

STAFF REPORT

City of Lancaster

CC 7
6/10/2025
TN

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 Landscape Maintenance District No. 1 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, Harris & Associates, to prepare and file a report for Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.
2. Adopt Resolution No. 25-XX, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

G.C. Section 84308: No

Fiscal Impact:

Parcels annexed prior to Fiscal Year 2005/06 will be assessed \$80 per benefit unit, which is the same as the previous year's assessment. Parcels annexed beginning Fiscal Year 2005/06 will be assessed \$143.83 per benefit unit; parcels in the Fox Field Industrial Corridor will be assessed \$0.473 per benefit unit, which includes the 3.11% CPI adjustment. An estimated total of \$2,106,334.56 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District were formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City, and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

The landscaping improvements in the areas within the District will be maintained with funds generated by the Landscape Maintenance District. Each lot or parcel within the District that was annexed prior to Fiscal Year 2005/06, as indicated on the diagram, will be assessed a unit assessment of \$80 for Fiscal Year 2025/26. The unit assessment for Fiscal Year 2025/26 is the same as Fiscal Year 2004/05, except for those parcels that were annexed beginning Fiscal Year 2005/06, which will be assessed at a rate reflective of an annual index increase consistent with the February consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$139.50 per benefit unit. For Fiscal Year 2025/26, the rate of assessment will be \$143.83 per benefit unit, including the established CPI adjustment of 3.11% ($\$139.50 + (\$139.50 \times 0.0311 = \$4.33)$ ($\$139.50 + \$4.33 = \$143.83$). Last year's rate for the Fox Field Industrial Corridor Landscape Maintenance District was \$0.4591 per benefit unit. For Fiscal Year 2025/26, the rate of assessment will be \$0.4734 per benefit unit, including the established CPI adjustment of 3.11% ($\$0.4591 + (\$0.4591 \times 0.0311) = \0.01427801) ($\$0.4591 + \$0.01428 = \$0.4734$).

NJ/gb

Attachments:

Resolution No. 25-XX LMD wFox Field Resolution of Intent
Resolution No. 25-XX LMD wFox Field Initiating Resolution
Engineer's Report Prelim