cleanouts of storm drains, removing 263 tons of debris from the MS4.
 - Cleaned 9.14 miles of open channel, removing 1,027 tons of invasive plants, trash and debris, and mobilized sediment prior to discharge to natural areas.
 - The Wastewater Division implemented the sewer system maintenance program and achieved the following improvements in FY 2019-20, resulting in reduced risk of exfiltration or sewer spills: 16 miles of pipeline televised, 1,312 feet of gravity mainline replaced or repaired, and 301 miles of sewer lines cleaned.
 - The City of Escondido implemented the existing development retrofits on private and public property, in accordance with the JRMP. Activities are focused on trash enclosures and landscape improvements, and are implemented in response to complaints, inspections, or enforcement, in addition to permit application review and site-specific conditions of approval.
 - The City continued efforts to improve riparian habitat in the lowest earthen section of Reidy Creek just north of US-78, before it becomes channelized and joins with Escondido Creek. The City supported the Escondido Creek Conservancy in implementing a \$380,873 California Department of Fish and Wildlife Proposition 1 grant to remove over 600 non-native trees, including Mexican Fan Palms. Awarded in early 2019, the grant activities will be completed by 2022. The project includes the development of a long-term management plan as part of the City's Landscape Maintenance District program, as well as a commitment by the City to prioritize installation of trash capture devices upstream of the project area (see previous page).
 - The City removed 1.25 tons of trash retained by two floating trash booms across Escondido and Reidy Creek flood control channels.
 - The Country Club golf course in the City of Escondido is being redeveloped into a residential community, Country Club Redevelopment Project - "The Villages". The Villages project site encompasses an area of 97.5 acres and will have

Attachment 1

structural biofiltration BMPs to treat runoff. The City's development agreement requires the developer to treat storm water from over 100 acres of neighborhoods outside of the Villages project site as an improvement for water quality in the Upper San Marcos Creek and Lake San Marcos.

- In FY 2019-20, the Utilities Department completed 89 classroom and camp presentations to 2,302 elementary school students throughout Escondido, to educate them about water conservation and pollution prevention.
- The City's Utilities Department/Recycling Division implements a number of programs to support educational efforts for storm water pollution prevention, including household hazardous waste and used oil recycling events, compost workshops, and volunteer litter cleanups. The Division's outreach efforts were impacted by the COVID-19 stay-at-home order, and the staff have been working to shift to online-based or print outreach to students and the public. In FY 2019-20, the Division led events reaching thousands of residents. Notably, the City sponsored electronic and household hazardous waste events twice a month, reaching approximately 200 people a month prior to March 2020. One e-waste/shred event was held in late-Spring 2020 where 920 participants properly disposed of recyclable or hazardous material. The City also hosted and promoted one compost workshop (with 15 total attendees), six Earth Day classroom presentations, one church group presentation, and one volunteer cleanup at Lake Dixon with 85 volunteers last year. Finally, the We Clean Escondido program supports approximately 10 neighborhood cleanup groups with an average of three to five volunteers per group, gathering approximately two bags of trash for monthly cleanups removing litter before it reaches the MS4. The *We Clean Escondido* program has been on hold since March 2020 due to the pandemic.
- Adopted smoke-free air regulations per Ordinance No. 2020-06R on March 25, 2020.

Anticipated Implementation Activities (0-3 Years):

1. Prepare a Master Plan or design standards that identifies gateways and visual quality guidelines.
2. Conduct a study to determine the feasibility of expanding the City's recycling program.
3. Complete the Climate Action Plan update and begin implementation.

G. Growth Management

The purpose of the Growth Management Element is to establish policies for balancing the timing of infrastructure improvements with current and anticipated demands for service through the adoption of specific implementation techniques. A goal of growth management is to phase capital facility improvements concurrent with population growth so that new development does not compound existing service shortfalls, or result in critical infrastructure deficiencies. Effective growth management also establishes parameters for periodically monitoring the impacts that growth has on the community and defines the methods by which impacts are addressed, allowing decision makers to efficiently prioritize capital improvements. Topics or issue areas covered in the Growth Management Element include the following:

Attachment 1

- Quality of Life Thresholds
- Public Facility Master Plans
- Public Facility Financing
- Public Facility Phasing
- Public Facility Deficiencies
- Growth Management Monitoring

Indicators and General Plan Implementation (2020)

- Total population – 153,008
- Total fees collected through building permits in 2020:
 - Parkland fees – \$282,222. (Three new privately maintained parks are in development to be opened to the public. See Villages notes below.)
 - Traffic fees – \$1,160,129. \$617,597 collected in 2019.
 - Sewer fees – \$1,377,457. \$706,300 collected in 2019.
 - Water fees – \$1,377,500. \$310,220 collected 2019.
- Monitored and reported annually on the performance of development activity.
- Working with LAFCO to complete a Sphere of Influence Update and MSR to confirm properties appropriate to re-zone.
- City performed an analysis of the impacts of new development on governmental services and the estimated fair share amount needed to make new residential development revenue neutral on City services such that existing residents do not subsidize new development. City Council adopted Resolution No. 2020-24 (the Resolution of Formation) on April 8, 2020; and adopted Ordinance 2020-10 and Resolution No. 2020-44 May 13, 2020 to establish CFD Zone 2020-01.
- City conducted an assessment of public facility needs and costs, and the City Council approved an inflationary adjustment to development impact fees related to traffic, parks, drainage and public facilities to reflect the cost of constructing infrastructure associated with serving new growth. Resolution No. 2020-130 was adopted on October 28, 2020.
- Adopted Ordinance No. 2020-09R on November 18, 2020 to establish a tobacco retailer license program.

Anticipated Implementation Activities (0-3 Years):

1. Participate in LAFCO's island annexation program and contribute to orderly and fiscally solvent annexations into the incorporated City.
2. Pursue various revenue measures and/or close extraneous expenditures, as established by the City Council.

H. Economic Prosperity

The purpose of the Economic Prosperity Element is to establish policies that promote the long-term vitality of Escondido's local economy by developing and guiding employment and business

Attachment 1

opportunities and encouraging appropriate economic and business development in the City. Policies in this element promote a sustainable local economy to benefit current and future generations without compromising resources, and are intended to favorably influence the balance between employment and housing. Topics or issue areas covered in the Economic Prosperity Element include the following:

- Employment Acreage
- Wages and Jobs
- Small Business
- Twenty-First Century Industries
- Tourism and Recreation
- Existing Economic Districts
- Marketing and Image
- Long-Term Economic Sustainability and Growth
- Minimizing Infrastructure Impediments
- Strengthening Workforce Development
- Economic Development Monitoring

Indicators and General Plan Implementation (2020)

- Civilian employed population – 72,179.
 - Service occupations – 16,871 (23.3 percent)
 - Sales and office – 14,978 (20.7 percent)
 - Management/business sector – 8,791 (12.1 percent)
 - Education – 5,325 (7.4 percent)
 - Healthcare practitioner – 3,324 (4.6 percent)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
 - Over the past year, the City of Escondido and the development community added more than 126 housing units to our City (finalized with certificates of occupancy), and we have about 3,000 more in the pipeline. This includes 970 units planned, permitted, or under construction in the downtown area, which will help bring much more foot traffic and activity to our downtown businesses.
- 10,444 total active business licenses, which is a year-over increase of one percent (10,317 total licenses in 2019).
- Grand total receipts for all business license accounts – \$1,826,663.62. \$1,907,274 total receipts in 2019, \$2,013,116.09 in 2018, \$1,913,790.27 in 2017, and \$1,772,260.51 in 2016.
- Business licensing has fully transitioned to Cityworks and continues to identify and implement process improvements to increase efficiency and service and make data driven decisions.
- Continued implementing the *Working Together to Get to Yes* initiative.
- Continued to build on the momentum of the Innovate78 regional economic development initiative focused on business retention expansion and attraction along the 78-Corridor and strategies to expedite permit processing and improve overall customer service.

Attachment 1

- Conducted a business roadshow with all of the property owners on the north and south sides of Grand Avenue from Maple Street to Broadway to gather feedback and provide an update on the Grand Avenue Vision Project Phase 1.
- Participated in Manufacturing Day event to identify and promote companies involved in the program.
- In 2020, many businesses modified their business operations or shuttered as a result of the COVID pandemic. The City of Escondido established different relief options to help residents, businesses, nonprofits, and social organizations recover from the impacts of the COVID pandemic. The [COVID-19 Business Recovery Strategy](#) was adopted by the City on May 13, 2020.

Anticipated Implementation Activities (0-3 Years):

1. Economic Development strategies and tactics as outlined in the City's Comprehensive Economic Development Strategy.
2. Continuation of the Innovate78 initiative with new focus on the 78-Corridor's startup ecosystem, entrepreneurship, and talent pipeline development.
3. Partnership with the San Diego North Economic Development Council on a regional strategy for economic inclusion.
4. Promote investment in Escondido's Opportunity Zone.
5. Redevelopment of properties in Spruce Street area.
6. Explore tools to improve historic downtown core, including but not limited to new housing developments, retail redevelopment, parking availability, and assessment district options.

V. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines

The Governor's Office of Planning and Research (OPR) is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines (GPG) in 2003 for use by local jurisdictions in the preparation of their general plans. Also, a December 2010 GPG update to the guidelines provided guidance on how to address the Complete Streets Act and modify the Circulation Element to plan for a balanced, multimodal transportation network. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the OPR Guidelines.

The GPG contain ten chapters and three appendices of requirements and references, in the following basic areas:

1. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
2. Sustainable Development and Environmental Justice: The General Plan complies with guidelines for sustainable development and environmental justice. General plan policies and programs generally discuss inclusive public participation, social and economic well-being, jobs/housing balance, managed and balanced growth, livable communities and quality of life, and responsible resource conservation.
3. Preparing and Amending the General Plan: The City complied with the Guidelines in the preparation and adoption of the General Plan (2012) and continues to comply with the Guidelines, CEQA, and the Government Code in the processing of any General Plan amendments.
4. Required Elements: The General Plan contains all of the required elements (Appendix B).
5. Format and Element Integration: The format of the General Plan complies with the Guidelines in that all of the required elements are present and no one element takes precedence over any other (equal legal status). The document is posted on the City's website and available for public review at City Hall and the Library.
6. Optional Elements: The General Plan includes optional elements that are either individual sections or are consolidated with other elements.
7. CEQA and the General Plan: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

8. Public Participation: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
9. Implementing the General Plan: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. Special General Plan Considerations: The General Plan preparation and administration comply with the applicable Acts.

VI. Plans, Projects, and Accomplishments

The Planning and Building Divisions processed a variety of planning permits during 2019, including conditional use permits (CUPs), subdivision map requests, and associated environmental reviews. The breakdown in applications received is reported in the Land Use portion of the General Plan indicators.

Progress in meeting the City's Share of Regional Housing Needs Government Code Section 65400(a)(2)(B) provides: "*The Housing Element portion of the Annual Progress Report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ...*" The tables provided in Appendix D demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of six Excel spreadsheets. Therefore, Appendix D also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2012.

VII. Conclusion

The General Plan is the City's guiding vision. Upkeep and maintenance of the General Plan is a continuous process. As noted in this Annual Progress Report, the City implements the General Plan's vision on a day-to-day basis, in its many planning projects, and strives to include the public in the decision-making process.

APPENDIX A

GOVERNMENT CODE SECTION 65400

Government Code Section 65400

a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

A) The status of the plan and progress in its implementation.

B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of

Attachment 1

this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

APPENDIX B

GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The relationship between State mandated elements and the Escondido General Plan are illustrated below.

Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.

Attachment 1

Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and ground stationary noise sources.
Housing	Housing	Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.
Optional Element	Community Health and Services	Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.
Optional Element	Growth Management	Develops quality of life standards and establishing public facility planning strategies.
Optional Element	Economic Prosperity	Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

APPENDIX C

PIPELINE PROJECTS

Pipeline Project Map and Pipeline Project List:

<https://www.escondido.org/planning.aspx>

APPENDIX D
2019 HOUSING ELEMENT REPORT

Attachment 1

Jurisdiction	Escondido	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1042	46				46					105	937
	Non-Deed Restricted							1	5	7			
Low	Deed Restricted	791	44		11		34					94	697
	Non-Deed Restricted						1	2	2				
Moderate	Deed Restricted	733										78	655
	Non-Deed Restricted					1	5	18	20	27			
Above Moderate		1609	497	56	7	163	410	220	10	226		1589	20
Total RHNA		4175											
Total Units			594	56	18	164	495	240	37	262		1866	2309

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Escondido
Reporting Year	2020 (Jan. 1 - Dec. 31)

Table D**Program Implementation Status pursuant to GC Section 65583**

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Project Development - Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.	Increased supply of rental units for extremely low, very low and low-income residents. 300 units.	Ongoing	Within the HE period, the City contracted with Community HousingWorks, Interfaith Community Services and Solutions for Change to develop affordable rental projects consisting of acquisition/rehabilitation of existing units (CHW and Interfaith) and new construction (Solutions). The CHW project was completed in April 2017 and consists of 11 HOME affordable units out of 200 total affordable units in the project. Interfaith rehabilitated an existing 4-unit project in 2018. Solutions completed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017. In 2019 Veteran's Village of San Diego opened a 54-unit (Including 48 units of new construction and 53 total affordable units) development serving homeless veterans. The City provided funding to assist ten of these units. Including 3 previous projects during the HE period (11 ownership units by SDHFH in 2015, 35 new rental units by CHW in 2013 and 44 rehabilitated units by UHC in 2015), a total of 147 affordable housing units have been created via local funding since 2013.
1.2 Lot Consolidation - Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments.	Facilitate development as envisioned in the General Plan.	Ongoing	A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments. Several residential and mixed use projects in the last few years (at various stages of development) have utilized lot consolidation in urban areas.

Attachment 1

1.3 Infill New Construction - Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The city also encourages recycling and revitalizing of sites for a variety of housing types and income levels.	New housing opportunities for homeownership and rental for low- and moderate-income households.	Ongoing	The majority of the affordable residential projects completed during the period have been on infill sites. Veteran's Village (10 funded units out of 53 affordable) was completed in 2019 on infill land on South Escondido Boulevard. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project on Aster Street in the center of the city to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Midway Drive in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.
1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.	Use City-ownership as a potential inducement for rehabilitation of more affordable housing.	Ongoing	The Housing and Neighborhood Services Division, the Engineering Services Department, the City's Real Property Agent, and other City staff continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing. The City follows the requirements of AB 1255 for locally owned and surplus lands.
1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.	Additional housing opportunities for low- and moderate-income households.	Ongoing	City staff completed an amendment to the Zoning Code in 2017 to modify Density Bonus provisions so they are in conformance with state law. The City continues to maintain consistency with State density bonus law, amending the Zoning Code as necessary. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions, providing additional affordable units.
2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.	Increase opportunities for rental rehabilitation for lower income households (25 units).	Ongoing	Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program, but there is no program at this time.
2.2 Acquisition/Rehabilitation - Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities.	Additional affordable housing opportunities for lower income households (200 units).	Ongoing	Recycling of existing, dilapidated structures continues to be a priority in Escondido during this Housing Element cycle. An RFP in 2014 for affordable housing developers resulted in two affordable rehabilitation developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project (Aster St) completed in 2018. In addition, CHW rehabilitated an existing 6-unit affordable project during 2019, extending affordability covenants.
2.3 Focus on Neighborhoods - Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.	The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.	Ongoing	Currently there are 18 recognized neighborhood groups in the City. Project NEAT continues to utilize Community Development Block Grant (CDBG) funding to assist residents in solving their own neighborhood problems at a neighborhood (rather than a Code Enforcement) level, such as maintenance, graffiti, trash. The Neighborhood Transformation Project (NTP) is one effort to join neighborhoods with City Departments to combine resources (funding and sweat equity) in targeted areas to include neighborhood cleanups and public improvements. The City continues a focused approach in neighborhoods using additional strategies to improve neighborhoods by involving residents. Many of the neighborhood activities have been discontinued during the COVID pandemic and stay at home orders.

Attachment 1

2.4 Preservation of At-Risk Housing - Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market rate housing.	Continued affordability of subsidized housing developments. If owner wishes to sell, contact potential buyers who would want to extend affordability, and if unsuccessful, follow up with Section 8 and relocation potential.	Ongoing	The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. In 2018-2019 the City helped preserve 6 affordable, transitional units at 1203 South Maple Street (Las Casitas) by committing CHDO funds for rehabilitation of the project. Community HousingWorks was approximately 9 years into the affordability period on an acquisition/rehab project, and preserved affordability by rehabilitating a number of structural problems not addressed originally (roof, termites, rot). No at-risk units were lost in 2017, 2018, 2019 or 2020.
3.1 First-Time Homebuyer/Home Entry Loan Program (HELP) - Provide low interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000, using federal HOME funds.	Increased homeownership opportunities for lower income households (150 households).	Ongoing	In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. No HELP loans were funded during 2016, 2017, 2018 or 2019. One new application was received at the end of 2020 and is currently being processed. 4 loans were funded during 2015, 2 during 2014 and 3 during 2013, for a total of 9 first-time homebuyer loans during the period.
3.2 First-Time Homebuyer/Mortgage Credit Certificates - Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.	Additional homeownership opportunities for low-and moderate-income households (20 households).	Ongoing	Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.
3.3 Rental Subsidy - Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.	Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.	Ongoing	During 2020, 1,026 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 2,336 households are on the wait list in Escondido. At the end of 2020, 23 senior/disabled households in mobilehome parks and an additional 6 in apartments, for a total of 29, were receiving a monthly rental subsidy from the City of Escondido while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy Program was tightened in 2012 due to the loss of redevelopment funds and the number of monthly subsidies has slowly declined.
3.4 Mobilehome Park Conversion - Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership.	Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.	Ongoing	The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City has been advised on the purchase of an existing mobilehomes park and the potential change of use, although the owner is not currently moving forward. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (21 lots) mobilehome parks.

Attachment 1

3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.	Stabilized rents for mobilehome residents, many of whom are lower income.	Ongoing	During 2020, 3 short-form rent review hearings and no long-form rent review hearings were held. The rent increase request was denied for two of the parks. The average monthly increase approved for the short form application for the other park was \$16.66.
3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.	Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.	Ongoing	In 2020 the City contracted with the Legal Aid Society of San Diego, Inc. to provide Fair Housing Services to Escondido residents, including handling reports of discrimination, and providing counseling and mediation in landlord/tenant disputes. Additionally, during the pandemic there has been a larger number of requests for information about evictions and various moratoriums. City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address regional issues. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address Fair Housing reporting in compliance with HUD's current requirements.
4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.	Consistency with state law. Provision of shelter for families/individuals with special needs.	0-3 years	The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.
4.2 Transitional/Supportive housing - Amend the zoning code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.	Increased housing opportunities for special needs persons.	0-3 years	An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.
4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.	Increased housing opportunities for seniors.	0-3 years	An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.

Attachment 1

4.4 Monitoring of Growth Management Measure - Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.	Increased public awareness of the City's housing needs and obligations under state law.	Ongoing	The City's Housing Element shows that the City's RHNA can be accommodated. In 2020 it does not appear that the existence of Proposition "S" discouraged or prevented construction of market or affordable units. The City will continue to monitor RHNA progress annually to determine whether growth management policies impact the City's ability to accommodate its affordable housing need.
5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.	Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.	Ongoing	Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including federal funding, tax credits, grants and collaboration with non-profit providers.
5.2 Housing Information and Referral - Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.	More effective and targeted housing programs, especially for lower income households.	Ongoing	Housing program and project information is updated as needed and is distributed via a variety of avenues, such as the City website, brochures, mailers and referral cards, and at the senior center and City Hall. Staff continues to seek additional ways to distribute information to the public and updates resources as needed. The City website was most recently overhauled at the beginning of 2018, resulting in an easier to read and use source of housing, fair housing and other information for the public. During the pandemic the City also has placed more information on our website, particularly information on various eviction moratoriums and available assistance. In 2019, the City established the Communications and Community Services Department, which includes a Communications Officer who disseminates information through various media sources. This results in a broader reach of program information. In 2016 the Housing Division and Neighborhood Services Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.
GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT	-	-	-

Attachment 1

Land Use Controls	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	Ongoing	The Downtown Specific Plan was updated in 2013, including increasing residential densities up to 100 du/ac in the downtown core, which should lead to an increase in multi-family units. Revisions are again being planned to make housing production more feasible. The South Escondido Blvd and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas. A new East Valley Parkway specific plan, which will accelerate future housing production, is also in the planning stages.
Residential Development Standards	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Ongoing	In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The ADU standards are in compliance with State requirements, permitting the development of more affordable units. The City is currently looking into the feasibility of pre-approved plans for ADUs. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.
Provision for a Variety of Housing Opportunities	Encourage the development of a variety of housing types for all economic segments of the population.	Ongoing	As documented in the Housing Element, adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.
Development Conditions and Fees	The City to periodically review fees to ensure they reflect current impacts and necessary impacts.	Ongoing	Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.
On- and Off-Site Improvements	Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.	Ongoing	Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made, while ensuring adequate public improvements are made.
Building Codes and Enforcement	Evaluate use and enforcement of building codes	Ongoing	The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. The City has no local ability to waive provisions of State Building Codes. However, there is an appeal process to challenge interpretations of the building code requirements.

Attachment 1

[illegible]

Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

The dissolution of the California redevelopment agencies in 2012 resulted in a dramatic change to property tax finance. It eliminated the major source of local publically generated dollars earmarked for affordable housing.

The City of Escondido established a Successor Housing Agency (“SHA”) to the City of Escondido Community Development Commission (“CDC”) on January 25, 2012 by the adoption of Resolution No. 2012-16. The majority of the SHA’s assets were transferred from the CDC when it dissolved pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484). All “rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, excluding any amount in the Low and Moderate Income Housing Fund” were transferred from the CDC to the SHA. The transferred assets consisted of loans made to the CDC and land owned by the CDC. Proceeds from these assets will be deposited into the Low and Moderate Income Housing Asset Fund (“Affordable Housing Fund”).

On January 1, 2014, Senate Bill 341 (“SB 341”) became effective. Senate Bill 341 (chapter 796, Statutes of 2013) previously amended Health and Safety Code (“HSC”) Section 34176 to address particular provisions and functions relating to former “redevelopment agencies” and new “housing successor” entities allowed to elect and assume particular functions of redevelopment agencies (RDAs) dissolved in 2012. SB 341 eliminated the former redevelopment agency annual report requirement due to both the Department of Housing and Community Development (“HCD”) and State Controller while RDAs were active. All successor housing entities are now required to comply with different annual report requirements. In accordance with HSC Section 34176.1(f), specific data must now be reported annually for the Affordable Housing Fund. Senate Bill 107 (chapter 325, Statutes of 2015, effective January 2016) amended HSC Section 34176.1(f) to add a new reporting item and revise one reporting item.

The housing successor shall conduct, and shall provide to its governing body, an independent financial audit of the Low and Moderate Income Housing Asset Fund within six months after the end of each fiscal year, which may be included in the independent financial audit of the host jurisdiction. If the housing successor is a city or county, it shall also include in its report pursuant to Section 65400 of the Government Code and post on its Internet Web site all of the following information for the previous fiscal year.

Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

1	The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
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During the fiscal year, the City of Escondido received a total of \$3,322,326 for reinstated loan agreements under Code Section 34191.4(b)(3)(A), twenty percent (\$664,465) of which was deposited into the Low and Moderate Income Housing Asset Fund in accordance with Code Section 34191.4(b)(3)(C)

2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.
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The SHA deposited \$3,736,242 into the Affordable Housing Fund during fiscal year 2019-2020. This consisted of rents, promissory note and loan repayments, reimbursements and interest income.

Revenue Source	Amount
Escondido Views/Mountain Shadows Rents	\$173,350
Former CDC Promissory Note Repayments	\$569,292
Sale of Real Property	\$1,969,237
Interest Income	\$294,089
Other Revenues	<u>\$730,274</u>
	\$3,736,242

3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.
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Low and Moderate Housing Funds (as of July 1, 2020)	\$44,987,373
Land Held for Resale	(\$1,969,237)
Loans Receivable	<u>(\$35,107,543)</u>
Available Funds	\$7,910,593

Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

4	A description of expenditures from the fund by category, including, but not limited to, expenditures: (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).
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The SHA spent \$454,342 in FY 2019-2020.

Administrative Expenses (including monitoring)	\$405,949
Homeless Prevention and Rapid Rehousing	\$5,235
Development of Housing	<u>\$0</u>
	\$411,185

5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.
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Real Property	\$1,969,232
Individual mobile home lots at Mountain Shadows and Escondido Views	
Property located at 542 W 3 rd Avenue & 201 N Pine Street	
Loans Receivable	\$35,107,543
Developer loans and homeowner loans	

6	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.
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N/A – no transfers made.

Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project
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The Successor Housing Agency does not receive or hold property tax revenue pursuant to the ROPS.

8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.
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All real property was acquired prior to February 1, 2012. The Successor Housing Agency must initiate development activities on property acquired by the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset (February 15, 2018).

The Housing Successor Agency was unable to develop two properties owned by the located at 542 W 3rd Avenue & 201 N Pine Street as affordable housing. The City has been in exclusive discussions with a developer since July 2017. Staff anticipates that the property development will be finalized in the next couple of months and that sale of the property will occur before the end of the calendar year. Funds from the sale will be deposited into the Affordable Housing Fund for future development.

9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.
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The City of Escondido, as the housing successor agency of the Community Development Commission of the City of Escondido, has no unmet obligations pursuant to Section 33413.

10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).
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Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

(a) Subdivision (d) of Section 33334.3 and subdivision (a) of Section 33334.4 shall not apply. Instead, funds received from the successor agency for items listed on the Recognized Obligation Payment Schedule shall be expended to meet the enforceable obligations, and the housing successor shall expend all other funds in the Low and Moderate Income Housing Asset Fund as follows:

(3) (B) If the housing successor fails to comply with the extremely low income requirement in any five-year report, then the housing successor shall ensure that at least 50 percent of these remaining funds expended in each fiscal year following the latest fiscal year following the report are expended for the development of rental housing affordable to, and occupied by, households earning 30 percent or less of the area median income until the housing successor demonstrates compliance with the extremely low income requirement in an annual report described in subdivision (f).

26% of Escondido's deed restricted affordable units developed in the past 5 years (7/1/2016 – 6/30/2020) have been restricted to extremely low income households earning a maximum of 30% of AMI (37 of 140 units).

Project Name	Affordable Housing Agreement Date	Number of SHA Deed-Restricted Units	Number of Extremely Low-Income (30%) Units
557-563 Aster Place	06/08/2017	0	0
Windsor Gardens	08/07/2019	130	33
Veterans Villas	07/01/2020	10	4

11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.
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26% of the affordable units developed in the past 10 years (7/1/2010 – 6/30/2020) by the former redevelopment agency (Community Development Commission of the City of Escondido), housing successor agency, and the City of Escondido (predominantly using federal HOME funds) have been restricted to seniors (130 of 500 units).

Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

Project Name	Afford. Housing Agreement Date	Number of Units	Age Restrictions
Avocado Court Crossings @ Escondido Manor	03/07/2012	36	None
Cypress Cove	04/15/2015	44	None
Solutions Escondido	08/06/2015	200	None
557-563 Aster Place	12/17/2015	33	None
Windsor Gardens	06/08/2017	4	None
Veterans Villas	08/07/2019	130	62+
	07/01/2020	53	None

12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.
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The Successor Housing Agency has an excess surplus of \$5,233,419. The Successor Housing Agency had an excess surplus in 2018 (\$2,309,797) and 2019 (\$4,009,191).

The Escondido Successor Housing Agency is committed to using these funds to develop affordable housing. \$4,000,000 of the excess surplus is conditionally committed to a new construction project, and \$1,000,000 was expended in July 2020 on a second new construction project.

In March 2019, the City released an Request for Proposals seeking to provide long-term affordable rental housing or first-time homebuyer opportunities on March 21, 2019. Three proposals were received. On July 17, 2019, City Council approved funds for all three projects. National CORE received a commitment not to exceed \$3,178,000 for the acquisition and rehabilitation of a 71-unit market rate development dependent on receiving commitments from other funding sources. This project was terminated in December 2019 by the developer. Veterans Village of San Diego received a commitment of \$1,000,000 from the Affordable Housing Fund for the construction a new 54-unit development on South Escondido Blvd in Escondido. These funds were expended in early July 2020. San Diego Habitat for Humanity also received HOME predevelopment funding for 10 units of ownership housing (\$1,000,000 in HOME funds were conditionally committed to construction in December 2019).

A new RFP was release on March 26, 20220. On July 25, 2020, City Council conditionally committed \$4,000,000 to Valley Senior Village Apartments, a 50-unit new construction senior affordable housing development which will include 25 units reserved

Attachment 1
SB 341 Annual Report
Housing Successor Agency of the Community Development Commission
of the City of Escondido
Fiscal Year End June 30, 2020

for homeless households. Predevelopment has proceeded as anticipated. The project has been awarded County funds and will apply for 9% tax credits in March 2021.

13	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following: (A) The number of those units (B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses. (C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund (D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.
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See attached Successor Housing Agency Homeownership Inventory.

SUCCESSOR HOUSING AGENCY HOMEOWNERSHIP INVENTORY

Fiscal Year	LOANS CLOSED PRIOR TO FEB 2012										LOANS CLOSED AFTER FEB 2012				LOANS CLOSED FY 2012/13						LOANS CLOSED FY 2013/14						LOANS CLOSED FY 2014/15						LOANS CLOSED FY 2015/16					
	1121 FTHB LOANS (>80% AMI)																																					
	Loans Issued		Paid in Full		Voided		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale					
1992-93	0	178,050	10	10	(178,050)																																	
1996-97																																						
1999-00	1	216,000	36	34	(204,000)	1	(6,000)																															
2000-01	0	276,000	46	46	(276,000)																																	
2001-02	1	90,000	15	12	(72,000)	2	(12,000)																															
2002-03	1	290,000	29	23	(230,000)	4	(40,000)																															
2003-04	1	150,000	15	10	(100,000)	2	(20,000)	1	(10,000)																	1	(10,000)											
2004-05	1	50,000	2																												1	(25,000)						
2005-06	0	50,000	2								1	(25,000)																										
2006-07	4	400,000	16			1	(25,000)					3	(75,000)							2	(50,000)			(13,000)	2	(50,000)	2	(37,000)			(12,000)		1	(13,000)				
2007-08	22	1,350,000	54	1	(25,000)	4	(100,000)			1	(25,000)	1	(25,000)			1	(25,000)			2	(50,000)	1	(25,000)			3	(75,000)			5	(125,000)							
2008-09	24	1,592,365	128	9	(104,600)	13	(145,750)			5	(50,185)	1	(25,000)			14	(169,695)		2	(30,000)	10	(120,505)	2	(16,250)			12	(133,500)			12	(141,890)						
2009-10	15	840,732	71			6	(71,875)			1	(12,086)					1	(9,200)				7	(94,995)				11	(135,474)		1	(7,857)	8	(80,599)						
2010-11	10	634,605	50			2	(31,740)									5	(67,350)				5	(58,350)				8	(90,295)			6	(75,050)							
2011-12	12	412,753	34			4	(44,750)														3	(38,100)				6	(71,113)			4	(55,400)							
Totals		6,530,505			(1,189,650)	(497,115)	(10,000)		0		(87,271)	(150,000)		0		(271,245)	(50,000)	(30,000)		(374,950)	(91,250)	(37,000)		(505,382)	(10,000)	(7,857)		(489,939)	(25,000)	(13,000)								
		508	145		39	(497,115)	1	(10,000)	0		7	(150,000)	0	0		21	(50,000)	2	(30,000)	27	(91,250)	2	(37,000)	40	(505,382)	1	(7,857)	35	(489,939)	1	(25,000)	1	(13,000)					

92

1,499,703

		1106 FTHB LOANS (<80% AMI)																					
Fiscal Year		Loans Issued		Paid in Full		Voided	Foreclosure		Short-Sale		Paid in Full	Foreclosure		Short-Sale		Paid in Full	Foreclosure		Short-Sale		Paid in Full	Foreclosure	
1996-97	1	51,310	20	19	(48,310)																		
2008-09	5	375,000	15			2	(50,000)				1	(25,000)				2	(50,000)						
		426,310			(48,310)	(50,000)	0	0	0	0	0	(25,000)	0	0	0	(50,000)	0	0	0	0	0	0	0
		35	19			2	0	0		0	1	0		0	0	2	0	0	0	0	0	0	0

6

128,000

1987	0	1127 RANCHO ESCONDIDO MPROP LOANS																																	
		Loans Issued		Paid in Full		Voided		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale		Paid in Full		Foreclosure		Short-Sale	
		355,224	32	25	(276,614)			5	(51,973)	1	(4,302)																								
		355,224	32	25	(276,614)	0	0	5	(51,973)	1	(4,302)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
0	0																																		

[illegible]

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
of the City of Escondido
Escondido, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Escondido, California (the "City"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of California Center for the Arts, Escondido Foundation (the "Foundation"), which represent 100%, 100%, and 100%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component unit. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Foundation, is based solely on the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Attachment 1

To the Honorable Mayor and Members of the City Council
of the City of Escondido
Escondido, California
Page 2

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of June 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Budgetary Comparison Schedules, Schedules of Changes in Net Pension Liability and Related Ratios, and Schedules of Plan Contributions on pages 19 through 32 and 104 through 115 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Introductory Section, Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules, and Statistical Section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining and Individual Nonmajor Fund Financial Statements and Budgetary Comparison Schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Attachment 1

To the Honorable Mayor and Members of the City Council
of the City of Escondido
Escondido, California
Page 3

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

The PwC Group, LLP

San Diego, California
December 29, 2020

Attachment 1
CITY OF ESCONDIDO
Balance Sheet
Governmental Funds
June 30, 2020

	Major Funds		Nonmajor	Total
	General	Successor Agency Housing	Governmental Funds	Governmental Funds
ASSETS				
Cash and investments	\$ 25,155,720	\$ 7,902,829	\$ 36,624,035	\$ 69,682,584
Receivables (net):				
Accounts	3,414,235	-	9,311	3,423,546
Interest	91,321	10,147,236	5,969,345	16,207,902
Taxes	8,301,178	-	46,340	8,347,518
Loans	11,000,000	35,107,543	17,730,711	63,838,254
Due from other governments	398,510	-	4,801,244	5,199,754
Due from Successor Agency	10,221,613	-	1,018,427	11,240,040
Due from other funds	1,239,077	-	-	1,239,077
Inventory, at cost	-	-	32,376	32,376
Prepaid expenditures	-	-	11,761	11,761
Deposits	-	-	119,194	119,194
Land held for resale	-	1,969,237	-	1,969,237
Advances to other funds	-	-	200,000	200,000
Restricted assets:				
Cash and investments	13,572,027	-	-	13,572,027
Cash and investments with fiscal agent	-	-	81	81
Total Assets	\$ 73,393,681	\$ 55,126,845	\$ 66,562,825	\$ 195,083,351
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,493,934	\$ 3,900	\$ 2,943,852	\$ 4,441,686
Deposits payable	10,547,011	7,500	2,622,043	13,176,554
Retentions payable	-	-	379,158	379,158
Accrued expenditures	3,166,489	10,034	98,557	3,275,080
Due to other funds	-	-	1,239,077	1,239,077
Unearned revenue	-	-	2,876,611	2,876,611
Advances from other funds	200,000	-	-	200,000
Total Liabilities	15,407,434	21,434	10,159,298	25,588,166
Deferred Inflows of Resources:				
Unavailable revenue	20,897,548	10,118,038	8,094,770	39,110,356
Total Deferred Inflows of Resources	20,897,548	10,118,038	8,094,770	39,110,356
Fund Balances:				
Nonspendable	1,865,098	-	294,171	2,159,269
Restricted	13,572,027	44,987,373	48,765,758	107,325,158
Committed	17,392,319	-	764,863	18,157,182
Assigned	2,364,520	-	-	2,364,520
Unassigned (deficit)	1,894,735	-	(1,516,035)	378,700
Total Fund Balances	37,088,699	44,987,373	48,308,757	130,384,829
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 73,393,681	\$ 55,126,845	\$ 66,562,825	\$ 195,083,351

See Accompanying Notes to Basic Financial Statements.

Attachment 1
CITY OF ESCONDIDO
Reconciliation of the Governmental Funds Balance Sheet
to the Government-Wide Statement of Net Position
June 30, 2020

Fund balances for governmental funds		\$ 130,384,829
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.		
Amount reported in government-wide statement of net position:		
Capital assets, not being depreciated	\$ 79,453,559	
Capital assets, being depreciated, net	211,748,607	
Less: amount reported in internal services fund	<u>(9,304,759)</u>	
		281,897,407
A portion of the unavailable revenue is not available to pay for current-period expenditures and, therefore, is not recognized in the funds.		
		39,110,354
Internal service funds are used by management to charge the costs of activities involved in rendering services to departments within the City. The assets and liabilities of the internal service funds are included in the Statement of Net Position.		
Total internal service fund net position	\$ 11,640,711	
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	<u>941,972</u>	
		12,582,683
Noncurrent liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds. Noncurrent liabilities allocated from internal service funds are included in the internal service fund adjustment above.		
Compensated absences	\$ (7,358,678)	
Claims payable	(17,875,600)	
Loans	(2,258,338)	
Leases	(1,423,757)	
Bonds	(58,115,000)	
Bond premium	(6,962,123)	
Bond discount	5,876	
Deferred gain on refunding	(343,460)	
Deferred loss on refunding	35,024	
Less: amount reported in internal services fund	<u>18,519,839</u>	
		(75,776,217)
Net pension liability is not due and payable in the current period and therefore is not reported in the governmental funds. The net pension liability allocated from internal service funds are included in the internal service fund adjustment above.		
Aggregate net pension liability	(211,657,506)	
Less: amount reported in internal services fund	<u>10,706,977</u>	
		(200,950,529)
Deferred outflows and deferred inflows of resources related to pensions are not available for current period and, therefore, are deferred in the governmental funds or not recorded in the governmental funds		
Deferred outflows of resources related to pensions	30,940,979	
Deferred inflows of resources related to pensions	(2,670,492)	
Less: amount reported in internal services fund	<u>(1,126,519)</u>	
		27,143,968
Interest payable on noncurrent liabilities is not accrued in governmental funds, but rather is recognized as an expenditure when due.		
		<u>(1,006,610)</u>
Net position of governmental activities		<u><u>\$ 213,385,885</u></u>

See Accompanying Notes to Basic Financial Statements.

Attachment 1
CITY OF ESCONDIDO

Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	Major Funds			
	General Fund	Successor Agency Housing	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:				
Sales tax	\$ 36,651,485	\$ -	\$ -	\$ 36,651,485
Property taxes	29,273,988	-	4,686,979	33,960,967
Other taxes	13,095,121	-	6,155,718	19,250,839
Licenses and permits	923,125	-	-	923,125
Fines and forfeits	1,122,485	-	-	1,122,485
Intergovernmental	3,763,506	104	13,202,826	16,966,436
Charges for services	12,205,412	-	2,108,796	14,314,208
Special assessments	-	-	852,395	852,395
Lease income	3,655,490	173,350	-	3,828,840
Investment income	1,748,730	676,837	1,159,579	3,585,146
Miscellaneous	1,892,987	28,809	187,730	2,109,526
Total Revenues	104,332,329	879,100	28,354,023	133,565,452
Expenditures:				
Current:				
General government	6,713,939	-	1,240,000	7,953,939
Public safety	71,209,683	-	2,061,485	73,271,168
Public works	12,321,692	-	6,836,081	19,157,773
Community services	9,896,106	-	2,382,369	12,278,475
Community development	4,008,120	882,668	496,062	5,386,850
Capital outlay	231,525	-	7,923,709	8,155,234
Debt service:				
Principal retirements	536,335	-	2,281,024	2,817,359
Interest and fiscal charges	94,017	-	2,930,639	3,024,656
Total Expenditures	105,011,417	882,668	26,151,369	132,045,454
Excess (Deficiency) of Revenues Over Expenditures	(679,088)	(3,568)	2,202,654	1,519,998
Other Financing Sources (Uses):				
Sale of capital assets	4,135,540	-	-	4,135,540
Transfers in	2,102,550	689,465	1,648,730	4,440,745
Transfers (out)	(2,249,405)	-	(2,802,340)	(5,051,745)
Total Other Financing Sources (Uses)	3,988,685	689,465	(1,153,610)	3,524,540
Net Change in Fund Balance	3,309,597	685,897	1,049,044	5,044,538
Fund Balances:				
Beginning of Year	33,779,102	44,301,476	47,259,713	125,340,291
End of Year	<u>\$ 37,088,699</u>	<u>\$ 44,987,373</u>	<u>\$ 48,308,757</u>	<u>\$ 130,384,829</u>

See Accompanying Notes to Basic Financial Statements.

Attachment 1
CITY OF ESCONDIDO

**Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and
Changes in Fund Balances to the Government-Wide Statement of Activities
For the Year Ended June 30, 2020**

Net change in fund balances - total governmental funds:	\$ 5,044,538
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets are allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays, contributed capital assets, retirements, and capital related expenditures exceeded depreciation in the current period. Capital asset activity from internal service funds are reported in the internal service activity below.

Capital outlay	\$ 8,155,234	
Depreciation, net of \$2,699,213 from Internal Service Funds	(12,198,682)	
Contributed capital assets	<u>1,854,305</u>	
		(2,189,143)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	10,739,197
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Internal service funds are used by management to charge the costs of activities involved in rendering services to departments within the City. The net revenue of internal service funds was reported with governmental activities.

Total internal service fund change in net position	\$ 1,578,844	
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	<u>341,450</u>	
		1,920,294

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction however, has any effect on net assets.

Change in compensated absences	\$ (446,289)	
Change in pension liability	(14,933,815)	
Principal retirements	2,817,359	
Accrued interest	<u>493,273</u>	
		<u>(12,069,472)</u>

Change in net position of governmental activities	<u><u>\$ 3,445,414</u></u>
--	----------------------------

Attachment 1

**City of Escondido Community Development Commission
Excess Surplus Calculation
For the Fiscal Year Ended June 30, 2020**

	Low and Moderate Housing Funds All Project Areas June 30, 2019	Low and Moderate Housing Funds All Project Areas June 30, 2020
Opening Fund Balance	\$ 44,301,476	\$ 44,987,373
Less Unavailable Amounts:		
Land held for resale	\$ (1,969,237)	\$ (1,969,237)
Loans Receivable	<u>(35,711,236)</u>	<u>(35,107,543)</u>
	<u>(37,680,473)</u>	<u>(37,076,780)</u>
Available Housing Successor Funds	\$ 6,621,003	\$ 7,910,593
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2019 - 2020	\$ -	\$ 685,897
2018 - 2019	874,408	874,408
2017 - 2018	604,084	604,084
2016 - 2017	512,785	512,785
2015 - 2016	620,535	-
Total	<u>\$ 2,611,812</u>	<u>\$ 2,677,174</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>2,611,812</u>	<u>2,677,174</u>
Computed Excess/Surplus	<u>\$ 4,009,191</u>	<u>\$ 5,233,419</u>

2020 ESCONDIDO Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
230-141-01	Washington Avenue and Ash Street	Vacant	0	Surplus Land	3.25	Parcel designated as Surplus Land by City Council
234-240-05	South Citrus Ave	Vacant	0	Surplus Land	3.5	None
233-082-03	235 E Grand Ave	Commercial	0	Exempt Surplus Land	0.04	In escrow, due to close March 2021. Exempt Surplus Land (GC 54221(f)(1)(B))

CITY COUNCIL STAFF REPORT

Consent Item No. 5

March 24, 2021

File No. 0685-10

SUBJECT: City of Escondido Landscape Maintenance Assessment District – Preliminary Engineer’s Report for Zones 1-38 for Fiscal Year 2021/2022.

DEPARTMENT: Engineering Services Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution Numbers 2021-18 and 2021-19 to initiate the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (“LMD”) (Attachment 1 LMD Map) for Zones 1 through 38 for 2021/2022 fiscal year, approve the Preliminary Engineer’s Report for LMD Zones 1 through 38, and set a public hearing date of April 21, 2021 for LMD Zones 1 through 38.

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 Centre City Parkway landscaped median, 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 CPI increase of 1.503% per Bureau of Labor Statistics: San Diego-Carlsbad, CA, is included for Zones 4, 6, 9, 11, 15, 16, 17, 18, and 24. Property owners within these zones previously approved the annual CPI adjustments. Each assessment remains at or under the maximum authorized levy.

BACKGROUND:

The LMD was established as a means to fund the ongoing maintenance of certain landscape improvements associated with the development of specific properties within the City. These landscape improvements have special benefit to those specific properties. The LMD is divided into various zones. Property owners for parcels within each zone are assessed for the benefit received within their zone and the maintenance of the landscape improvements.

Each year the City Council is required to review and approve the upcoming fiscal year budget and assessment for the LMD. The preliminary Engineer’s Report presented today, details the proposed budget and assessment for Zones 1 through 38 within the LMD for fiscal year 2021/2022. As part of the approval process, a public hearing will be held on April 21, 2021 to give property owners within Zones 1 through 38 of the LMD the opportunity to comment on the proposed budget and assessment.

March 24, 2021
LMD Preliminary Engineer's Report Zones 1-38
Page 2

The Final Engineer's Report for LMD Zones 1 through 38 for fiscal year 2021/2022 will be presented to the City Council for approval on May 26, 2021.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

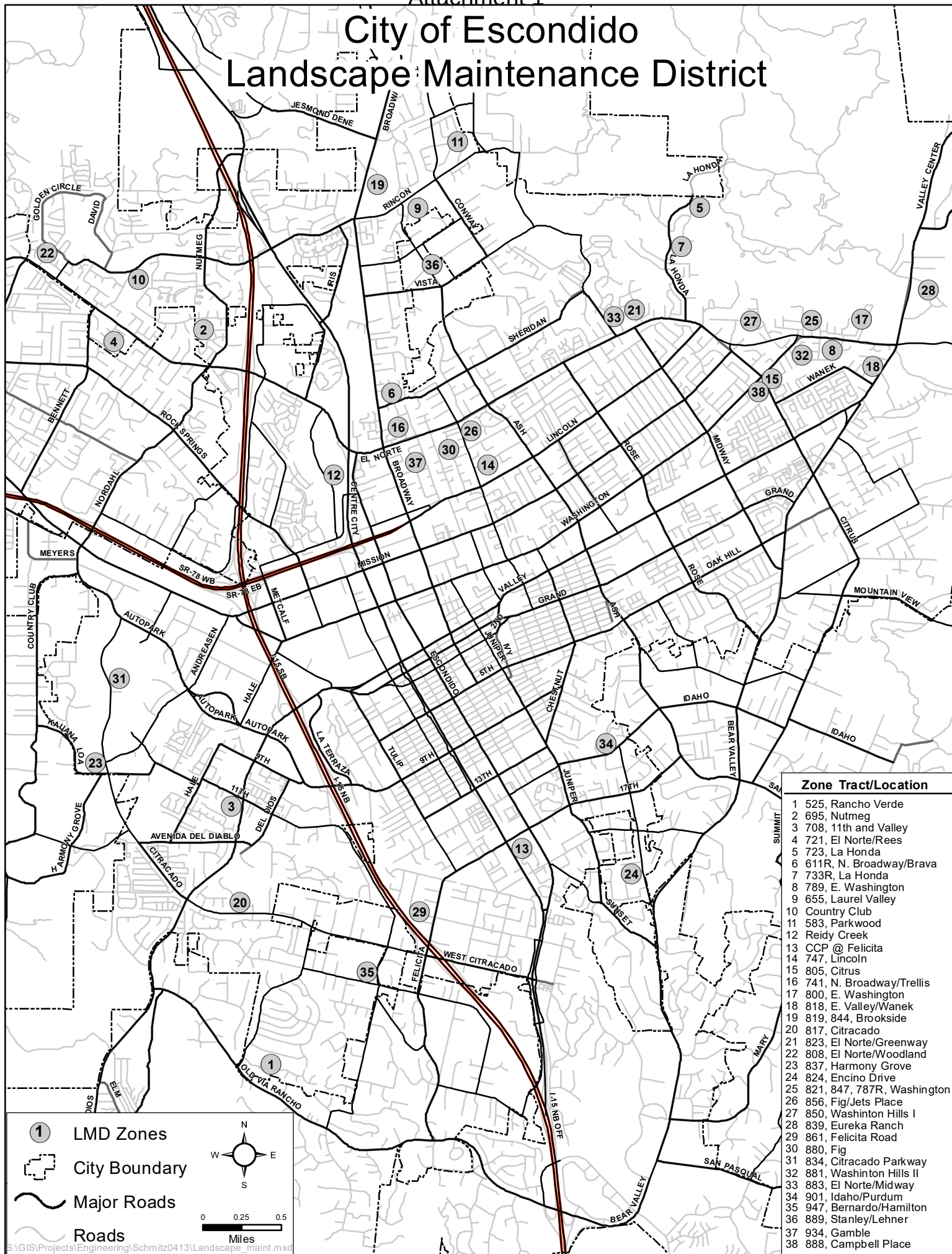
Julie Procopio, Director of Engineering Services

03/18/21 11:59 a.m.

ATTACHMENTS:

1. Attachment 1 – LMD Map
2. Resolution No. 2021-18
3. Resolution No. 2021-19
4. Resolution No. 2021-19 Exhibit "A"

City of Escondido Landscape Maintenance District



RESOLUTION NO. 2021-18

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
ORDERING THE PREPARATION OF AN
ASSESSMENT ENGINEER'S REPORT FOR
THE ANNUAL LEVY OF ASSESSMENTS IN
ZONES 1 THROUGH 38 OF THE
ESCONDIDO LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT

WHEREAS, the City Council of the City of Escondido has previously formed a Maintenance District pursuant to the terms of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act"); said Maintenance District known and designated as the Escondido Landscape Maintenance Assessment District (the "Maintenance District"); and

WHEREAS, at this time the City Council desires to initiate proceedings to provide for the annual levy of assessments for the next ensuing fiscal year to provide for the annual costs of maintenance of improvements within Zones 1 through 38 of the Maintenance District and order the preparation and filing of an Assessment Engineer's Report for Zones 1 through 38.

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

1. That the above recitations are true.
2. That the public interest and convenience requires, and it is the intention of this legislative body to initiate proceedings for the annual levy and collection of special assessments for the payment of annual maintenance and/or servicing costs within Zones 1 through 38 of the Maintenance District for Fiscal Year 2021-2022.

3. That the City Engineer is hereby directed to prepare and file, or cause to be prepared and filed, an Assessment Engineer's Report as required by the provisions of the Act, Article XIII D of the Constitution of the State of California, the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 et seq.), and other applicable law, and generally containing the following:

A. Plans and specifications describing the general nature, location and extent of the existing improvements to be maintained;

B. An estimate of the cost of the maintenance and/or servicing of the existing improvements for Zones 1 through 38 of the Maintenance District;

C. A diagram of the Maintenance District, showing: (i) the exterior boundaries of the Maintenance District and Zones 1 through 38 therein; and (ii) the lines and dimensions of each lot or parcel of land within Zones 1 through 38 of the Maintenance District which is identified by a distinctive number or letter; and

D. An assessment of the estimated costs of the maintenance and/or servicing of the existing improvements, assessing the net amount upon all assessable lots and/or parcels within Zones 1 through 38 of the Maintenance District in proportion of the special benefits received.

4. Upon completion of the preparation of said Assessment Engineer's Report, the original shall be filed with the City Clerk, who shall then submit the same to this City Council for its immediate review and consideration.

5. That the above mentioned Assessment Engineer's Report shall include all costs and expenses of said maintenance and/or servicing of existing improvements relating to Fiscal Year 2021-2022.
6. That this Resolution shall take effect immediately upon its adoption.

RESOLUTION NO. 2021-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, PRELIMINARILY APPROVING THE ASSESSMENT ENGINEER'S REPORT, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN ZONES 1 THROUGH 38 OF THE ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, AND SETTING THE TIME AND PLACE FOR PUBLIC HEARINGS THEREON

WHEREAS, the City Council of the City of Escondido has previously formed a Maintenance District pursuant to the terms of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act"), which is also governed by Article XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 et seq.) (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, the City Council ordered the preparation of an Assessment Engineer's Report (the "Assessment Engineer's Report") to provide for the annual levy 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

and servicing of the improvements in Zones 1 through 38 of the Maintenance District;
and

WHEREAS, there has been presented to the City Council and is on file with the City Clerk, the Assessment Engineer's Report for Zones 1 through 38 of the Maintenance District, attached hereto as Exhibit "A" and by this reference incorporated herein, as required by the Assessment Law, which Assessment Engineer's Report provides a full and detailed description of the improvements, boundaries of the Maintenance District and Zones therein, and the proposed assessments on the assessable lots and parcels of land within Zones 1 through 38 of the Maintenance District; and

WHEREAS, this City Council has now 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, and is satisfied that the assessments for Zones 1 through 38, on a preliminary basis, 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 proposed annual assessments for Zones 1 through 38 for Fiscal Year 2021-2022 as set forth in the Assessment Engineer's Report do not exceed the maximum annual assessments as previously authorized to be levied by the previously approved formula for Zones 1 through 38 of the Maintenance District, and therefore in accordance with the Assessment Law, the proposed levy of assessments for Fiscal Year 2021-2022 are not deemed to be "increased" over the maximum authorized annual assessments for such Zones; and

WHEREAS, the City Council desires to preliminarily approve such Assessment Engineer's Report pertaining to Zones 1 through 38 and intends to conduct the proceedings to authorize the annual levy and collection of the assessments within Zones 1 through 38 of the Maintenance District for Fiscal Year 2021-2022.

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

1. The above recitations are true.
2. The public interest and convenience requires the levy and collection of assessments within the Maintenance District for Fiscal Year 2021-2022 to pay the annual costs and expenses for the maintenance and/or servicing of the improvements for Zones 1 through 38 of the above-referenced Maintenance District.
3. The existing improvements, which generally consist of landscape improvements located in the public rights-of-way and in dedicated landscape easements, are of special benefit to certain identified properties within the boundaries of Zones 1 through 38 of the Maintenance District.
4. The Assessment Engineer's Report as it pertains to Zones 1 through 38, as presented, is hereby approved on a preliminary basis, 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 the Assessment Engineer's Report for (A) a full and detailed description of the existing improvements proposed to be maintained; (B) the boundaries of the Maintenance District and Zones 1 through 38 therein; and (C) the proposed assessments upon assessable lots and parcels of land within Zones 1

through 38 of the Maintenance District. Zone 10, The Country Club Lane medians will be undergoing renovation and the future development has agreed to restore and service these planted medians. There are no other substantial changes proposed to be made in the existing improvements. For further particulars, reference is made to the diagram of the Maintenance District as previously approved by this City Council, a copy of which is on file in the Office of the City Clerk of the City of Escondido and open for public inspection, and is designated by the name of the Maintenance District.

5. The public interest and convenience requires, and it is the intention of this City Council to order the 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 in accordance with the special benefits received from the existing improvements. Assessments are proposed to be levied as follows:

A. Assessments proposed to be levied on parcels within Zones 1 through 38 of the Maintenance District are not proposed to be increased from those as previously authorized to be levied within such Zones.

B. The majority of the Zones previously authorized an annual adjustment to the maximum assessment. The maximum assessments authorized to be levied in Zones 4, 6, 9, 11, 15, 16, 17, 18, and 24 have

now been adjusted for inflation by the increase in the Consumer Price Index – All Urban Consumers, San Diego Area, as published by the Bureau of Labor Statistics. Adjustment of the maximum authorized assessments by such formula has been previously approved. No increase in the assessments beyond the maximum authorized assessments, as adjusted for inflation, is proposed for any of these Zones.

6. **NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on April 21, 2021, at 5:00 p.m., or as soon thereafter as the matter may be heard, in the regular meeting place of this City Council, located at 201 North Broadway, Escondido, California 92025, and as allowed by state law under COVID-19 regulations and City Council policy which are the time, date, and place fixed by the City Council for the hearing of protests or objections in reference to the annual levy of assessments within Zones 1 through 38 of the Maintenance District, to the extent of the maintenance, by any interested person and any other matters contained in this Resolution. At such time the City Council will consider and finally determine whether to levy the proposed annual assessments.

The City Council shall consider all objections or protests, if any, to the annual assessments proposed to be levied on all properties located in Zones 1 through 38. Any person interested may file a written protest prior to the close of the public hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the close of such hearing, which shall occur upon the conclusion of public testimony. Any such written protest must state all grounds for objection. A

written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address:

City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025

To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. **A postmark on an envelope returning a written protest which is postmarked prior to such date and time but not received until after the conclusion of the Public Hearing will not be considered.**

7. The City Clerk is authorized and directed to give notice of the public hearing for the annual levy and collection of the assessments within Zones 1 through 38 as required by law by causing a copy of this Resolution to be published one time in a newspaper of general circulation within the City of Escondido; said publication to be completed not less than ten (10) days prior to the date set for the public hearing.

8. For any and all information relating to these proceedings, including information relating to protest procedure, your attention is directed to the person designated below:

Rajesh Badri
Engineering Services
City of Escondido
201 North Broadway
Escondido, CA 92025
(760) 839-4665

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

PRELIMINARY REPORT

March 24, 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.

A preliminary report is then filed in accordance with Section 22623 of the California Government Code with the City Clerk for submission to the legislative body. The legislative body may approve the report, as filed, or it may modify the report in any particular manner and approve it as modified.

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	10,000.00	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	19,583.76	4,971.88	122,309.60	5,000.00
<i>Administrative Costs</i>					
Administration/Inspection	2,000.00	3,700.00	290.00	12,500.00	7,000.00
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	4,302.20	792.90	13,540.60	11,455.00
Subtotal Direct and Administrative:	\$9,943.18	\$23,885.96	\$5,764.78	\$135,850.20	\$16,455.00
Reserve	7,861.46	34,763.28	1,323.36	39,234.68	22,303.24
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	18,000.00	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:	103,519.48	58,981.28	14,500.64	7,156.88	11,053.76
<i>Administrative Costs</i>					
Administration/Inspection	6,750.00	19,000.00	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	21,751.80	5,777.00	860.80	2,326.80
Subtotal Direct and Administrative:	\$112,337.48	\$80,733.08	\$20,277.64	\$8,017.68	\$13,380.56
Reserve	61,527.15	96,980.64	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	40,359.00	990.00
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	44,475.20	1,330.90
Subtotal Direct and Administrative:	\$6,782.88	\$10,853.46	\$6,723.76	\$257,951.32	\$15,781.54
Reserve	7,670.97	8,100.00	2,932.27	286,042.76	18,255.90
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	4,300.00	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	5,002.30	3,281.60	4,625.80	6,310.20
Subtotal Direct and Administrative:	\$20,085.36	\$17,201.06	\$10,393.48	\$38,077.08	\$16,922.08
Reserve	14,719.13	20,702.51	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	15,588.00	20,510.00	2,500.00	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	18,100.70	22,419.00	3,096.20	0.84
Subtotal Direct and Administrative:	\$11,803.18	\$51,145.10	\$170,969.12	\$11,788.08	\$0.84
Reserve	12,701.31	61,565.24	161,630.07	13,098.21	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	1,555.00	600.00	750.00
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	2,081.10	1,105.50	1,455.60
Subtotal Direct and Administrative:	\$2.29	\$9,421.40	\$15,634.86	\$12,597.38	\$11,612.48
Reserve	0.00	13,729.47	19,983.84	16,712.21	14,894.07
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	388,775.00
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	1,044,963.60
<i>Administrative Costs</i>				
Administration/Inspection	1,500.00	600.00	500.00	183,310.13
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	1,272.86	222,619.37
Subtotal Direct and Administrative:	\$3,000.00	\$9,985.50	\$10,199.74	\$1,267,582.97
Reserve	0.00	9,239.44	12,641.29	1,156,463.98
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.	Situs 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:	Parcels: 13		\$6,227.52

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.	Situs 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:	Parcels: 17		\$59,331.16

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.	Situs 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		
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:	Parcels: 13		\$6,184.36

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:	Parcels: 12		\$6,244.80

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

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

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

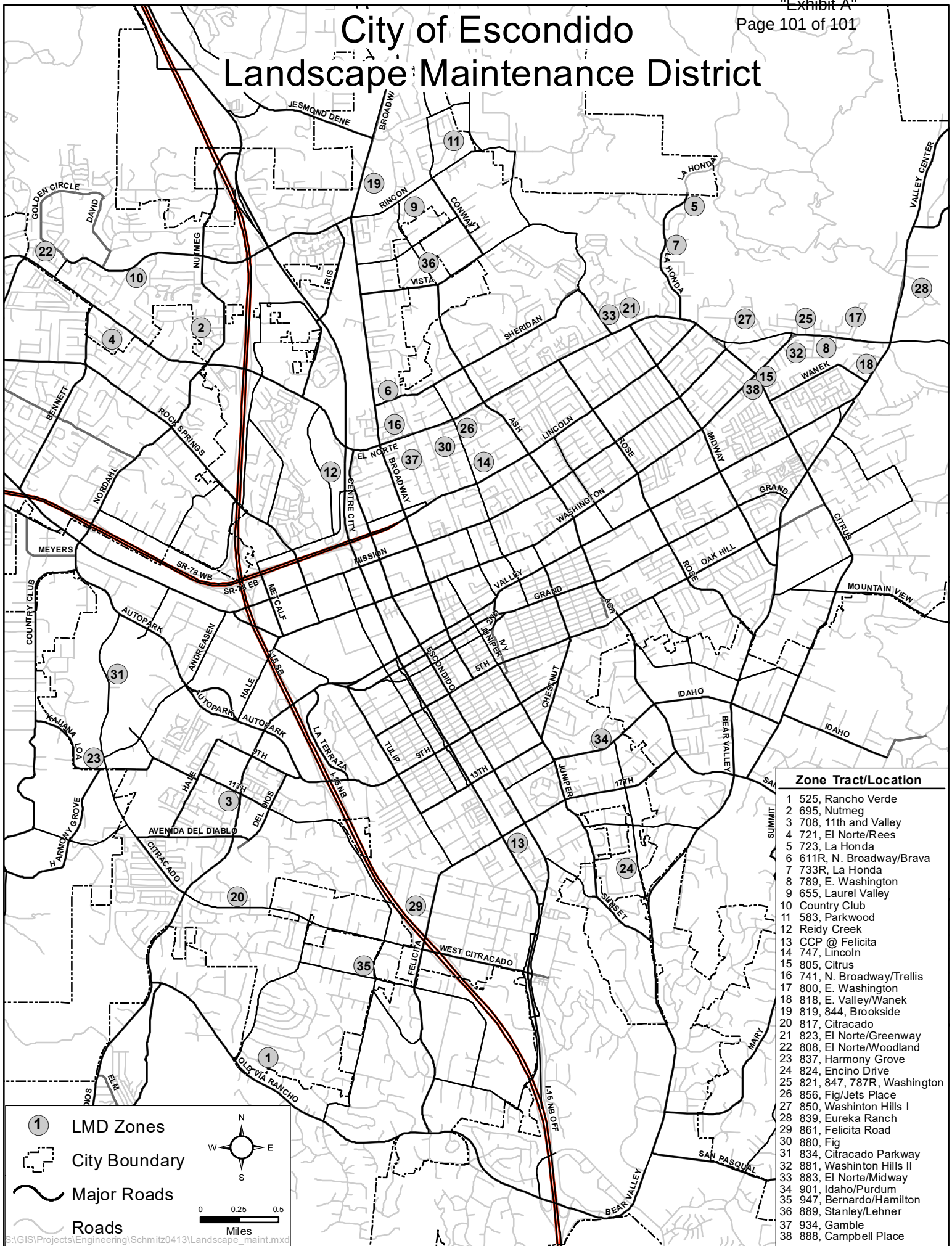
APPENDIX III

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



CITY COUNCIL STAFF REPORT

Consent Item No. 6

March 24, 2021

File No. 0170-57

SUBJECT: Approval of CalPERS Industrial Disability Retirement for Police Officer Brett M. Byler

DEPARTMENT: Human Resources Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-30, approving the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Brett M. Byler.

BACKGROUND:

Mr. Byler filed for Industrial Disability Retirement on February 4, 2021, as a 31-year-old Police Officer. He has been employed by the City of Escondido for 5 years. The basis for Mr. Byler's Industrial Disability Retirement application is confirmed by medical reports from Dr. Daniel J. Bressler. Mr. Byler's condition is oncological in nature. Accordingly, Mr. Byler is incapacitated within the meaning of the Public Employees' Retirement Law for performance of his usual and customary duties in the position of Police Officer.

Under State Law, the City Council is required to adopt a Resolution determining that competent medical evidence supports the granting of an Industrial Disability Retirement. Based on medical evidence, staff recommends the City Council adopt Resolution No. 2021-30, approving the CalPERS Industrial Disability Retirement for Brett M. Byler to be effective May 11, 2021.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Jessica Perpetua, Director of Human Resources
03/18/21 9:32 a.m.

ATTACHMENTS:

1. Resolution No. 2021-30

RESOLUTION NO. 2021-30

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING THE CALPERS INDUSTRIAL
DISABILITY RETIREMENT FOR POLICE
OFFICER BRETT M. BYLER

WHEREAS, the City of Escondido (“City”) is a contracting agency of the California Public Employees’ Retirement System (“CalPERS”); and

WHEREAS, the California Public Employees’ Retirement Law (Govt. Code § 20000 et seq.) (“California law”) requires that the City determine whether an employee classified as a local safety member is disabled for purpose of the California law and whether such disability is “industrial” within the meaning of such law; and

WHEREAS, Brett M. Byler (“Employee”) filed an application with CalPERS on February 4, 2021, for an Industrial Disability Retirement due to oncological injuries; and

WHEREAS, the Employee is employed by the City in the position of Police Officer; and

WHEREAS, the City Council of the City of Escondido has reviewed the medical and other evidence relevant to this industrial disability.

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

1. That the above recitations are true.
2. That the City Council of the City of Escondido, California does hereby find and determine that Employee is incapacitated within the meaning of the California Public Employees’ Retirement Law for performance of his duties in the position of Police Officer.

3. That the City Council certifies, in accordance with Govt. Code § 21156, that this determination was made on the basis of competent medical opinion, and was not used as a substitute for the disciplinary process.

4. That the Employee had filed a Workers' Compensation claim for his disabling condition. The City accepted the Employee's Workers' Compensation claim.

5. That neither the Employee nor the City has applied to the Worker's Compensation Appeals Board for a determination pursuant to Govt. Code Code § 21166 whether such disability is industrial.

6. That the Employee's retirement date will be effective May 11, 2021, and his last day on paid status is May 10, 2021.

7. That there is not a possibility of third party liability.

8. That the City will make monthly Advanced Disability Pension Payments of \$4,475.21, beginning June 1, 2021, until CalPERS begins making retirement payments. The City will also make a one-time advance disability payment of \$3,132.64, for the remaining twenty-one days of May 2021. CalPERS will send the reimbursement check to: City of Escondido Workers' Compensation Department 201 N. Broadway Escondido, CA 92025.

9. That the primary disabling condition is an oncological injury, which arose out of and in the course of employment, and that there is competent medical opinion certifying the disabling condition to be permanent.

10. That based on information and belief, and on the information provided by City staff, the City Council certifies under penalty of perjury that all statements in this Resolution are true and correct.

CITY COUNCIL STAFF REPORT

Consent Item No. 7

March 24, 2021

File No. 0170-57

SUBJECT: Approval of CalPERS Industrial Disability for Police Officer Nicholas A. Kluka

DEPARTMENT: Human Resources Department

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2021-38, approving the California Public Employees' Retirement System ("CalPERS") Industrial Disability Retirement for Police Officer Nicholas A. Kluka.

BACKGROUND:

Mr. Kluka filed for Industrial Disability Retirement on March 8, 2021, as a 48-year-old Police Officer. He has been employed by the City of Escondido for 17 years. The basis for Mr. Kluka's Industrial Disability Retirement application is confirmed by medical reports from Dr. Gilbert Csuja. Mr. Kluka's condition is orthopedic in nature. Accordingly, Mr. Kluka is incapacitated within the meaning of the Public Employees' Retirement Law for performance of his usual and customary duties in the position of Police Officer.

Under State Law, the City Council is required to adopt a Resolution determining that competent medical evidence supports the granting of an Industrial Disability Retirement. Based on medical evidence, staff recommends the City Council adopt Resolution No. 2021-38, approving the CalPERS Industrial Disability Retirement for Nicholas A. Kluka to be effective May 5, 2021.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Jessica Perpetua, Director of Human Resources

03/18/21 9:32 a.m.

ATTACHMENTS:

1. Resolution No. 2021-38

RESOLUTION NO. 2021-38

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING THE CALPERS INDUSTRIAL
DISABILITY RETIREMENT FOR POLICE
OFFICER NICHOLAS A. KLUKA

WHEREAS, the City of Escondido (“City”) is a contracting agency of the California Public Employees’ Retirement System (“CalPERS”); and

WHEREAS, the California Public Employees’ Retirement Law (Govt. Code § 20000 et seq.) (“California law”) requires that the City determine whether an employee classified as a local safety member is disabled for purpose of the California law and whether such disability is “industrial” within the meaning of such law; and

WHEREAS, Nicholas A. Kluka (“Employee”) filed an application with CalPERS on March 8, 2021, for an Industrial Disability Retirement due to an orthopedic injury; and

WHEREAS, the Employee is employed by the City in the position of Police Officer; and

WHEREAS, the City Council of the City of Escondido has reviewed the medical and other evidence relevant to this industrial disability.

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

1. That the above recitations are true.
2. That the City Council of the City of Escondido, California does hereby find and determine that Employee is incapacitated within the meaning of the California Public Employees’ Retirement Law for performance of his duties in the position of Police Officer.

3. That the City Council certifies, in accordance with Govt. Code § 21156, that this determination was made on the basis of competent medical opinion, and was not used as a substitute for the disciplinary process.

4. That the Employee had filed a Workers' Compensation claim for his disabling condition. The City accepted the Employee's Workers' Compensation claim.

5. That neither the Employee nor the City has applied to the Worker's Compensation Appeals Board for a determination pursuant to Govt. Code Code § 21166 whether such disability is industrial.

6. That the Employee's retirement date will be effective May 5, 2021, and his last day on paid status is May 4, 2021.

7. That there is not a possibility of third party liability.

8. That the City will make monthly Advanced Disability Pension Payments of \$4,839.08, beginning June 1, 2021, until CalPERS begins making retirement payments. The City will also make a one-time advance disability payment of \$4,355.17, for the remaining twenty-seven days of May 2021. CalPERS will send the reimbursement check to: City of Escondido Workers' Compensation Department 201 N. Broadway Escondido, CA 92025.

9. That the primary disabling condition is an orthopedic injury, which arose out of and in the course of employment, and that there is competent medical opinion certifying the disabling condition to be permanent.

10. That based on information and belief, and on the information provided by City staff, the City Council certifies under penalty of perjury that all statements in this Resolution are true and correct.

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
TO REPEAL AND REPLACE PROVISIONS
OF ESCONDIDO MUNICIPAL CODE
CHAPTER 2, ARTICLE 2, CONTROLS ON
CAMPAIGN CONTRIBUTIONS

WHEREAS, the high cost of election campaigning creates problems of actual or perceived improper influence exercised by campaign contributors over elected officials; and

WHEREAS, the City Council for the City of Escondido ("City") has enacted the Campaign Control Contribution Ordinance ("Ordinance") to govern various aspects of campaign financing in the jurisdiction of the City; and

WHEREAS, the Ordinance at Escondido Municipal Code ("EMC") Section 2-100 recites the purpose and intent of creating reasonable limits on the amounts and types of campaign contributions and it is incorporated herein as though fully set forth; and

WHEREAS, mindful of first amendment constitutional principles, fundamental due process and fairness, there exists a compelling need and it is in the best interests of the citizens of this City to update and adopt reasonable and enforceable regulations related to election campaign fundraising conducted in the City; and

WHEREAS, such campaign regulations may be enacted pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, and specifically authorized by the Political Reform Act.

NOW, THEREFORE, IT IS HEREBY RESOLVED and the City Council of the City of Escondido DOES HEREBY ORDAIN as follows:

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

CITY COUNCIL STAFF REPORT

Current Business Item No. 9

March 24, 2021

File No. 0875-70

SUBJECT: Housing and Community Investment Study – Informational Report and Status Update

DEPARTMENT: Community Development Department, Planning Division

RECOMMENDATION:

It is requested the City Council receive the report and presentation on the Housing and Community Investment Study (“HCIS”); direct that the draft documents be analyzed in an Environmental Impact Report (“EIR”); and authorize staff to submit the draft Housing Element and conceptual site inventory map to the Department of Housing and Community Development (“HCD”) for substantial compliance determination. Additionally, staff is requesting feedback and direction from the City Council to finalize the approach to community engagement.

PROJECT DESCRIPTION:

The City of Escondido (“City”) was awarded grant funding to develop three different housing plans/studies: 1) a Housing Element Update, 2) a Sector Feasibility Study, and 3) a specific plan for the East Valley Target Area. These three housing studies and plans will be linked together, through a common work program theme, called the HCIS. The HCIS is a coordination of related studies intended to identify a comprehensive vision for maintaining, preserving, and developing housing to address Escondido’s quality of life needs. The HCIS includes the following components.

- **Housing Element Update.** The Housing Element portion of the General Plan identifies housing needs and establishes clear goals and objectives to inform future housing decisions, including how best to accommodate population growth.
- **Sector Feasibility Study.** The Sector Feasibility Study explores all the direct and indirect costs associated with new construction to better understand market conditions and patterns of housing and community development policy.
- **The East Valley Specific Plan.** The East Valley Specific Plan will be a comprehensive planning and zoning document to streamline housing opportunities for a defined geographic area of the City, located just east of the former, downtown hospital site.

Background Project material is provided on the City’s project website.

<https://www.escondido.org/hcis.aspx>

FISCAL ANALYSIS:

The action before the City Council is an overview of the next steps toward developing HCIS work program in order for the Project to be considered by the City Council for action in late summer 2021. There is no fiscal impact associated with this overview. The cost associated with the preparation of the report is included within the Community Development Department budget.

The State Department of Housing and Community Development (“HCD”) has supported the HCIS planning effort by awarding the City \$310,000 through a Senate Bill (“SB”) 2 Planning Grant; and \$500,000 through a Local Early Action Planning (“LEAP”) Grant Program. Preparing the draft Housing Element, Sector Feasibility Study, and East Valley Specific Plan and facilitating additional public outreach of the Project(s) will be covered by the existing Department Budget, which was recently augmented to account for planning grant awards.

PREVIOUS ACTION:

On October 9, 2019, the City Council approved Resolution No. 2019-156 and authorized the filing of a SB 2 Planning Grant to HCD. On January 16, 2020, the City received the formal award announcement of \$310,000 to prepare a Housing Element Update, Sector Feasibility Study, and East Valley Specific Plan. On March 4, 2020, the City Council accepted the grant funds and completed a budget adjustment to appropriate funding to the HCIS work program. On April 8, 2020, the City Council adopted Resolution No. 2020-43 approving professional service contracts for the three (3) studies and plans. Work on the HCIS began immediately thereafter in order to meet the aggressive deadlines set by State law. On June 10, 2020, the City Council received a final Public Participation Plan and confirmed the overall approach to inform and engage the public, and kick off the first phase of public outreach. Soon thereafter, the City worked with development experts, community-based interest groups, stakeholders, and the community at large through online engagement tools.

Early in the work program, staff anticipated that additional funds may be needed for environmental review to cover preparation and processing of an EIR, the cost of which was estimated to be \$250,000 to \$300,000. The City Council adopted Resolution No. 2020-62 on June 3, 2020 and authorized the submission of a LEAP Planning Grant to HCD. Funds could be used for various housing-related activities including supporting the HCIS planning effort with professional services to prepare an EIR. The City was notified on September 25, 2020 that HCD would approve the City’s LEAP Grant Program application. City Council adopted resolution No. 2020-165 on November 18, 2020 to authorize the City Manager to enter into an agreement for professional services with Harris & Associates in a not-to-exceed amount of \$249,775 for the preparation of an EIR to support the HCIS.

ENVIRONMENTAL REVIEW:

The action before the City Council is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15262, Feasibility and Planning Studies. This item involves ongoing studies related to the Project, including but not limited to scheduling and public participation.

Public input received and technical information prepared during the process will be utilized in preparing an environmental document to analyze the possible effects of the HCIS. The proposed approach to conducting the process for preparing the HCIS, including the Housing Element Update and East Valley Specific Plan portions of the work program, considers environmental factors, such as climate change and coordinated planning of land use, transportation, and housing, pursuant to Senate Bill 375 (Steinberg, 2008). General direction received from the City Council on matters pertaining to the contract award does not have a legally binding effect on any possible future discretionary action.

BACKGROUND AND ANALYSIS:

A. 2021-2029 Housing Element

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a Housing Element. The Housing Element is the only part of a local general plan that is subject to substantial oversight by the State of California. The State's interest in local housing elements has been justified by the fact that housing is enshrined in state law as a matter of statewide importance. Housing Element Law [Government Code sections 65580 - 65589.8], passed in its original form in 1969, requires that all cities and counties in California to plan for their residential needs by including housing as an element of their comprehensive plans. The State has an investment in this because housing is a basic human need. When a Housing Element is revised, the update process provides a vehicle for establishing land-use strategies reflective of changing needs, resources, and conditions. Element updates can also be used by the community to re-examine how housing programs or services are delivered to the community. The State's purpose in mandating a Housing Element per Government Code section 65581, and its update every eight years, is to ensure that each local agency has a strategy for how they will contribute to the overall state housing goal. This portion of the law asks cities to plan for the needs of a wider region, not just those of current city residents. However, having an updated plan is also extremely important for local cities and counties. Overall, Housing Elements serve as a strategy to help cities prepare for the future. One of the most significant requirements is often called a "fair-share" law, with the term generally referring to a regional process by which each local community works together to accommodate a fair proportion of future housing needs. Regional councils of governments, such as the San Diego Association of Governments ("SANDAG") work from the State's estimates of regional housing needs and assign housing goals, or allocation, to each city and unincorporated county area in their region. The Regional Housing Need Allocation ("RHNA") is a state-mandated process, implemented by SANDAG, which identifies the total number of housing units that each jurisdiction must accommodate in a Housing Element. Please refer to Attachment 1 for more information about the RHNA process and the site inventory analysis required under state Housing Element law.

The State Department of Housing and Community Development (“HCD”) is the state agency that reviews and certifies local Housing Elements for compliance with the laws. Under state Housing Element law, the Housing Element must include a discussion of the current and future needs of the community, including the allocated amount from the region’s future housing need. This can be broken down into six housing-related categories, which are summarized below.

1. *Adequate Sites Inventory [Government Code sections 65583(a)3 & 65583(c)1]*

A local agency must identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services/facilities to accommodate the city’s share of regional housing need for each income level. Government Code section 65583.2(c) establishes the minimum densities needed to potentially provide housing units for low- and very low-income households (i.e. 20 units per acre density in rural/suburban areas and 30 units per acre in regional metropolitan areas).

2. *Affordable Housing [Government Code sections 65583(a)7 & 65583(c)2]*

Must show how it intends to assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households.

3. *Mitigation of Constraints [Government Code sections 65583(a)5 & 65583(c)3]*

Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

4. *Conservation [Government Code section 65583(c)4]*

Must conserve and improve the condition of the existing affordable housing stock.

5. *Equal Housing Opportunities [Government Code section 65583(c)5]*

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.

6. *At-Risk Housing [Government Code section 65583(a)9]*

Must preserve for lower income households the assisted housing developments that are at risk of becoming homeless.

The City has begun the work to update its Housing Element for the period covering 2021-2029, also called the sixth Housing Element Cycle. Our approach to editing the existing policy

document was to limit the changes to address only what was legally required in order to secure HCD certification of the City's Housing Element. An overview of the approach to editing the document is provided in Attachment 2. The draft 2021-2029 Escondido Housing Element consists of the following major components:

- Introduction: An overview of the purpose and contents of the Housing Element.
- Housing Needs Assessment: An analysis of the socio-economic and housing characteristics and trends in the City and comparisons to neighboring cities.
- Housing Constraints: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs.
- Housing Resources: An evaluation of resources available to address housing goals.
- Housing Goals and Policies: Direction on how the City will address the identified housing needs given the City's constraints and resources.

The vast majority of the sites with General Plan land use designations and zoning for high-density residential development are in older, urbanized areas that are largely developed or used to some degree. There are very few vacant sites in such areas. The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of the planning period, second units, etc.). However, the primary method for addressing the adequate sites requirement is addressed through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned.

Escondido's RHNA Requirement (2021-2029)					
	Above Moderate	Moderate	Low	Very Low	Totals
RHNA Allocation	4,967	1,527		3,113	9,607
10% No Net Loss Buffer	497	153		311	961
Total Required Units (RHNA + No Net Loss Buffer)	5,464	1,680		3,424	10,568

For more information about the RHNA process and No Net Loss Buffer, please refer to Attachment 1.

The City has historically met, and plans to continue meeting, the need for low and very low-income housing through the designation of appropriately zoned land. Most future residential growth will continue to be focused in the Downtown Specific Plan and south Centre City Parkway Specific Plan areas. Overall, vacant and underutilized properties in the Downtown Area can accommodate 3,939 new units. The properties in South Centre City Parkway Specific Plan area are projected to accommodate 1,038 new units. Through the East Valley Specific Plan, the City is anticipating approximately 6,100 residential units once the East Valley Specific Plan area is built out. Recognizing that not all of the upzoned properties are underutilized or likely to

develop within the planning period, only 2,226 units are being counted towards the Sixth Cycle sites inventory.

Escondido Summary of RHNA Status					
Site Category	Above Moderate	Moderate	Low	Very Low	Total
RHNA	4,967	1,527	1,249	1,864	9,607
Units on Identified Sites	1,005	388	0	7,268	8,661
Approved and Under Construction Projects	1,357	0	245	0	1,602
Projects Undergoing Entitlement	649	0	371	0	1,020
Accessory Dwelling Units	124	213	80	103	520
Total Identified Capacity	3,135	601	696	7,370	11,803

For more information about the RHNA Status, please refer to the draft Housing Element.

The draft 2021-2029 Housing Element document, which is accessible online at the link provided below, establishes the City's strategy to preserve and enhance housing opportunities throughout the city. A major component to the proposed Project is the development of the East Valley Specific Plan to accommodate future housing growth, which is discussed in the next section below. Once the draft policy changes and conceptual site inventory map(s) are conceptually approved, the two components are required to undergo environmental review as required under CEQA before any formal action can be taken. At its March 24, 2021 meeting, the City Council will be asked to direct that the draft 2021-2029 Housing Element be analyzed in the EIR; and authorize staff to submit the draft Housing Element and conceptual site inventory map to HCD for substantial compliance determination. That being said, nothing prevents the Council from adding additional programs and/or policy changes either as part of the official element update (at a later public meeting) or independently from these near term tasks.

The draft 2021-2029 Housing Element and conceptual site inventory map are accessible electronically at <https://www.escondido.org/hcis.aspx>.

B. East Valley Specific Plan

Existing law requires that the Housing Element include, among other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. As part of updating our housing

policies, we need to determine where future housing should be located and what it should look like once it is built.

The City has historically met, and plans to continue meeting, the need for low- and very low-income housing through the designation of appropriately zoned land. As noted in the previous section, approximately 9,600 total RHNA units were assigned to the City. Most future residential growth will continue to be focused in the Downtown Specific Plan and south Centre City Parkway Specific Plan areas. However, additional sites are needed to meet the full RHNA obligation for all income categories. Since the City has limited land use and zoning categories that already permit multi-family housing development, new or revised zoning code standards are needed to secure a certified Housing Element.

The Land Use Element portion of the 2012 General Plan calls for new housing growth to be directed into the area immediately adjacent to the downtown to be a “target” area for new growth. The East Valley area of Escondido is directly east of downtown, centered on Valley Boulevard, and generally bounded by Escondido Creek to the north, Harding Street to the east, East Grand and East 2nd Street to the south, and North Hickory, South Hickory, and North Fig Street to the west. Due to previous zoning that largely precluded residential uses, existing uses consist primarily of strip commercial, big box retailers, and small medical and professional office uses along the East Valley Parkway corridor. The East Valley Specific Plan is a policy and regulatory document being prepared to guide redevelopment of the underutilized residential and commercial land of low-intensity general retail, office, restaurants, and small-scale service businesses into a new neighborhood with a mix of residential, commercial, public, and open space uses. It would accommodate increased housing density along with other transit-supportive uses and improvements. Through the proposed draft East Valley Specific Plan, the City will re-designate and rezone most of the 191-acre area (127 acres excluding rights-of-way) from commercial and office currently to mixed-use and high-density residential.

The initial goal of the HCIS was to utilize the 2012 General Plan policies to accommodate the RHNA shortfall. Therefore the development of the East Valley Specific Plan is a very important component to the HCIS, as well as the need to secure a certified Housing Element. Overall, the City is anticipating approximately 6,100 residential units once the East Valley Specific Plan area is built out. Recognizing that not all of the upzoned properties are underutilized or likely to develop within the planning period, only 2,226 units are being counted towards the 2021-2029 sites inventory. However, even though this draft analysis supports a realistic, residential-capacity assumption for the near term (i.e. 2021-2029 Housing Element cycle), the City will proactively monitor housing production in the planning area and determine to the extent that the EVSP inventory can accommodate a larger portion of its share of the regional housing need by income level during future planning periods, pursuant to Government Code section 65584.

To ensure high quality housing and mixed-use neighborhoods that are compatible with existing community design character, new zoning and design guidelines are necessary. These new rules apply only to new residential or mixed-use development within the proposed specific plan area. These new rules are strongly focused on clearly setting the expectations for quality projects that are compatible with and complementary to surrounding, existing neighborhoods. Although three-story development is necessary to achieve the density required by State Housing Element Law, the new rules allow some of the districts to go up to 75 feet in height to provide for additional densities and to allow for transitions in height, scale and design to achieve compatibility and higher quality designs.

The draft East Valley Specific Plan is accessible electronically at <https://www.escondido.org/hcis.aspx>.

PUBLIC PARTICIPATION:

In June 2020, the City of Escondido embarked on a process to update the City's Housing Element and develop a specific plan for the East Valley area. A goal of the HCIS is to link these two efforts together under the cover of a consolidated work program to ensure that the overall work program could comprehensively assess the extent to which future housing accommodation strategies can continue to embrace the distinct identity and character of Escondido where one can live their entire life with housing for all ages, incomes and abilities. For that purpose, a Public Participation Plan was developed to help create meaningful outreach engagement activities. During the course of the Study, the City worked with development experts, community-based interest groups, stakeholders, and the community at large to achieve the best draft plans possible through engagement tools including meetings, virtual community workshops, and online engagement. The first phase of outreach occurred during the summer 2020 and the second phase of outreach occurred during the fall of 2020. The input received helped describe collective preferences, interests and concerns on the type of land use, density, and character of new housing development needed to accommodate future growth. Information about the first and second phase of outreach is available on the City's website and summarized below.

A. First Phase of Outreach

The first phase of outreach of the HCIS focused on developing background information and feedback on overarching housing issues and concerns:

- Direct mailers, electronic e-mail blasts, and electronic flyers in English and Spanish
- Planning Commission and City Council meetings and status updates
- July 23, 2020 virtual workshop (English and Spanish services)
- Presentation Videos posted online (English and Spanish recordings)
- For Residents:
 - o East Valley Specific Plan downloadable comment forms: English and Spanish

- o East Valley Specific Plan online form to submit comments
 - o Housing Element online survey (July 2020 - December 2020): English and Spanish
- For Businesses:
 - o East Valley business survey (August 2020 - September 2020): English and Spanish
 - o Housing Element online survey (July 2020 - December 2020): English and Spanish

B. Second Phase of Outreach:

The City explored different strategies to develop more housing to meet state housing requirements and to meet its goals for maintaining community identity. Public feedback in the second phase of outreach was utilized to determine the locations and densities of new housing options.

- Direct mailers, electronic e-mail blasts, and electronic flyers in English and Spanish
- October 7, 2020 virtual workshop (English and Spanish services)
- Presentation Video posted online “Land Use Alternative Workshop” (English and Spanish recordings)

Up to this point, public outreach has been heavily emphasized in the planning process to make sure the HCIS reflects the community’s vision for the future. For the City Council to make informed decisions about the Project, it will be important to continue to engage the public in this effort. Opportunities will be made available to the public throughout the remaining process to facilitate and encourage community participation, and to help shape what are expected to be difficult choices in a way that best accounts for community values. On March 24, 2021, the City Council will be specifically asked how to continue to engage the community during the third and final phase; and help define what types of questions should be asked during the last few remaining public engagement events, which are scheduled to take place in spring and summer 2021.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Mike Strong, Director of Community Development
03/18/21 10:18 a.m.

ATTACHMENTS:

1. Attachment 1 – RHNA Process and Site Inventory Analysis Overview
2. Attachment 2 – City Approach to Editing the 2013-2020 Housing Element

ATTACHMENT 1

Regional Housing Needs Assessment (“RHNA”) Process and Site Inventory Analysis Overview

March 24, 2021 City Council Agenda Report

Government Code section 65584 requires that regional council of governments (“COGs”) establish regional housing needs allocations to accommodate future housing for each region. The RHNA process begins with the State Department of Housing and Community Development (“HCD”) allocating a region's share of the statewide housing need (“RHNA Determination”) to its’ COG based on Department of Finance population projections and population forecasts used in preparing regional transportation plans.

Upon receiving the allocation, the COG develops a plan to allocate the housing throughout the region and to each member agency that falls within the region (called a Regional Housing Needs Assessment Plan or “RHNA Plan”). The RHNA Plan is required to promote the following objectives (Government Code Section 65584(d)):

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns;
- Promote an improved intraregional relationship between jobs and housing; and
- Balancing distribution of households by income category.

The process begins by COG’s surveying their member agencies for existing and projected information on jobs and housing, market demands, etc.

The SANDAG Board of Directors adopted the final RHNA Plan for the 6th Housing Element Cycle with the final housing unit allocation on July 10, 2020. The RHNA Plan accounts for existing and projected information on jobs and housing, market demands, etc. and allocates future housing needs in four income categories (“very low”, “low”, “moderate”, and “above moderate”) for each agency. Per Government Code Section 65583, all cities must accommodate their RHNA allocations in their Housing Elements by adopting land use plans that accommodate the minimum amounts of housing unit goals/allocation. In doing so, a Housing Element update can provide a mechanism to adopt new efficient land-use strategies such as infill, mixed-use, or revitalization; or address climate change and the reduction of greenhouse gas emissions.

ATTACHMENT 1

SANDAG's final RHNA Plan for the 2021-2029 planning period (6th Housing Element Cycle) is electronically accessible at the following link:

https://www.sandag.org/uploads/projectid/projectid_189_27782.pdf

The overall allocation process reflects a need for cooperation between both public and private sectors to expand housing opportunities which will allow for new housing development that benefits everyone in the community, such as a greater mix of housing types and choices. It allows local governments to maintain control over where and what type of development should occur in their communities, while allowing the private sector to meet market demand.

Realistic Development Capacity to Document Site Inventory

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583. When establishing realistic unit capacity calculations, the jurisdiction must consider existing development trends as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and FARs. For non-residential zoned sites (i.e. mixed-use areas or commercial sites that allow residential development), the capacity methodology must account for the likelihood of residential development on these sites. If a local government has adopted, through regulations or ordinance, minimum density requirements that explicitly prohibit development below the minimum density, the Housing Element may establish the housing unit capacity based on the established minimum density.

Local governments with limited vacant land resources or with infill and reuse goals may rely on non-vacant and underutilized residential sites to accommodate their regional housing need allocation. Examples include sites with potential for recycling; scattered sites suitable for assembly; publicly owned surplus land; portions of blighted areas with abandoned or vacant buildings; areas with mixed-used potential, substandard, or irregular lots that could be consolidated; and any other suitable underutilized land. Adopting

ATTACHMENT 1

policies to maximize existing land resources by promoting more-compact development patterns or reuse of existing buildings also allows a local government to meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals. If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the Housing Element must describe the additional realistic development potential within the planning period. The analysis must describe the methodology used to establish the development potential and consider all of the following: 1) the extent existing uses may constitute an impediment to additional residential development, 2) development trends, 3) market conditions, and 4) availability of regulatory and/or other incentives, such as expedited permit processing and fee waivers or deferrals.

Sufficient sites need to be identified to accommodate both the minimum lower-income RHNA. (The purpose of Government Code Section 65863, called No Net Loss Law, is to ensure development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA. So agencies typically provide a "buffer" to account for the likelihood that some identified sites will not develop as lower-income housing. Nothing in the General Plan or zoning will obligate a project to be developed as affordable housing, so a market-rate project may be developed. A buffer is recommended to ensure that if a site is developed with a market-rate development project the City will not be obligated to identify a replacement site and amend the General Plan and Zoning. If a replacement site were to be needed, the City would have 180 days from the date of the market-rate project approval to complete the necessary amendments. Staff is currently targeting a 10 percent to 15 percent buffer to address this No Net Loss requirement.

ATTACHMENT 2

City Approach to Editing the 2013-2020 Housing Element

March 24, 2021 City Council Agenda Report

The City's current Housing Element is broken down into three main sections: 1) Introduction, 2) Existing Conditions and Analysis of Need, and 3) Goals and Policies. Below summarizes the purpose of each section and outlines staff's approach to editing/amending each respective section.

1. Introduction of the Housing Element

The purpose of the introduction section is to set the format and organization of the Housing Element. The section includes components such as a purpose statement and an overview of the public participation and engagement. Much of the existing text is outdated and requires an update to reflect current data and/or circumstances.

2. Existing Conditions and Analysis of Needs

This section assesses the factors that affect future housing such as population projections, employment market, household characteristics, and special needs groups, just to name a few. The plan also lists the constraints to housing such as market constraints (i.e. economic factors, land and construction costs, financing availability), governmental constraints (i.e. land use controls, permit fees) and environmental constraints (seismic safety, flooding, storm water management, school and education, fire and emergency services). The section requires a significant re-write mainly because the socio-economic factors and related challenges impacting housing today are very different from the factors and challenges experienced during the prior planning period. Upon review of the data and information used to develop this section, virtually all of the text is out of date and the section needed to be completely re-written.

3. Housing Element Goals and Policies and Programs

This section contains the goals and policies the City intends to implement to address a number of important housing-related issues. This section sets the direction for how the City proposes to address its current and future housing needs, as well as many other housing related issues. Many of the 2012 goals and policies are still relevant today, so the text changes proposed to this section are minimal and are largely intended to reflect

ATTACHMENT 2

changes in state law/circumstances and new program requirements to implement during the 2021-2029 planning period. These programs are being proposed to show how the City intends to implement the established goals and policies over the planning period. This is a state requirement.

CITY COUNCIL STAFF REPORT

Current Business Item No. 10

March 24, 2021

File No. 0800-70

SUBJECT: Request for Authorization to Process Amendments to the Downtown Specific Plan Related to Open Space, Parking, Parklets, and Historic Preservation Commission Oversight

DEPARTMENT: Community Development Department

RECOMMENDATION:

It is requested that City Council authorize the request(s) to initiate processing of the requested specific plan amendments related to 1) open space standards for new residential development; 2) residential and non-residential parking requirements; and 3) parklets for downtown businesses. Rather than initiating a specific plan amendment to expand Historic Preservation Commission oversight over land use development projects, it is requested that the City Council provide direction to City of Escondido ("City") staff on how to more broadly increase public participation.

FISCAL ANALYSIS:

For the purposes of this agenda item, the City Council will only be providing direction to staff on the processing of specific plan amendments. Indirect costs in the form of staff time would be incurred; however, it is anticipated that the costs associated with preparing the amendments is included within the Community Development Department budget.

Two of the four potential amendments requested would require outsourcing to an outside professional (i.e., to develop new open space and parking standards). Should the City Council decide to move forward with the applications to amend open space and parking standards, City staff would solicit interest from professional design firms or urban planning firms to undertake the project(s). The City would initiate a request for proposal ("RFP") process in April 2021. City staff anticipates being able to make a recommendation to the City Council to award contract(s) no later than mid-August 2021. The not-to-exceed amount(s) would be covered by a Local Early Action Planning ("LEAP") Grant recently awarded to the City.

PREVIOUS ACTION:

On August 7, 2013, the City Council adopted Resolution No. 2013-85, approving a comprehensive update to the Downtown Specific Plan. The update provided land use regulations and development standards that would foster a more urban environment with higher residential densities and a mixture of land uses. The City Council adopted Resolution No. 2020-62 on June 3, 2020 and authorized the submission of a LEAP Planning Grant to HCD, which included an itemized list of qualifying projects that

the City would move forward with to accelerate housing production, including amendments to the Downtown Specific Plan to address our open space and parking standards.

BACKGROUND AND ANALYSIS:

The Downtown Specific Plan requires the City Council to authorize staff to process any amendments to that document. The following summarizes the scope of the anticipated amendment and provides a basis for staff's recommendation.

1. The request to amend the Downtown Specific Plan to amend the open space standards is intended to right-size the requirements in the downtown area and incorporate new strategies to provide green space within new development such as green roofs, vertical gardens, community gardens, etc. The process would enable a more detailed conversation about the benefits of open space, constraints to development, and how best to accommodate open space in new projects. As a result of the LEAP grant application noted above, the City has received funding to outsource the Project for consulting services to help process the open space amendment.
2. The request to initiate an amendment to the Downtown Specific Plan to update off-street parking standards is intended to right-size the parking requirements and develop a transportation demand management plan for the downtown area. This will allow the City to re-examine public parking provisions, future housing yields, and to potentially reduce the parking requirements for sites zoned for residential development. It would enable a conversation about how to utilize public parking areas in the future. Through this program, the City would research the feasibility of building parking garages, identify the source(s) or mechanisms to construct centralized parking structures, and develop a much needed strategy for accommodating future parking demand in the downtown area. As a result of the LEAP grant application noted above, the City has received funding to process the parking amendment. It is important to note that this particular Project, if authorized by the City Council to move forward, would help implement measures T-3.4 and T-3.6 of the City's 2021 Climate Action Plan by developing transportation demand measures and downtown parking study that would help increase transit commuters among new downtown residents.
3. The request to authorize the processing of the amendment related to parklets is being made by staff as a way to reconsider how the City can provide more space and amenities to people using the street. Usually parklets are installed on parking lanes and use several spaces, which may include pop-up parks and/or outdoor dining areas. Parklets in Escondido were a relatively new concept prior to the novel coronavirus pandemic ("COVID-19"), but since then has been utilized on a temporary basis by businesses along Grand Avenue to respond to various health orders and help stabilize their business activity. The action being requested of City Council is to initiate a process to potentially legitimize parklets on a permanent basis.

4. The request to initiate an amendment to expand Historic Preservation Commission (“HPC”) oversight has been requested by the HPC. The request is a result of frustration in the current land entitlement process and because recently approved land use development requests have the potential to affect historic resources. In 2020, an ad-hoc subcommittee of the HPC was formed to identify potential revisions to the Activity Construction Review Process chart (Figure VIII-1) in the Downtown Specific Plan. Those revisions were presented to the full HPC on September 17, 2020, and unanimously recommended for approval by the HPC (4-0-0; three members absent). The staff report from that HPC meeting has been attached to this staff report as Attachment 1.

Over the past few years there has been an incredible effort to streamline the land entitlement process and/or create more objective development and design standards. This includes addressing, and where appropriate and legally possible, removing governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. Adding additional layers of design review, or in this case additional decision-makers to the process, adds risks and costs to the approval process and instills uncertainty over the development timeline. Staff does not believe the HPC’s requested amendment is necessary; and would instead request that the City Council provide staff with direction on more efficient ways to increase public participation in the review of land use development projects.

ENVIRONMENTAL REVIEW:

The action before the City Council is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. This agenda item involves the consideration of processing a Specific Plan Amendment and land use development application. This general direction does not have a legally binding effect on any possible future discretionary action.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Mike Strong, Director of Community Development
03/18/21 10:18 a.m.

Adam Finestone, City Planner
03/18/21 10:44 a.m.

ATTACHMENTS:

1. Attachment 1 - September 17, 2020, Historic Preservation Commission staff report



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: September 17, 2020

Downtown Specific Plan Amendments Ad-Hoc Subcommittee

TO: Historic Preservation Commission, Staff

FROM: Ad-Hoc Subcommittee

SUBJECT: Proposed Amendments to the Downtown Specific Plan

BACKGROUND:

The current version of the Downtown Specific Plan (DSP) is a document that serves to implement the goals and policies for Downtown Escondido as identified in the 2012 General Plan. The DSP establishes seven land use districts and provides zoning, design policies, standards, and guidelines for each. As an implementation tool, the DSP includes design review procedures, and contains a matrix identifying the review process required for various types of construction and development activity.

The Historic Preservation Commission (HPC) was established 40 years ago to oversee historic preservation efforts in the city and to protect historic and cultural resources that are significant to Escondido's heritage.

According to the current Municipal Code Sec. 33-791. Historic Preservation Commission:

- (a) Established membership. An historic preservation commission (HPC), shall be established by and serve at the discretion of the city council. The HPC shall act in an advisory capacity to the city council and planning commission in **all matters relating to the identification, protection, retention and preservation of historical sites and areas within the city**. All members of the HPC shall have demonstrated **special interest, competence, experience or knowledge in historical preservation**. Prior to appointment by mayor, the prospective HPC members shall have demonstrated that they meet the **requirements of a commissioner set forth under the certified local government guidelines**.
- (b) HPC duties. The HPC shall act in an advisory capacity to the city council and planning commission **in all matters relating to the identification, protection, retention, and preservation of historical sites and areas within the city...**

Attachment 1

In other words, the Historic Preservation Commission members are specifically qualified to determine the appropriateness of modifications to existing historic resources and infill construction within the DSP area, which features significant concentrations of historic resources within the City of Escondido.

While the DSP currently only requires HPC review for a relatively small range of modifications to resources specifically listed on the City's Historic Local Register, ANY modifications to properties throughout the DSP area, can also adversely impact numerous nearby properties on the Local Historic Register and historic areas as a whole. The matrix also states that "if standard time frames for review and consideration cannot be met, an expedited review may be accommodated subject to city approval," which potentially negates any HPC review for designated resources and potentially eligible resources.

Additionally, the Municipal Code reinforces the need for more extensive HPC review as it includes the following, pertaining to properties other than those on the Local Register: Sec. 33-790. Purpose and definitions.

- (1) *Alteration* means any exterior change or modification through public or private action of **any historical property or resource on the Escondido Historic Sites Survey**, local register or located within an historical district, affecting the exterior visual qualities of the property or resource excluding routine maintenance (masonry tuckpointing, cleaning), temporary fixtures (awnings and canopies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees. Alteration also includes removal of historical resources such as mature trees and other landscape features identified on the Escondido historic sites survey as well as disturbances of archaeological sites.

The Historic Preservation Commission has a history of documented value and the commissioners' input is critical to the preservation of the historic integrity of Escondido's Downtown area, which is not only meaningful to future generations, but important to retaining the character and vibrancy of the Downtown as a thriving commercial and residential area.

SUB-COMMITTEE RECOMMENDATIONS:

The Ad-Hoc Subcommittee has studied, discussed, and made the following recommended changes to the review procedures for the Downtown Specific Plan area.

1. HPC shall review any and all amendments to the DSP.
2. Certificates of Appropriateness (COA) shall be reviewed by the HPC for ALL properties within the Historic Downtown District (a potential historic district), including new construction and all properties 45 years of age or older throughout the DSP.

Including:

Attachment 1

- a. All new construction, including primary structures, accessory structures, and additions for any property.
 - b. Removal, demolition, and relocation
 - c. Exterior changes to the structure and material restoration changes – architectural details and decorative elements, painting, roofs, staircases, steps (exterior), doors, windows, security grills.
 - d. Changes and modifications to the site – Grading, parking lots, surface paving, landscaping, public right-of-way improvements, light fixtures, satellite dishes, and swimming pools.
 - e. Signs, fencing walls, and retaining walls.
3. COA review shall continue for all properties on the Local Register located within the DSP area.
 4. Expedited review shall not preclude input from the HPC in the DSP area.

The intent of the additional opportunities for HPC review is not to encumber the process, but to reduce adverse impacts to historic and cultural resources located throughout the DSP areas. If time is critical for a project, the HPC could be noticed and a quorum assembled for a special meeting to provide review. It is the aim of these recommendations to better equip the DSP to fulfill the goals and policies for Downtown Escondido as presented in the General Plan in order for the area to retain its unique character and contribute to the vibrancy as a local and regional attraction featuring diverse shopping and dining opportunities.

ATTACHMENTS:

1. Current Activity Construction Review Process Matrix, Figure VIII-1 of the DSP
2. Amended Activity Construction Review Process Matrix, as proposed by the ad-hoc subcommittee

Downtown Specific Plan

IMPLEMENTATION & ADMINISTRATION

**FIGURE VIII-1
ACTIVITY CONSTRUCTION REVIEW PROCESS**

Type of Work to be Done:	COA Required Reviewed by: Staff	HPC	Building Permit Issued by: Bldg. Div.	Engineering Permits Issued by: Engin. Div.
<u>New Construction:</u>				
Primary Structure	X		X	
Accessory Structures	X	H	X	
Additions (including porch enclosures, dormers, etc.)	X	H	X	
Additions to Commercial Properties	X	H	X	
<u>Removal, Demolition</u>	X	H		
<u>Relocation</u>	X	H	X	
<u>Exterior Changes to the structure and material restoration changes:</u>				
Architectural details and decorative elements: (fish scale, shingles, dentils, shutters, siding, brick, stucco, metal, roof material, porches, columns, cornices, trim, railing, ornamentation, etc.)	X	H	X	
Painting – exterior	X			
Roofs (changes in shape, eaves, ornament)	X ¹	H	X	
Staircases, steps (exterior)	X ¹	H	X	
Doors	X		X	
Windows, skylights	X		X	
Mechanical systems (roof top and window units, exhaust fans, vents)	X ¹	H	X	
Storm windows, doors, security grills	X		X	
Satellite dishes	X		X	
Solar collectors			X	
<u>Changes and modifications to the site:</u>				
Grading	X			X ²
Parking lots (pavement and landscaping)	X			X ²
Surface paving	X			
Landscaping	X ¹			
Public right-of-way improvements (curb & gutters, sidewalks, street paving, driveways, curb cuts, street furniture, outdoor dining areas, etc.)	X			X ³
Swimming pools	X			X ³
Light fixtures	X			
Removal of specimen vegetation	Pursuant to Article 55, Sections 33-1068A – 33-1069			
<u>Signs</u>	X			
<u>Fencing walls, retaining walls</u>	X		X ⁴	

X = Review required for all buildings

H = Review required for properties listed on the City's Historic Local Register only. If standard timeframes for review and consideration cannot be met, an expedited review may be accommodated subject to City approval.

1. Review required for all structures EXCEPT single-family residences NOT on the Historic Local Register.
2. Grading Plan Approval and Grading Permit required for over 1 foot of fill, over 2 feet of cut, or over 200 cubic yards.
3. Encroachment Permit required for any work in the public right-of-way.
4. Fences over 6' high; retaining walls over 3' high.

Proposed**Downtown Specific Plan***IMPLEMENTATION & ADMINISTRATION***FIGURE VIII-1****ACTIVITY CONSTRUCTION REVIEW PROCESS**

Type of Work to be Done:	COA Required Reviewed by:		Building Permit Issued by:	Engineering Permits Issued by:
	Staff	HPC	Bldg. Div.	Engin. Div.
<u>New Construction:</u>				
Primary Structure	X	H	X	
Accessory Structures	X	H	X	
Additions (including porch enclosures, dormers, etc.)	X	H	X	
Additions to Commercial Properties	X	H	X	
<u>Removal, Demolition</u>	X	H		
<u>Relocation</u>	X	H	X	
<u>Exterior Changes to the structure and material restoration changes:</u>				
Architectural details and decorative elements: (fish scale, shingles, dentils, shutters, siding, brick, stucco, metal, roof material, porches, columns, cornices, trim, railing, ornamentation, etc.)	X	H	X	
Painting – exterior	X	H		
Roofs (changes in shape, eaves, ornament)	X ¹	H	X	
Staircases, steps (exterior)	X ¹	H	X	
Doors	X	H	X	
Windows, skylights	X	H	X	
Mechanical systems (roof top and window units, exhaust fans, vents)	X ¹	H	X	
Storm windows, doors, security grills	X	H	X	
Satellite dishes	X	H	X	
Solar collectors			X	
<u>Changes and modifications to the site:</u>				
Grading	X	H		X ²
Parking lots (pavement and landscaping)	X	H		X ²
Surface paving	X	H		
Landscaping	X ¹	H		
Public right-of-way improvements (curb & gutters, sidewalks, street paving, driveways, curb cuts, street furniture, outdoor dining areas, etc.)	X	H		X ³
	X	H		X ³
Swimming pools	X	H		
Light fixtures	X	H		
Removal of specimen vegetation	Pursuant to Article 55, Sections 33-1068A – 33-1069			
<u>Signs</u>	X	H		
<u>Fencing walls, retaining walls</u>	X	H	X ⁴	

X = Review required for all buildings

H = Review required for all properties within the entire Historic Downtown District of the DSP, as well as all properties 45 years of age or older anywhere within the DSP.

1. Review required for all structures EXCEPT single-family residences NOT on the Historic Local Register.
2. Grading Plan Approval and Grading Permit required for over 1 foot of fill, over 2 feet of cut, or over 200 cubic yards.
3. Encroachment Permit required for any work in the public right-of-way.
4. Fences over 6' high; retaining walls over 3' high.

CITY COUNCIL STAFF REPORT

Current Business Item No. 11

March 24, 2021

File No. 0480-70

SUBJECT: Potential Legalization of Cannabis Sales and Cannabis Equity Act Grant Funding

DEPARTMENT: City Manager

RECOMMENDATION:

Review the status of commercial cannabis sales in San Diego County, and provide policy direction concerning local measures to legalize the cultivation and sale of cannabis products in the City of Escondido ("City").

It is also requested that the City Council adopt Resolution 2021-40, authorizing a State of California Cannabis Equity Act Grant Funding of up to \$75,000.

FISCAL ANALYSIS:

Future fiscal impacts depend on the permit process and taxes, if any, that are ultimately adopted.

PREVIOUS ACTION:

On February 14, 2018, by unanimous vote, the City Council approved Ordinance No. 2018-03R, which prohibits cannabis uses and activities (with limited exceptions) through Article 57 of the Escondido Zoning Code and Chapter 17 of the Escondido Municipal Code.

On August 26, 2020, the City Council received a staff report updating the status of cannabis regulation in the State of California. The Council directed further study of potential local regulations.

BACKGROUND:

In 1996, California voters approved Proposition 215, permitting statewide medicinal marijuana use. Voters acted again in 2016, approving Proposition 64, permitting cultivation, manufacturing, sales, and recreational cannabis use for adults age 21 years and older.

When the State of California legalized recreational cannabis, Escondido was one of several cities to specifically prohibit the production and sale of cannabis products within their jurisdictions. Changing public perception and opinion on cannabis – as indicated by the passage of Proposition 64 – led to numerous successful voter initiatives across the State, and several in San Diego County, during the 2016 and 2018 election cycles. Since the last staff

report in August 2020, Oceanside, Encinitas, and Lemon Grove joined several other cities in San Diego by legalizing – to varying degrees – the cultivation, processing, and sale of cannabis products. All three cities legalized cannabis businesses via voter approved referenda that were placed on the ballot by their City Councils.

In Escondido, 52% of local voters supported the Proposition 64 statewide measure in 2016; the City's Resident Satisfaction Survey, conducted in June 2020, showed general support of commercial cannabis sales.

San Diego County has nineteen jurisdictions responsible for cannabis regulation – eighteen cities plus the County itself. Ten of these – or just over half – now allow the sale of cannabis products for medicinal use, recreational use, or both. The rest – including Escondido – prohibit sale of products containing cannabis. The County of San Diego Board of Supervisors recently directed its staff to prepare regulations that would legalize cannabis sales for recreational use in areas under County jurisdiction.

There is ample incentive for the City Council to consider adopting regulations directly rather than wait for an initiative proposed by the voters. Cannabis regulations adopted by voter initiative leave a city with little control over the form of regulation, and yet the city still bears responsibility for administering the same regulations. Moreover, regulations left to adoption by initiative offer no guarantee of a funding mechanism to cover the costs of administration. Immediately after recreational cannabis was legalized in California, there was much attention devoted to the possibility that legal sales of cannabis could create a reliable and significant revenue stream. However, as reported to the City Council last year, many cities have found that revenues fall short of expectations. Potential purchasers of legal cannabis already have an illegal means of obtaining it that is both more familiar and less expensive than from a legally operated dispensary. Legal dispensaries must comply with security, location, and sales restrictions (e.g. age limits) that illegal operators do not. Legal dispensaries report that a large portion of their customers are adults over the age of 50. It is apparent that many younger customers continue to make purchases through illegal channels.

The table on the following page summarizes data on recent tax revenue, the number of operating cannabis dispensaries, and projected annual revenue per dispensary at a 5% tax rate. Revenue data is somewhat limited by the short length of time since cannabis has been legalized and the relatively small number of businesses that have opened in each jurisdiction. This limited data set makes it difficult to accurately project revenue for Escondido if cannabis sales are legalized, but given the revenues generated in other jurisdictions and assuming a tax rate of 5%, Escondido could reasonably expect to generate revenues of approximately \$500,000 annually per legal dispensary (see table).

Reported Cannabis Revenue and Tax Rates for Six San Diego County Cities

City	Annual Revenue ⁽¹⁾	Recreational Use Retail Tax Rate	Number of Dispensaries Open	Number of Dispensaries Allowed	Revenue per Dispensary at 5% Tax Rate ⁽²⁾
Chula Vista	\$150,000	7%	1	12	\$110,000
La Mesa	\$2,000,000	4%	5	Unlimited	\$500,000
Lemon Grove	N/A	5%	1	Limited by Zoning	N/A
Oceanside	N/A	5%	2	2	N/A
San Diego	\$23,000,000	8%	24	36	\$600,000
Vista	\$4,300,000	6%	8	11	\$450,000

Note 1: Figures are projected annual revenue based on actual monthly or quarterly data.

Note 2: Revenues are projected on a per dispensary basis assuming a 5% tax and equal sales revenue at all dispensaries.

Although tax revenue may be generated from legal cannabis dispensaries, the cities of San Diego and Chula Vista have reported an increase in illegal cannabis sales concurrent with the opening of legal businesses. These cities have devoted more resources, in one city's case to policing these illegally operating businesses, and in the other city's case to increasing code enforcement activity. Either path – more policing or more code enforcement – will increase administrative cost if cannabis is legalized.

For the purpose of the following discussion on administrative costs, it is assumed that the City has two legally operating cannabis dispensaries and a local tax of 5% on gross sales in the first year, with five businesses open after three years. In the third year, it is assumed that the City has five legally operating cannabis dispensaries. Increased code enforcement is the primary means of addressing non-permitted sales activity. Illegal activity (e.g. driving under the influence) will necessarily be a police matter, but these additional costs may be paid by state grants. Given five dispensaries after three years, administrative costs (i.e. ongoing permit reviews and code enforcement) are projected to cost the City between \$150,000 and \$200,000 annually. However, in the first year, these costs will be significantly larger because more staff will be devoted to developing regulations and monitoring code compliance on the first few dispensaries to open. In the first year, administrative costs may be as high as \$350,000. To summarize:

Projected Costs and Revenues in First Year – Assumes 2 permitted retail locations

Annual Projected Revenues (2 businesses)	\$1,000,000 (see table above)
Annual Projected Administrative Costs (Year 1)	\$350,000
Annual Net Revenue (Year 1)	\$650,000

Projected Costs and Revenues in Third Year – Assumes 5 permitted retail locations

Annual Projected Revenues (5 businesses)	\$2,500,000 (see table above)
Annual Projected Administrative Costs (Year 1)	\$200,000
Annual Net Revenue (Year 1)	\$2,300,000

Based on sales figures in other jurisdictions and the stated assumptions, the City might generate net revenue of over \$2,000,000 annually from legal cannabis sales with five operating dispensaries and a well-developed permitting and code enforcement processes. Additional funding is available, pending City Council adoption of Resolution 2021-40, which is described later in this report. The City will receive \$75,000 from the California Cannabis Equity Grant Program in this calendar year, with the possibility for a similar amount of funding available in the first year after cannabis is legalized. This funding will help offset the administrative costs of legalized cannabis in Escondido.

OPTIONS REGARDING CANNABIS LEGALIZATION

Several general alternatives are available for further study and consideration:

Option 1: Retain the existing prohibition of cannabis production and sales – This option, while the most simple, leaves open the possibility that an initiative to legalize cannabis sales would be presented to voters within the next few election cycles. Escondido's interests would be better served through a City Council directed process, with robust public engagement, for developing and approving any ordinances legalizing cannabis.

Option 2: Evaluate a regulatory structure that would legalize cultivation, processing, and retail sale of cannabis products for medicinal use, but retain the prohibition on recreational use – This option would address changing public opinions about cannabis, but only to a limited extent, and still leaves the real possibility of a voter initiative to approve recreational use. This option would require enforcement and a certain amount of administration, but also limit the City's ability to generate revenue via taxation because sales would be limited to medicinal uses only.

Option 3: Evaluate a regulatory structure that would legalize cultivation, processing, and retail sale of cannabis products for both medicinal and recreational use – This option arguably addresses public opinion regarding cannabis cultivation and use. The City would retain the ability to amend or update its own regulations. The City would also be able to determine the local tax rate on cultivation, processing, and retail sales, likely in the 4% to 5% range, with a target for consideration by the City Council in early 2022. The City Council would not have the authority to enact such taxes, but could place proposed taxes on the ballot for consideration by Escondido voters. The City Council could also consider other methods of revenue generation, such as franchise fees, in lieu of a percentage tax on businesses. In the meantime, staff will collect more local data concerning the realization of revenue and the costs borne by cities around San Diego County.

CANNABIS EQUITY GRANT

Pending City Council approval to accept the grant funds, the City has been awarded \$75,000 by the Governor's Office of Business and Economic Development through the Cannabis Equity Act Grant Funding Program. If approved by the City Council, the City would use this funding to develop a cannabis equity assessment, with the aim of crafting regulations to encourage permit applications from individuals and businesses disadvantaged by previous drug enforcement activities. Following the assessment, and assuming the City Council adopts regulations that permit operations by cannabis businesses, the City would aim to create a program that would develop these businesses and allow them to flourish legally – an economic advantage to the community and a revenue generator for the City to provide core public services. Staff anticipates following the lead of agencies with existing equity programs to focus on workforce development and community development in disadvantaged communities.

Escondido is an ethnically and economically diverse community, so the staff aim to develop policies to achieve equity in the way operating permits are awarded to applicants, and to increase investment in disadvantage communities. The City proposes to complete a Cannabis Equity Assessment to inform policymakers by identifying these areas, to help applicants by encouraging local ownership, and to identify funding to implement an Equity Program. Additionally, the City hopes to encourage local ownership of future cannabis businesses, if ultimately allowed, and to encourage local investment by applicants already part of the Escondido community.

Completing an equity assessment concurrently with development of a draft ordinance and draft permit processes will help the City defray the cost of the overall process development with grant funding. The assessment will also inform future creation of an Equity Program, which could be funded by future rounds of the same grant program. The Program would help defray future costs of permit administration and reduce the probability of lawsuits by those with unsuccessful cannabis business permit applications.

RECOMMENDATIONS

Staff recommend that the City Council:

1. Provide policy direction on future cannabis regulations, if any.
2. Adopt Resolution 2021-40 authorizing the Deputy City Manager / Director of Utilities to accept, on behalf of the City, Cannabis Equity Act Grant funding of up to \$75,000.

Update and Options for Legal Cannabis and Accepting a Cannabis Equity Program Grant
March 24, 2021
Page 6

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Christopher McKinney, Deputy City Manager/Director of Utilities
03/18/21 9:25 a.m.

ATTACHMENTS:

1. Budget Adjustment
2. Resolution No. 2021-40



CITY OF ESCONDIDO

BUDGET ADJUSTMENT REQUEST

Date of Request: March 17, 2021Department: City Manager

Division: _____

Project/Budget Manager: Christopher McKinney
Name ExtensionCouncil Date (if applicable): March 24, 2021
(attach copy of staff report)**For Finance Use Only**

Log # _____

Fiscal Year _____

☐ Budget Balances
☐ General Fund Accts
☐ Revenue
☐ Interfund Transfers
☐ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Cannabis Equity Act Grant	401-NEW PROJECT	75,000	
State of California Grant	401-4127	75,000	

Explanation of Request:

To budget for the acceptance of State of California Cannabis Equity Act Grant funding of up to \$75,000 to conduct a cannabis equity assessment and/or assist the development of a local equity program.

DocuSigned by:

APPROVALSDepartment Head Christopher W McKinney 3/17/2021

City Manager _____ Date _____

Finance Jodi Coco 3/17/2021

City Clerk _____ Date _____

Distribution (after approval):

Original: Finance

RESOLUTION NO. 2021-40

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ESCONDIDO,
CALIFORNIA, AUTHORIZING THE
DEPUTY CITY MANAGER / DIRECTOR OF
UTILITIES TO ACCEPT, ON BEHALF OF
THE CITY, CANNABIS EQUITY ACT
GRANT FUNDING

WHEREAS, the members of the California Legislature have recognized the need for cannabis equity grant funding; and

WHEREAS, funding has been provided to the Governor's Office of Business and Economic Development to provide grant funds to local governments pursuant to AB 97 (Stats. 2019, Ch. 40); and

WHEREAS, the City of Escondido ("City") supports the development of a local equity program; and

WHEREAS, the City has determined that it will use grant funds from the Governor's Office of Business and Economic Development to conduct a cannabis equity assessment and/or assist the development of a local equity program.

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 Deputy City Manager / Director of Utilities is authorized to execute by electronic signature on behalf of the City of Escondido the grant agreement with the Governor's office of Business and Economic Development, including any extensions or amendments thereof and any subsequent grant agreement with the Governor's Office

of Business and Economic Development in relation thereto.

3. That any liability arising out of the performance of this grant agreement, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency.

4. That the Governor's Office of Business and Economic Development and the State of California disclaim responsibility for any such liability.



March 24, 2021

Item No. 12: CITY COUNCIL PUBLIC COMMENT PRACTICES -

- No materials available at this time.

CITY COUNCIL STAFF REPORT

Current Business Item No. 13

March 24, 2021

File No. 0120-10

SUBJECT: Appointment to the Library Board of Trustees

DEPARTMENT: City Clerk's Office

RECOMMENDATION:

It is requested that the City Council ratify the Mayor's recommendation of Virginia Seggara Bunnell (Attachment 1) to fill one scheduled vacancy on the Library Board of Trustees, term to expire March 31, 2024

PREVIOUS ACTION:

A notice regarding the Library Board of Trustees vacancy was posted as required by California State law (Maddy Act). Six candidates applied to fill the vacancy. The City Council conducted interviews on March 10, 2021.

APPROVED AND ACKNOWLEDGED ELECTRONICALLY BY:

Zack Beck, City Clerk

03/18/21 9:19 a.m.

ATTACHMENTS:

1. Attachment 1 – Virginia Segarra Bunnell Application



**APPLICATION FOR
APPOINTMENT
CITY OF ESCONDIDO
BOARD OR COMMISSION**

Submit application to: City Clerk's Office
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4617

Application may be downloaded from the City's website:
<http://www.escondido.org/boards-commissions-information.aspx>

- Answer all questions in black ink or by typewriter/computer. If using a computer, press the **TAB** key (not **ENTER**) to move through items.
- A separate application must be filed for each board or commission in which you are interested.

☐ Mr. ☒ Mrs. ☐ Ms.

Name: Segarra Bunnell Virginia
Last Name First Name

Residence [REDACTED]

In City Limits?: ☒ Yes ☐ No In General Plan Area?: ☒ Yes ☐ No

Home Phone: [REDACTED] Fax: _____

E-mail Address: [REDACTED]

Length of time you have lived in the area: 6 years

Employer: San Diego Blood Bank

Occupation: Director, Administrative Services

Business Address: 3636 Gateway Center Ave, San Diego, CA 92102 (HQ)

6 locations in San Diego, including a location in Escondido

Business Phone: 619 400 8233

Board or Commission for which you are applying:**

Escondido Public Library Board of Trustees

If you have filed additional applications for other boards or commissions, please list them in order of preference:

None

If you are an incumbent, how long have you served in your current position?

N/A

Have you ever been a member of any City board or Commission, or employed by the City of Escondido? ☐ Yes ☒ No

If so, in what capacity: _____

Are any persons now employed by the City of Escondido related to you by blood or by marriage? ☐ Yes ☒ No

If so, list name and relationship: _____

****HISTORIC PRESERVATION COMMISSION** applicants *must* include a resume with application form.

Certificate of Applicant: All answers and statements in this document are true and complete to the best of my knowledge and belief.

Virginia Bunnell 2/22/2021
Signature Date

Personal References: Please list references of three people who have knowledge of your character, experience, and ability. Do not give names of relatives or present employer.

Full Name	Home Address City, State Phone	Business Address City, State Phone	Business Or Occupation
Desiree Long			8th grade Humanities teacher
Jeannie Pfitzner			Broadcom - Executive Asst.
Jona Ang			Akamai Tech Office manager

Community Involvement: List present membership in any community service or civic organizations, if any.

I currently serve on the San Diego Blood Bank Board of Directors as the assistant Board Secretary. I attend, participate, take minutes and coordinate all Board meetings and Finance, Executive and Governance committee meetings.

Qualifications: Please explain why you want to be a board/commission member. Then describe your skills, talents, interests, training or experiences, and how the board or commission would benefit from them. If an incumbent, why do you wish to continue serving? (You may attach additional pages, if needed)

Please see attached.

NOTE: All members of City Boards and Commissions must submit a Statement of Economic Interests (FPPC Form 700) on an annual basis. This requirement is in conformance with the City's Conflict of Interest Code.

The City Clerk's Office maintains a booklet containing specific information on qualifications or conditions of appointment, meeting schedules and the purpose of each Board or Commission. You may view this information by visiting the City's website at <http://www.escondido.org/boards-commissions-information.aspx> or request a copy by phone (760) 839-4617.

On behalf of the City Council and staff, thank you for your interest in serving on a City of Escondido Board or Commission.

02/22/2021

Dear Escondido Library Board of Trustees,

I am enthusiastically applying to serve the Escondido community by offering my time, skills, knowledge, and talents to serve as an Escondido Library Board of Trustee.

Personally, I believe I would be an impactful partner because I have a passion to serve the community. I am a 4th generation Latina native San Diegan and I have lived in Escondido for the past 6 years. I am a mother of 3 children and have wonderful memories of my children visiting the library and being immersed in stories. Although my two oldest are grown and on their own, my youngest daughter has been accepted to Del Lago Academy for her first year of high school for the 2021-2022 school year. I plan to also volunteer with this Escondido Charter School and believe I can help make connections, solicit ideas, help to implement strategies, and will have the parent/community member experience to share.

Professionally, I specifically chose a career in which I could make an impact and absolutely love my job at the San Diego Blood Bank. I actively participate in the development and implementation of the strategic direction of the organizational goals and initiatives. Responsible for collaborating with the leadership team to integrate and streamline business activities, achieve business goals through set strategies, and have a positive impact on staff productivity. Develop strategic goals and plans for administrative, executive and board support. I lead, manage, and direct the administrative support for the organization.

- Directly supports the CEO in everything from strategy development and execution of key strategic initiatives to day-to-day activities. Drive business priorities from start to finish.
- Support the San Diego Blood Bank's Board of Directors as the Assistant Board Secretary.
- Collaborate with the management team to create cultural alignment and identify opportunities for organizational development to promote a culture of teamwork, positive attitude, and commitment to providing the highest level of service.
- Ability to lead, manage and motivate a multi-functional staff and to foster a positive, cohesive, and effective organizational structure. Evaluate and enhance employee performance to harmonize organizational activities. Identify opportunities to maximize productivity and effectiveness to help leaders and departments accomplish more.

I help to manage the budget for the organization and assist with preparing financials.

I hold a Society of Human Resources Senior Certified Professional certificate and Finance Professionals Course certificate from UC Irvine.

I very much look forward to the opportunity to share my skills serving the Escondido community.

Thank you for the consideration.

Best regards,



Virginia Bunnell



FUTURE CITY COUNCIL AGENDA ITEMS

Updated March 18, 2021

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

March 31, 2021 NO MEETING (5th Wednesday)

April 7, 2021
5:00 p.m.

CONSENT CALENDAR

Annual State Mandated Inspection Compliance Report
(R. Vogt)

It is requested that the City Council approve Resolution No. 2021-29 acknowledging the Fire Department's report of compliance with annual State mandated inspections.

Authorization of ESRI Enterprise Agreement
(R. Van De Hey)

It is requested that the City Council adopt Resolution No. 2021-39 to contract with ESRI for a four-year software and maintenance Enterprise Agreement.

Sunrise Project Traffic Mitigation Agreement
(J. Procopio)

It is requested that the City Council adopt Resolution No. 2021-41 authorizing the Mayor and City Clerk to execute a Traffic Mitigation Funding Agreement with Lennar Homes, the Developer of a 192-unit multi-family residential project with the City of San Marcos, to fund mitigation measures within the City of Escondido.

Contract Renewal for the Purchase of Chemicals for the Water and Wastewater Treatment Plants
(C. Holmes and C. McKinney)

It is requested that the City Council adopt Resolution No. 2021-46 authorizing the Finance Director to exercise the last year renewal option of the purchase order contracts, to purchase chemicals used at the Water and Wastewater Treatment Plants and approve the unit price increases for FY2021/22.

PUBLIC HEARINGS

CURRENT BUSINESS

Mountain View Park Update
(D. Lopez)

Update on the historic property related to the field house historic assessment and restoration.

Washington Park Futsal Update and Budget Adjustment
(D. Lopez)

	Mitigation Bank Credits (C. McKinney) <i>At the February 10, 2021 City Council meeting, Deputy Mayor Morasco requested an item be placed on the Future Agenda regarding Mitigation Bank Credits.</i>
FUTURE AGENDA	

Weekly Activity Report



March 18, 2021

San Diego County Enters Red Tier

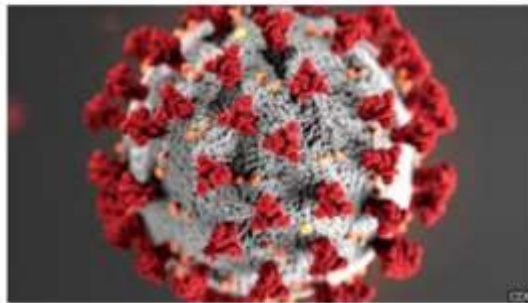
As of March 17, San Diego County has moved into the "Red Tier" of the State's Blueprint for a Safer Economy. Changes from the previous "Purple Tier" include:

- Restaurants can operate indoors at 25% capacity or 100 people, whichever is fewer.
- Gyms and fitness centers can open indoors at 10% capacity.
- Museums, zoos and aquariums can open indoors at 25% capacity.
- Movie theaters can open indoors at 25% capacity or 100 people, whichever is fewer.
- Retail and shopping centers can operate indoors at 50% capacity.

Please continue to wear a facial covering and practice social distancing.

For more information, [click here](#).

State Allows San Diego County to Move Into Red Tier



Online Services Update

Saving time and creating efficiencies equals cost savings. Last year, business license customers used the City's [Online Services Portal](#) to process over 1,100 new applications and almost 3,000 renewals. Based on the success of this program, the Engineering and Building Departments are now offering online permitting options. Not all permits are online yet, but more options will be added in the coming months.

- Since July 2020, 481 of the 492 (98%) encroachment permit submittals have been made to Field Engineering through the online portal.
- The Building Division has received 620 building permits through the portal, including photovoltaic and water heater permits.
- This month, 40% of engineering cases were submitted online, including grading and improvement plans.

Knowing that customers are looking for more online services, City staff have responded by making more information available on the portal. Homeowners and project applicants often call the City looking for detailed property information. To save time and streamline the process, this information is now available online and searchable by address. This tool shows the location of

key infrastructure, including sewer, water, storm drains, and street lights. City call volume is decreasing, indicating that customers find this tool beneficial. Instructions and a link for the tool can be found on the [Engineering Land Development webpage](#).

In addition to the great new features above, the Community Services Department completed a successful software implementation that better meets user needs and increases efficiency. This [new system](#) includes a variety of enhancements that improve direct communication with customers, provide a series of automated functions creating staffing efficiencies, and has an open platform for data-driven analysis. A few key features include:

- Website integration
- Online park reservations
- Automated waitlists
- Downloadable App
- Greater customer activity controls (class registration & cancellation by the customer)
- Decreased processing fees

Helicopter Announcement Transcription Now Available

In partnership with the San Diego Sheriff Department, the Escondido Police Department is now offering transcription of the Sheriff Helicopter Public Address System (PA) announcements. Now, if you are unable to hear the entire PA message, you can call or text the San Diego Sheriff Department's Auto Helo System to get the message.



Simply call 858-866-4356 or text "Hello" to 858-866-4356 to receive the message. Save the number to your contacts for easy access any time you hear PA announcements in your area.

You can also obtain the information to access Auto Helo by visiting the City of Escondido's website at www.escondido.org or the Escondido Police Department's website www.police.escondido.org.

While this program is free, you might have to pay to receive text messages depending on your phone plan. Please note that this phone line is not for reporting a crime or emergency. For emergencies, call 9-1-1. For non-emergencies, call 760-839-4722.

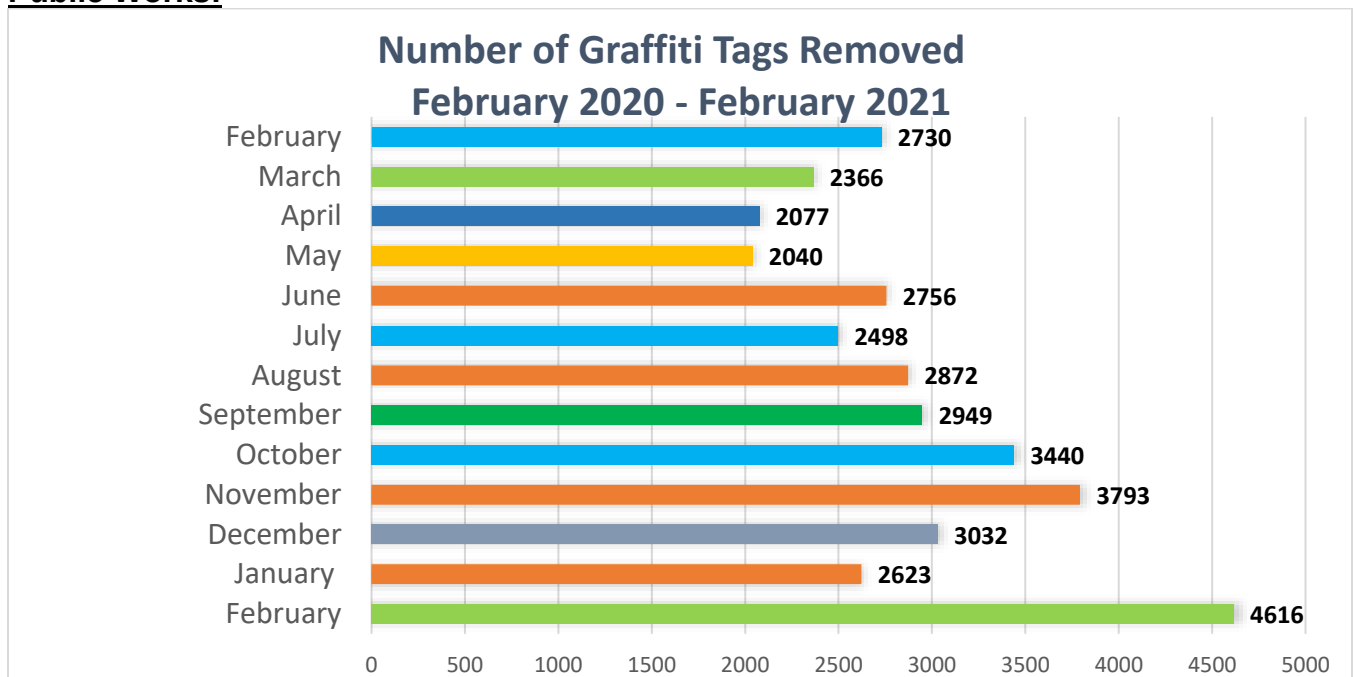
County Rental Assistance Deadline Extended

San Diego County residents financially impacted by COVID-19 who need help paying their rent and utilities may qualify for assistance. Applications must be submitted by March 31, 2021.

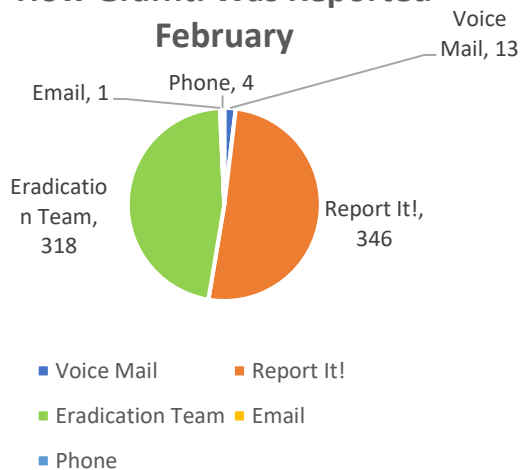
For more information on the County of San Diego's program, please visit www.sdhcd.org or call (858) 694-4801 to speak to a housing representative.

BY THE NUMBERS

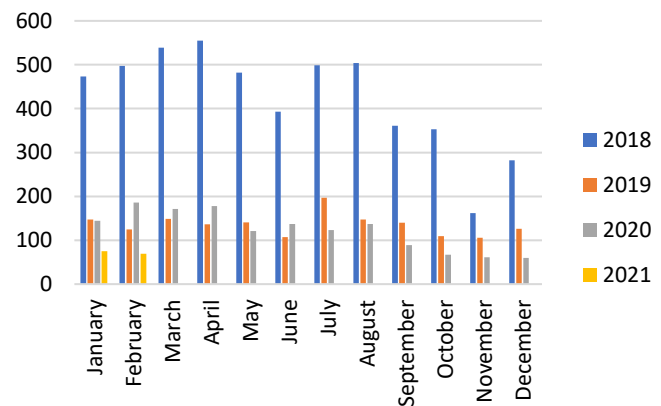
Public Works:



How Graffiti Was Reported February



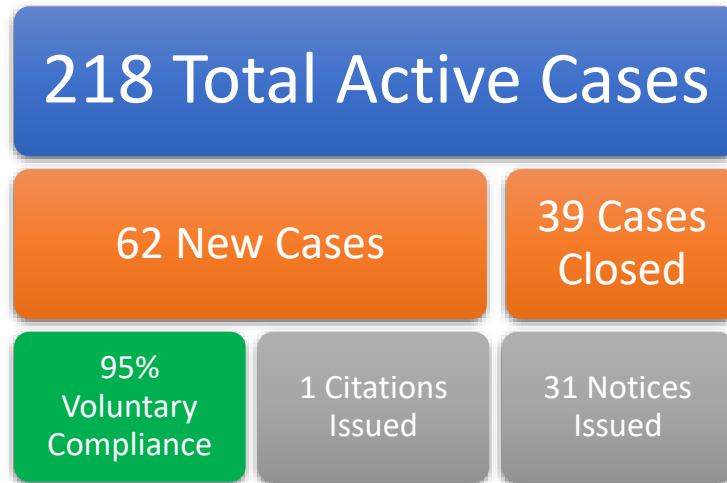
Number Of Shopping Carts Removed



Graffiti Restitution:

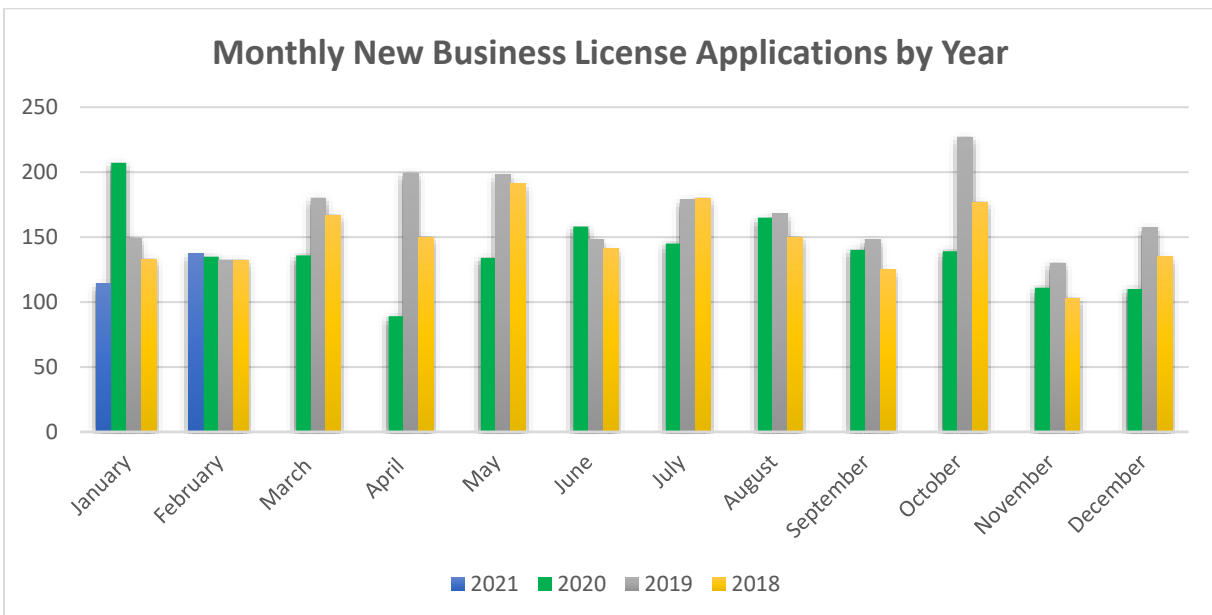
Collected Past Week	Collected Year to Date
\$142.88	\$2408.12

Code Enforcement:



Total Code Cases (Year To Date)	441
---------------------------------	-----

Business Licenses:



COMMUNITY DEVELOPMENT & ENGINEERING

Building Permits and Inspections:

1. This week the counter staff conducted in person meetings with 162 applicants and were able to process 82 applications and issue 93 permits.
2. The total permit valuation for the week was \$4,739,175.
3. This week there were 297 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](#).

County of San Diego Projects:

1. The County of San Diego ("County") has been processing a land use application for a new recycling facility, just north of the City of Escondido. The project site is located west of Interstate 15 (I-15) along Mesa Rock Road. The project, called "North County Environmental Resources," includes a 12,000-square-foot steel building, a 100,000-gallon water tank, and a recycling facility for wood, construction debris, and concrete and asphalt. The project was recently approved and the City filed an appeal of that decision on February 16, 2021. The project's environmental determination was appealed by the same four groups that appealed the County staff determination to the Planning Commission, which in addition to the City of Escondido, also includes the Twin Oaks Valley CSG, Hidden Meadows CSG, and Montreux HOA. It's anticipated that the appeals will be considered by the County of San Diego Board of Supervisors on May 5, 2021.
2. 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:

1. Burros and Fries - (MPA Architects) 1107 E. Valley Parkway – An approved 5,224 square foot commercial building, with associated landscaping and parking. The building includes

a 1,850 square foot drive-through restaurant (Burros and Fries) and 3,374 square feet of additional retail space. The contractor has completed paving of the new turn lane on Valley Parkway and the final grading for the road improvements.

2. Raising Cane's Restaurant – (Developer: Ada Fermin, PM Design Group) 1280 W. Valley Parkway – An approved 3,744 square foot drive-through restaurant located on the east side of the southbound off-ramp on W. Valley Parkway. The former Coco's restaurant has been demolished and the contractor is beginning site preparation work. Rough grading has started.
3. Carvana – (Developer: Jo Ryan, Carvana) 559 N. Hale Avenue – An approved vending machine car dealership. The project consists of an approximately 5,800 square feet, eight-(8) tier glass and steel tower structure up to 75 feet in height. Demolition of the old Talone's Meat Market has been completed. A grading permit has been issued, grading should commence next week.
4. 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 hotel improvements designed to provide a variety of transient stays for at-risk individuals, homeless, etc. The application proposes to conduct this service, and be permitted, as a hotel. The City 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 of the CUP.

Housing:

3. 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 will be reviewed and considered by the Planning Commission at its March 23, 2021 meeting. The Planning Commission is the final decision-maker for the project.
4. Del Prado (Developer: Kerry Garza, Touchstone Communities) – An approved 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. Grading started the week of February 8, 2021, and is ongoing. Building plans were submitted on March 1, 2021.
5. Casa Mercado Apartments (Developer: Paul Mayer, Pemcor) – A four-story, 120-unit apartment complex on 2.31 acres on Second Avenue and Pine Street. With the City's review process nearing completion, the project can be scheduled to be considered by the Planning Commission. It is anticipated that this will occur in April. The City Council is the final decision-maker for this project.
6. Oak Creek (Builder: KB Homes) – This is an approved residential project for 65 single-family residential lots on approximately 44 acres at Felicita Road and Hamilton Lane. Final striping and signage along Hamilton will be completed in the following weeks. The contractor has started the in-track masonry wall construction.

7. Henry Ranch (Builder: Joe Martin, Trumark Homes) - An approved development of 97 single-family residential homes on 74.35 acres at the eastern terminus of Lincoln Avenue. The developer, Trumark, has nearly completed onsite water, storm drain and sewer utilities and is working on pedestrian ramps and sidewalks. The contractor has completed the video detection camera installation at the intersection of El Norte and Lincoln Avenue. Models have are now open, and the contractor is now focusing on new home construction.
8. Jack's Creek TR 951 and SUB 17-0026 – (Developer New Pointe Development). A 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 contractor has completed the grading for the new home pads. Offsite improvements (curb, sidewalk, gutter, and driveways) have been completed. Framing has started for six of the homes. Building permits have been issued for the remaining six homes.
9. 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. In Village I, Lennar has opened the model homes to the public and there is a lot of vertical construction. Many of the homes built are now under contract.

The Plot Plan for the new commercial center was approved on January 5, 2021 and the builder is finalizing the landscape plans. Building plans have been submitted and City-review comments issued. New construction at the commercial center, branded "Basecamp," should commence in the next couple of weeks. All Plot Plan approvals have been provided for the three neighborhood parks, and when developed, the parks will be open to the public. The contractor is continuing with the concrete offsite improvements and will be focusing on driveway approaches at Country Club and Arroyo Glen. In Village II, rough grading is ongoing and nearly complete. The contractor has completed the realignment of the Vista Irrigation District water main that crosses the project site. In 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.

City Projects or Other Capital Improvement Projects:

10. Citracado Parkway - The project extends Citracado Parkway between Andreasen and Harmony Grove Village Road, including a bridge over the Escondido Creek. 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 project is anticipated this summer with construction beginning in fall and completing in early 2023.
11. 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.
12. Storm Drain Pipe Lining and Rehabilitation Project Phase II – The Contractor has verified field dimensions of the corrugated metal pipe and is calculating material thickness for the

required pipe lining. 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.



13. 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, south of W. Valley Parkway.



14. 2021 Street Rehabilitation and Maintenance Projects Phase I (Concrete and Tree Removal and Replacement) - The City has accepted bids for Phase I of the annual Street Maintenance Project. 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.

15. Escondido Entry Monument Sign - A pre-construction meeting was held this week to construct three new entry signs' leading into Escondido. The signs will be place at Grand Ave near the Gateway Center, Via Rancho Parkway at Sunset and El Norte Parkway near Woodland parkway. The work is expected to start within the next few weeks. The Notice to Proceed was issued for March 22, 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.

Commercial / Office / Industrial:

16. 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.
17. 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.
18. 7-Eleven Gas and Convenience Store – (Developer: Golcheh Group) 900 W. Mission Ave. – An approved 4,000 square foot convenience store with eight (8) fuel dispenser pumps on the northeastern corner of Mission/Rock Springs.
19. 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. The majority of the parking will be centrally located in the center of the site.

Housing:

20. 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.
21. Habitat for Humanity 10-Unit Condominium Development (Developer: San Diego Habitat for Humanity) – An approved residential project involving 10 condominium units at 245 E. El Norte Parkway. All units will be for sale to low-income households.
22. 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.
23. Villa Portofino – (Developer: Chris Post, ATC Design Group) 15 apartment units in a three-story building with parking garage at 2690 S. Escondido Blvd.
24. Hacienda De Vega Redevelopment – (Developer: Tony Cassolato) An approved proposed residential condominium development consisting of 42 three-story attached townhomes on 1.75 acres.
25. Harvest Hills, formerly called Safari Highlands Ranch (Developer: Jeb Hall, Concordia Homes) - 550 residential subdivision, east of Rancho San Pasqual. A project webpage containing draft documents and plans can be accessed at the following link:
<https://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>
26. North Avenue Estates (Developer: Casey Johnson) – This is an approved residential project for 34 lots at North Avenue/Conway Drive.
27. 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. 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>
28. Pradera (Developer: Moses Kim, Lennar Homes) – This approved project consists of a 70-unit single-family development located at the northeastern corner of Ash Street and Lehner Avenue.
29. Fig Apartments (Developer Claude Marengo) – A 15-unit, three-story, multi-family residential apartment complex consisting of three stories on 0.59 acres.
30. 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.

31. Iwashita Apartments (Developer: Iwashita Development) – A six-story, mixed-use project at 322 S. Escondido Boulevard for 172 units.
32. Apollo Residential Care (NOAA Group) – An approved Conditional Use Permit for an assisted living and memory care facility, with 78 units accommodating 99 beds at 3141 East Valley Parkway.
33. 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.
34. Nutmeg Condo General Plan Amendment (Developer: Jim Simmons, CCI) – An approved 137 townhome condo unit project, located on both sides of Nutmeg between I-15 and Centre City Parkway.

City Projects or Other Capital Improvement Projects:

35. 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.
36. Membrane-Filtration Reverse Osmosis/MFRO (Developer: City of Escondido Utilities Department; 901 W. Washington Avenue)
37. 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. As part of these projects, approximately 37 miles of existing pipe in more populated areas will be replaced and approximately 13 miles of existing pipe in less populated areas will be strength tested. Approximately 5.4 miles of replacement and 2.7 miles of strength testing is expected to occur in Escondido from 2020-2024. Phase 1 is complete. SDG&E initiated Phase 2. Construction is scheduled to conclude in July 2021.
38. Creek Trail Crossing - At the January 14, 2021 Transportation & Community Safety Commission meeting, 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. Final plans will be reviewed by the granting agency in February construction funding will be programmed by the California Transportation Commission in May with construction to begin by late summer.

39. 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.

POLICE DEPARTMENT UPDATES:

On March 8, a woman was driving down Valley Center Road toward Escondido when she heard gunshots coming from a vehicle in front of her. She then observed a man waving a gun out of the driver's side window. The woman immediately called 911 and provided the car description and license plate number. Officers began searching for the vehicle and located it in the Del Taco drive thru at Valley Pkwy and Rose St. A male driver and female passenger were both detained. A loaded handgun was found inside the car and spent shell casings were located in the back seat. During the investigation, it was determined that the driver fired the gun as a result of a road rage incident. Fortunately no one was injured during the incident. The man was arrested and booked into jail.

On March 8, parents of a 12 year old girl called the police when they learned she could not find her way out of Daley Ranch. She was hiking with an adult family friend, but they became disoriented and could not find their way home in the dark. The girl had a GPS device on and intermittent cell phone coverage. The police and park rangers used the GPS device location and found the missing hikers. The unharmed hikers were cheerfully reunited with concerned family members.

Community Outreach:

On March 8, youth volunteers with the Coalition for Drug Free Escondido conducted a kickoff event for a program designed to reduce youth tobacco use. The group of Escondido youths went to local tobacco retailers and passed out signage and educational materials to the businesses on how to help prevent underage sales. This event was coordinated with other city efforts and police department grant programs. Thank you to the youth that dedicated time to this worthy community cause.

On March 8, Chief Varso held a joint press conference on the Escondido Police Department's De-Escalation Policy. Community partners from the North County Equity and Justice Coalition, the ACLU, and the North County LGBTQ Resource Center joined Chief Varso during the announcement. Escondido Council Member Joe Garcia and a representative from State Assembly Member Marie Waldron's office were in attendance to show their support of de-escalation efforts.



Community Tools:

www.arjjs.org For crime data/mapping, Megan's Law info, etc.

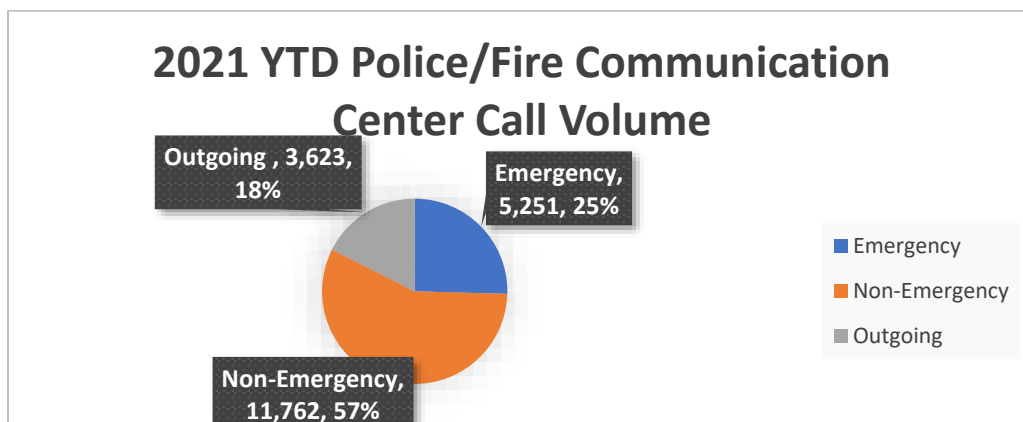
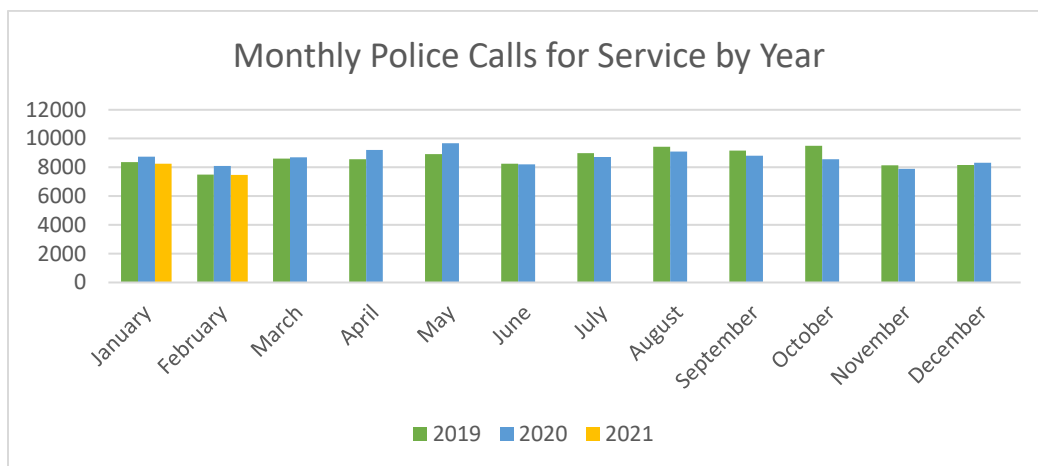
www.myneighborhoodupdate.net Search for Escondido, CA to see radio call information.

Events:

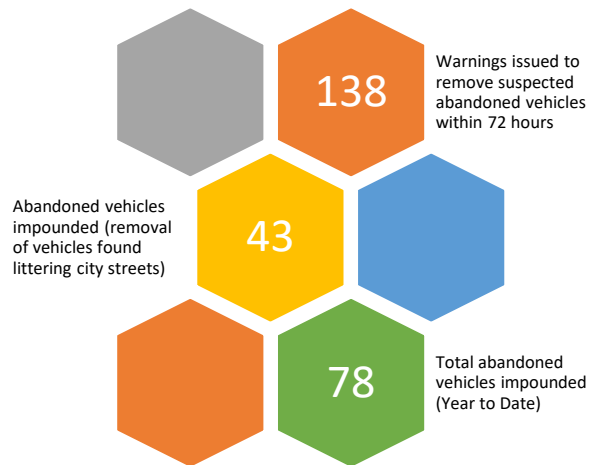
On March 8, officers conducted a traffic safety detail throughout the City focusing on bicyclist and pedestrian safety. Officers looked for bicyclists or pedestrians violating rules of the road aimed at preventing collisions. They were also on the lookout for motorists making sure they are driving safely around bicyclists and pedestrians. This detail was made possible by grant funding from the California Office of Traffic Safety. The following results were achieved:

- 17 Citations Issued to Bicyclists
- 19 Citations Issued to Pedestrians
- 7 Citations Issued to Motorists
- 2 Criminal Arrests Made
- 1 Vehicle Was Impounded

On March 10, the EPD Community Oriented Policing and Problem Solving unit (COPPS) partnered with other officers from the department and outside agencies in a special operation targeting criminal activity at local motels. During the detail, 2 people were arrested for drug sales, 4 people were arrested for felony warrants, 13 people were arrested for drug possession, and 18 field interviews were conducted. The end goal is to hopefully reduce criminal activity and police calls for service at our local motels.



February Abandoned Vehicle Data



FIRE DEPARTMENT UPDATES:

During the past week the Escondido Fire Department has been well represented in assisting with the COVID vaccination process through Operation Collaboration in the North County area. Battalion Chief Sargis recently completed service as the North County Division leader for the East Branch. Captain Lindberg relieved Captain Berg as a Point of Distribution (POD) unit leader. Vaccinators this past week included Paramedic's Leitch and Hanna. The Operation Collaboration PODs have been focusing on residential care facilities, eligible city employees, and agricultural workers. On Sunday, March 14, a POD was hosted at Henry Avocado that provided 155 vaccination for area farm workers. To date, Operation Collaboration has provided over 30,000 vaccinations.



Fire Emergency Responses March 7 - 13

