

STAFF REPORT

City of Lancaster

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6/10/2025
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Date: June 10, 2025

To: Mayor Parris and City Council Members

From: Patti Garibay, Director - Community Development
Nicole Jones, Senior Analyst – Community Development

Subject: Lancaster Drainage Benefit Assessment District Annual Assessment for Fiscal Year 2025/26

Recommendation:

1. Adopt Resolution No. 25-XX, generally describing any proposed improvements or substantial changes in existing improvements and ordering the assessment engineer to prepare and file a report for Lancaster Drainage Benefit Assessment District.
2. Adopt Resolution No. 25-XX, preliminary approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

G.C. Section 84308: No

Fiscal Impact:

Parcels annexed prior to Fiscal Year 2005/06 will be assessed \$50 per equivalent drainage unit, which is the same as the previous year's assessment. Lots and parcels annexed beginning Fiscal Year 2005/06 will be assessed \$89.90 per equivalent drainage unit, which includes the 3.11% CPI adjustment. An estimated total of \$2,793,313.64 will be assessed against the benefiting properties and will be used for maintenance expenses.

Background:

The City Council previously formed the Lancaster Drainage Benefit Assessment District, including the establishment of separate zones, and submitted the proposition to the eligible voters in each respective zone. The majority of voters approved the formation of the District, the separate zones, and the levying of the assessment. The first year's assessment was paid

by the developers of the property. Each year, thereafter, the City Council, after public notice and hearing, may determine and impose an annual assessment. Due to the cost and complexity of accounting for separate zones of benefit within the District, separate zone designations were eliminated in 1992 per Resolution 92-134, by City Council action.

The drainage improvements in the District have been completed and accepted by the City Council, and will be maintained with funds generated by the Drainage Benefit Assessment District. Each lot or parcel within the District that was annexed prior to Fiscal Year 2005/06, as indicated on the diagram, will be assessed a unit assessment of \$50 per equivalent drainage unit (EDU) for Fiscal Year 2025/26. The unit assessment for Fiscal Year 2025/26 is the same as Fiscal Year 2004-2005, except for those parcels that were annexed during Fiscal Year 2005/06 or subsequent fiscal years, which will be assessed at a rate reflective of the February index increase consistent with the consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$87.19.

For Fiscal Year 2025/26, the rate of assessment will be \$89.90 per assessment unit, including the established CPI adjustment of 3.11% ($\$87.19 \times 1.0311 = \89.90). The method of assessment is based on proportionate storm water runoff, thereby assessing developments with more impervious area a proportionately larger share of the total assessed costs. Refer to the attached Engineer's Report and Assessment for details.

NJ/gb

Attachments:

Resolution No. 25-XX DMD Resolution of Intent
Resolution No. 25-XX DMD Initiating Resolution
Engineer's Report - Prelim