



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

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**WEDNESDAY, JUNE 18, 2025**

**4:00 PM - Closed Session (Parkview Conference Room)**

**5:00 PM - Regular Session**

**Escondido City Council Chambers, 201 North Broadway, Escondido, CA 92025**

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### **WELCOME TO YOUR CITY COUNCIL MEETING**

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the City Council and the action recommended by City staff.

#### **MAYOR**

Dane White

#### **DEPUTY MAYOR**

Consuelo Martinez (District 1)

#### **COUNCILMEMBERS**

Joe Garcia (District 2)

Christian Garcia (District 3)

Judy Fitzgerald (District 4)

#### **CITY MANAGER**

Sean McGlynn

#### **CITY ATTORNEY**

Michael McGuinness

#### **CITY CLERK**

Zack Beck

### **HOW TO WATCH**

The City of Escondido provides three ways to watch a City Council meeting:

#### **In Person**



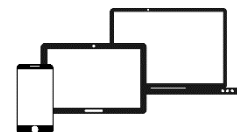
201 N. Broadway

#### **On TV**



Cox Cable Channel 19 and U-verse Channel 99

#### **Online**



[www.escondido.gov](http://www.escondido.gov)



# CITY *of* ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, JUNE 18, 2025

### HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the City Council during a meeting:

#### In Person



Fill out Speaker Slip and Submit to City Clerk

#### In Writing



[escondido-ca.municodemeetings.com](https://escondido-ca.municodemeetings.com)

### ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.







# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, JUNE 18, 2025

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### CLOSED SESSION

4:00 PM

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### CALL TO ORDER

1. Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

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

### CLOSED SESSION

- I. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)**
  - a. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Teamsters Local 911, Maintenance and Operations Bargaining Unit and Administrative / Clerical / Engineering Bargaining Unit
  - b. Agency Representative: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido City Employees' Association, Supervisory Bargaining Unit
  - c. Agency Representatives: Sean McGlynn, City Manager, or designee  
Employee Organization: Escondido Police Association Non-Sworn Bargaining Unit
- II. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)**
  - a. Property: 340 N. Escondido Blvd., Escondido (California Center for the Arts, Escondido)  
Agency Negotiator: Sean McGlynn, City Manager, or designees  
Negotiating Party: California Center for the Arts, Escondido  
Under Negotiation: Terms of Management Agreement

### ADJOURNMENT



# CITY *of* ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, JUNE 18, 2025

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### REGULAR SESSION

5:00 PM Regular Session

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#### 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

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

#### CALL TO ORDER

Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

#### CLOSED SESSION REPORT

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

#### 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**

Request the City council approve the City Council and Housing Successor Agency warrants issued between June 02, 2025 to June 08, 2025.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

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**3. APPROVAL OF MINUTES: None**

**4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS**

**5. LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT – PRELIMINARY ENGINEER'S REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2025/2026**

Request the City Council adopt Resolution Nos. 2025-71 and 2025-72 to initiate the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District ("LMD") for Zones 1 through 38 for fiscal year 2025/2026 and approve the Preliminary Engineer's Report for LMD Zones 1 through 38.

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Deputy City Manager/Interim Director of Development Services, and Jonathan Schauble, City Engineer)

Presenter: Jen Conway, Landscape Project Manager

a) Resolution No. 2025-71

b) Resolution No. 2025-72

**6. CONTINUING THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN** Request the City Council adopt Resolution No. 2025-64, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main.

Staff Recommendation: Approval (Utilities Department: Angela Morrow, Director of Utilities)

Presenter: Stephanie Roman, Assistant Director of Utilities, Construction and Engineering

a) Resolution No. 2025-64

**7. NOTICE OF COMPLETION FOR THE TRUNK SEWER REPLACEMENT PROJECT**

Request the City Council adopt Resolution No. 2025-56, authorizing the Director of Utilities to file a Notice of Completion for the Trunk Sewer Replacement Project.

Staff Recommendation: Approval (Utilities Department: Angela Morrow, Director of Utilities)

Presenter: Stephanie Roman, Assistant Director of Utilities, Construction and Engineering

a) Resolution No. 2025-56



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, JUNE 18, 2025

**8. APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER DANIEL J. ORR**

Request the City Council adopt of Resolution No. 2025-50, approving the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Daniel J. Orr.

Staff Recommendation: Approval (Human Resources Department: Jessica Perpetua, Director of Human Resources)

Presenter: Jessica Perpetua, Director of Human Resources

a) Resolution No. 2025-50

### **PUBLIC HEARINGS**

**9. FISCAL YEAR 2025/26 OPERATING BUDGET ADOPTION**

Request the City Council adopt Resolution No. 2025-74 approving the Fiscal Year 2025/26 Annual Operating Budget and adopt Resolution No. 2025-75 approving the Appropriations Limit (Gann Limit) for Fiscal Year 2025/26.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

a) Resolution No. 2025-74

b) Resolution No. 2025-75

**10. FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM BUDGET AND ADOPTION OF THE 2026 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM**

Request the City Council adopt Resolution No. 2025-76 approving Fiscal Years 2025/26 – 2027/2030 Five-Year Capital Improvement Program and the Fiscal Year 2025/26 Capital Improvement Program Budget; adopt Resolution No. 2025-77 approving the RMRA FY 25/26 project list; and adopt Resolution No. 2025-78 approving the Regional Transportation Improvement Program for Fiscal Years 2026 through 2030.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Lyn Cruz, Accountant II

a) Resolution No. 2025-76

b) Resolution No. 2025-77

c) Resolution No. 2025-78



# CITY of ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, JUNE 18, 2025

**11. PL25-0149/PL25-0150/PL25-0151 – PLANNED DEVELOPMENT PERMIT AND DESIGN REVIEW PERMIT FOR CONSTRUCTION OF 35 MULTI-FAMILY DWELLING UNITS**

Request the City Council introduce Ordinance No. 2025-04, approving a Planned Development Permit, and adopting Resolution No. 2025-68 approving a Design Review Permit for construction of the Project. Approval of the Project includes the environmental determination.

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Deputy City Manager/Interim Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

a) Ordinance No. 2025-04 (First Reading and Introduction)

b) Resolution No. 2025-68

### **FUTURE AGENDA**

**12. 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)

### **COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS**

#### **CITY MANAGER'S REPORT**

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

#### **ORAL COMMUNICATIONS**

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#### **ADJOURNMENT**



# CITY *of* ESCONDIDO

## COUNCIL MEETING AGENDA

WEDNESDAY, JUNE 18, 2025

### UPCOMING MEETING SCHEDULE

Wednesday, June 25, 2025    4:00 & 5:00 PM    Closed Session, Regular Meeting, *Council Chambers*  
Wednesday, July 16, 2025    4:00 & 5:00 PM    Closed Session, Regular Meeting, *Council Chambers*

### SUCCESSOR AGENCY

Members of the Escondido City Council also sit as the Successor Agency to the Community Development Commission, Escondido Joint Powers Financing Authority, and the Mobilehome Rent Review Board.



# **A F F I D A V I T S**

## **O F**

## **I T E M**

## **P O S T I N G –**

- REVIEW AND ADOPTION OF FISCAL YEAR 2025/26 OPERATING BUDGET FOR THE CITY OF ESCONDIDO; AND ADOPTION OF THE APPROPRIATIONS LIMIT (GANN LIMIT)
- REVIEW AND ADOPTION OF THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF ESCONDIDO FOR FISCAL YEARS 2025/26 – 2029/30 AND THE PROJECT BUDGETS FOR FISCAL YEAR 2025/26; AND REVIEW AND ADOPTION OF THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2025/26 – 2029/30
- PL25-0149/PL25-0150/PL25-0151: WEST 4TH LOFTS



CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4617

Item 1.

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN on June 18, 2025 at 5:00 p.m. the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following items:

**REVIEW AND ADOPTION OF FISCAL YEAR 2025/26 OPERATING BUDGET FOR THE CITY OF ESCONDIDO; AND ADOPTION OF THE APPROPRIATIONS LIMIT (GANN LIMIT)**

IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council, at or prior to the Public Hearing.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4643 with any requests for reasonable accommodations, to include sign language interpreters, at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

ALL INTERESTED PERSONS are invited to attend said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025. Viewing of the budget document will be available on the City's website at <http://www.escondido.gov/annual-operating-budget.aspx> or at the City Clerk's office prior to the Public Hearing.

**For additional information, please contact the Finance Department at (760) 839-4338, and refer to the Operating Budget for Fiscal Year 2025/26.**

DocuSigned by:

A handwritten signature in black ink that reads "Zack Beck".

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ZACK BECK, City Clerk  
City of Escondido  
Dated: June 05, 2025

Published in THE ESCONDIDO TIMES ADVOCATE: 6/5/25





CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4617

Item 1.

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN on WEDNESDAY, JUNE 18, 2025 at 5:00 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

**REVIEW AND ADOPTION OF THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF ESCONDIDO FOR FISCAL YEARS 2025/26 – 2029/30 AND THE PROJECT BUDGETS FOR FISCAL YEAR 2025/26; AND REVIEW AND ADOPTION OF THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2025/26 – 2029/30**

IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council, at or prior to the Public Hearing.

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ALL INTERESTED PERSONS are invited to attend said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025.

**For additional information**, please contact the Finance Department at (760) 839-4629, and refer to Five-Year Capital Improvement Program for Fiscal Years 2025/26-2029/30, OR contact the Engineering Services Department at (760) 839-4651, and refer to the TransNet Program of Projects for Fiscal Years 2025/26-2029/30.

DocuSigned by:

A handwritten signature in black ink that reads "Zack Beck".  
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ZACK BECK, City Clerk  
City of Escondido  
Dated: June 5, 2025

Published in THE ESCONDIDO TIMES ADVOCATE: 6/5/25



**CITY OF ESCONDIDO  
OFFICE OF THE CITY CLERK  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4617**

### **NOTICE OF PUBLIC HEARING**

The Escondido City Council will hold a public hearing, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA at **5 p.m.** on **Wednesday, June 18, 2025**, to consider the item below:

#### **PL25-0149/PL25-0150/PL25-0151: WEST 4<sup>TH</sup> LOFTS**

**REQUEST:** Approval of a Planned Development Permit (Master and Precise Plan) and a Design Review Permit to allow for the construction of a 5-story multi-family building with a total of 35 units on a 0.23 acre site with residential units on the ground-floor ("Project"). The Project site is zoned Specific Planning Area (S-P), and has a General Plan Land Use Designation of Specific Planning Area 9 (Downtown Specific Plan). The Project includes a density bonus request, and would provide four (4) Very-Low-Income units. In accordance with State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), the Project would utilize two (2) incentives/concessions to reduce the required amount of open space, and to allow balconies to project into a required front yard setback. The Project also includes on- and off-site improvements consisting of new off-street parking spaces, open space, stormwater management, and right-of-way improvements. The Project includes an environmental determination.

**PROPERTY SIZE AND LOCATION:** The Project is located at the northwest corner of S. Escondido Boulevard and W. 4<sup>th</sup> Avenue, and is addressed as 339 S Escondido Boulevard, Assessor Parcel No.: 233-141-15-00.

**ENVIRONMENTAL STATUS:** The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

**PLANNING COMMISSION ACTION:** On May 27, 2025 the Planning Commission voted 4-1 to recommend approval of the Project.

**PUBLIC COMMENT:** To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://escondido.gov/820/Americans-with-Disabilities-Act>.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City's website at <https://escondido-ca.municodemeetings.com/> after Thursday, June 12, 2026.

**For additional information, please contact Ivan Flores, Principal Planner, at 760-839-4529, or via email at [ivan.flores@escondido.gov](mailto:ivan.flores@escondido.gov), and refer to Case No. PL25-0149/PL25-0150/PL25-0151**



DocuSigned by:

*Zack Beck*

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Zack Beck, City Clerk  
City of Escondido  
Dated: June 05, 2025



# STAFF REPORT

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June 18, 2025  
File Number 0400-40

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**SUBJECT****APPROVAL OF WARRANT REGISTER****DEPARTMENT**

Finance

**RECOMMENDATION**

Approval for City Council and Housing Successor Agency warrants issued between June 02, 2025 to June 08, 2025

Staff Recommendation: Approval (Finance Department: Christina Holmes)

**ESSENTIAL SERVICE** – Internal requirement per Municipal Code Section 10

**COUNCIL PRIORITY** –

**FISCAL ANALYSIS**

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

Dates	06/02/2025 to 06/08/2025
Total	\$4,538,956.97
Number of Warrants	217

**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.



Consent Item No. 3

June 18, 2025

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**APPROVAL**

**OF**

**MINUTES**



# STAFF REPORT

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## ITEM NO. 4

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### SUBJECT

### WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

### ANALYSIS

The City Council/RRB has adopted a policy that is sufficient to read the title of ordinances at the time of introduction and adoption, and that reading of the full text of ordinances and the full text and title of resolutions may be waived.

Approval of this consent calendar item allows the City Council/RRB to waive the reading of the full text and title of all resolutions agendaized in the Consent Calendar, as well as the full text of all ordinances agendaized in either the Introduction and Adoption of Ordinances or General Items sections. **This particular consent calendar item requires unanimous approval of the City Council/RRB.**

Upon approval of this item as part of the Consent Calendar, all resolutions included in the motion and second to approve the Consent Calendar shall be approved. Those resolutions removed from the Consent Calendar and considered under separate action may also be approved without the reading of the full text and title of the resolutions.

Also, upon the approval of this item, the Mayor will read the titles of all ordinances included in the Introduction and Adoption of Ordinances section. After reading of the ordinance titles, the City Council/RRB may introduce and/or adopt all the ordinances in one motion and second.

### RECOMMENDATION

Staff recommends that the City Council/RRB approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/RRB is required.

Respectfully Submitted,

Zack Beck  
City Clerk



# STAFF REPORT

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June 18, 2025  
File Number 0685-10

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## SUBJECT

**LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT – PRELIMINARY ENGINEER’S REPORT FOR ZONES 1-38 FOR FISCAL YEAR 2025/2026**

## DEPARTMENT

Development Services

## RECOMMENDATION

Request the City Council adopt Resolution Nos. 2025-71 and 2025-72 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 fiscal year 2025/2026 and approve the Preliminary Engineer’s Report for LMD Zones 1 through 38.

Staff Recommendation: Approval and File (Christopher McKinney, Development Services Director, and Jonathan Schauble, City Engineer)

Presenter: Jen Conway, Landscape Project Manager

**ESSENTIAL SERVICE** – Yes, Maintenance of Open Spaces

**COUNCIL PRIORITY** – Increase Retention and Attraction of People and Businesses to Escondido

## FISCAL ANALYSIS

The LMD reimburses all costs incurred by the City in all zones except Zones 12 and 13. The City of Escondido 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 shopping centers on either side of the Parkway.

A Consumer Price Index (“CPI”) increase of 3.1 percent (3.1%) per Bureau of Labor Statistics: San Diego-Carlsbad, CA, has been applied to adjust the maximum authorized assessment for Zones 1, 4, 6, 7, 9, 10, 11, and 13 through 38. Property owners within these zones previously approved the annual CPI adjustments. Each assessment remains at or under the maximum authorized levy.



# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The LMD was established as a means to fund the ongoing maintenance of certain landscape and irrigation improvements associated with the development of specific properties within the City of Escondido. 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 attached as Exhibit "A" to Resolution No. 2025-71, details the proposed budget and assessment for Zones 1 through 38 within the LMD for fiscal year 2025/2026.

The Final Engineer's Report for LMD Zones 1 through 38 for fiscal year 2025/2026 will be presented to the City Council for approval on July 16, 2025.

### RESOLUTIONS

- a) Resolution No. 2025-71
- b) Resolution No. 2025-71— Exhibit "A"— Preliminary Engineers Report
- c) Resolution No. 2025-72

### ATTACHMENTS

- a) Attachment "1"— LMD Map

## RESOLUTION NO. 2025-71

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 FOR FISCAL YEAR 2025/2026

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, as follows:

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 2025-2026.



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 and following), 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; and
- 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; and
- 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 2025-2026.

6. That this Resolution shall take effect immediately upon its adoption.

## **Assessment Engineer's Report Zones 1 through 38 Fiscal Year 2025/26**

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

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PRELIMINARY REPORT

**June 16, 2025**

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

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**SPECIAL DISTRICT FINANCING & ADMINISTRATION**

27201 Puerta Real, Suite 260  
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**CITY OF ESCONDIDO  
ASSESSMENT ENGINEER'S REPORT  
ZONES 1 THROUGH 38**

**ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT  
FISCAL YEAR 2025/26**

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

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

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

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

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

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.

The 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. The 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
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$67,353.69</b>	<b>\$3,255.48</b>	<b>\$15,565.78</b>	<b>\$16,640.23</b>	<b>\$7,962.46</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,208.00	2,208.00	2,208.00	2,208.00	7,728.00
Miscellaneous Repairs	24,000.00	3,864.86	6,260.00	10,520.00	4,308.47
Service/Utilities	16,869.00	3,998.50	3,399.00	8,343.50	8,327.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	43,077.00	10,071.36	11,867.00	21,071.50	20,363.47
<i>Administrative Costs</i>					
Administration/Inspection	10,739.96	1,181.00	1,771.69	1,321.01	1,288.79
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:	11,940.44	1,733.90	2,373.69	2,329.21	2,291.79
Subtotal Direct and Administrative:	\$55,017.44	\$11,805.26	\$14,240.69	\$23,400.71	\$22,655.26
Reserve	48,730.63	0.00	9,875.09	12,063.44	0.00
<b>Total Expenditures:</b>	<b>\$103,748.07</b>	<b>\$11,805.26</b>	<b>\$24,115.78</b>	<b>\$35,464.15</b>	<b>\$22,655.26</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$36,394.38)</b>	<b>(\$8,549.78)</b>	<b>(\$8,550.00)</b>	<b>(\$18,823.92)</b>	<b>(\$14,692.80)</b>
<b>Calculated Required Net Levy</b>	<b>\$36,394.38</b>	<b>\$8,549.78</b>	<b>\$8,550.00</b>	<b>\$18,823.92</b>	<b>\$14,692.80</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	297	29	20	82	30
Authorized Maximum Levy 2025/26	\$122.55	\$294.83	\$427.50	\$229.56	\$489.77
<b>Levy per Unit 2025/26</b>	<b>\$122.54</b>	<b>\$294.82</b>	<b>\$427.50</b>	<b>\$229.56</b>	<b>\$489.76</b>
<b>Actual Total Levy</b>	<b>\$36,394.38</b>	<b>\$8,549.78</b>	<b>\$8,550.00</b>	<b>\$18,823.92</b>	<b>\$14,692.80</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$122.54	\$294.82	\$427.50	\$229.56	\$489.76
2024/25 Levy per Unit	\$118.84	\$294.82	\$427.50	\$222.60	\$489.76
2023/24 Levy per Unit	\$113.06	\$294.82	\$427.50	\$202.06	\$489.76
2022/23 Levy per Unit	\$104.96	\$294.82	\$427.50	\$196.62	\$489.76
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	\$184.12	\$489.76
2019/20 Levy per Unit	\$96.02	\$294.82	\$427.50	\$179.88	\$489.76
2018/19 Levy per Unit	\$92.90	\$294.82	\$427.50	\$174.02	\$489.76
2017/18 Levy per Unit	\$90.18	\$294.82	\$427.50	\$168.94	\$489.76
2016/17 Levy per Unit	\$88.44	\$294.82	\$427.50	\$165.68	\$489.76
2015/16 Levy per Unit	\$87.04	\$294.82	\$427.50	\$163.04	\$489.76

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

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

ZONE DESCRIPTION	ZONE 6 Tract 611R	ZONE 7 Tract 733R	ZONE 8 Tract 789	ZONE 9 Laurel Valley	ZONE 10 Country Club
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$4,688.55</b>	<b>\$33,830.23</b>	<b>\$1,482.15</b>	<b>\$79,977.44</b>	<b>(\$0.00)</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,208.00	13,248.00	2,208.00	35,328.00	0.00
Miscellaneous Repairs	3,920.75	8,164.00	0.00	70,000.00	0.00
Service/Utilities	2,678.50	7,073.00	1,549.10	41,320.00	0.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	8,807.25	28,485.00	3,757.10	146,648.00	0.00
<i>Administrative Costs</i>					
Administration/Inspection	2,000.00	4,510.78	187.95	15,411.83	0.00
Liability Fund	330.00	0.00	0.00	0.00	0.00
Consultant	500.00	600.00	150.00	400.00	0.00
County Fee	1.30	2.20	2.90	15.60	0.00
Subtotal Administrative Costs:	2,831.30	5,112.98	340.85	15,827.43	0.00
Subtotal Direct and Administrative:	\$11,638.55	\$33,597.98	\$4,097.95	\$162,475.43	\$0.00
Reserve	699.20	18,269.17	0.00	28,695.17	0.00
<b>Total Expenditures:</b>	<b>\$12,337.75</b>	<b>\$51,867.15</b>	<b>\$4,097.95</b>	<b>\$191,170.60</b>	<b>\$0.00</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$7,649.20)</b>	<b>(\$18,036.92)</b>	<b>(\$2,615.80)</b>	<b>(\$111,193.16)</b>	<b>(\$0.00)</b>
<b>Calculated Required Net Levy</b>	<b>\$7,649.20</b>	<b>\$18,036.92</b>	<b>\$2,615.80</b>	<b>\$111,193.16</b>	<b>\$0.00</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per EDU
Number of Benefit Units	13	22	29	156	1,571.25
Authorized Maximum Levy 2025/26	\$588.40	\$1,342.31	\$90.20	\$712.79	\$23.98
<b>Levy per Unit 2025/26</b>	<b>\$588.40</b>	<b>\$819.86</b>	<b>\$90.20</b>	<b>\$712.78</b>	<b>\$0.00</b>
<b>Actual Total Levy</b>	<b>\$7,649.20</b>	<b>\$18,036.92</b>	<b>\$2,615.80</b>	<b>\$111,193.68</b>	<b>\$0.00</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$588.40	\$819.86	\$90.20	\$712.78	\$0.00
2024/25 Levy per Unit	\$570.58	\$795.06	\$90.20	\$691.22	\$0.00
2023/24 Levy per Unit	\$542.84	\$750.06	\$90.20	\$657.60	\$0.00
2022/23 Levy per Unit	\$479.04	\$712.06	\$90.20	\$610.32	\$0.00
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

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

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

ZONE DESCRIPTION	ZONE 11 Parkwood	ZONE 12 Reidy Creek	ZONE 13 Ctr City Prkwy	ZONE 14 Tract 747	ZONE 15 Tract 805
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$83,718.92</b>	<b>\$20,977.47</b>	<b>\$42,244.14</b>	<b>\$11,557.16</b>	<b>\$22,458.01</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	35,328.00	35,328.00	2,208.00	2,208.00	2,208.00
Miscellaneous Repairs	50,000.00	15,788.71	15,000.00	1,938.26	7,000.00
Service/Utilities	50,000.00	0.00	6,105.00	2,750.00	3,740.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	135,328.00	51,116.71	23,313.00	6,896.26	12,948.00
<i>Administrative Costs</i>					
Administration/Inspection	5,799.58	25,050.00	5,638.48	558.48	1,932.66
Liability Fund	520.00	2,640.12	0.00	0.00	0.00
Consultant	1,000.00	1,500.00	525.00	400.00	525.00
County Fee	33.00	1.80	2.00	0.80	1.80
Subtotal Administrative Costs:	7,352.58	29,191.92	6,165.48	959.28	2,459.46
Subtotal Direct and Administrative:	\$142,680.58	\$80,308.63	\$29,478.48	\$7,855.54	\$15,407.46
Reserve	55,858.54	0.00	29,420.21	9,826.58	17,786.11
<b>Total Expenditures:</b>	<b>\$198,539.12</b>	<b>\$80,308.63</b>	<b>\$58,898.69</b>	<b>\$17,682.12</b>	<b>\$33,193.57</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$114,820.20)</b>	<b>(\$59,331.16)</b>	<b>(\$16,654.55)</b>	<b>(\$6,124.96)</b>	<b>(\$10,735.56)</b>
<b>Calculated Required Net Levy</b>	<b>\$114,820.20</b>	<b>\$59,331.16</b>	<b>\$16,654.55</b>	<b>\$6,124.96</b>	<b>\$10,735.56</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$5,186.23	\$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 2025/26	\$347.95	\$688.38	\$7.57	\$894.87	\$626.41
<b>Levy per Unit 2025/26</b>	<b>\$347.94</b>	<b>\$688.38</b>	<b>\$7.57</b>	<b>\$765.62</b>	<b>\$596.42</b>
<b>Actual Total Levy</b>	<b>\$114,820.20</b>	<b>\$59,331.16</b>	<b>\$11,468.32</b>	<b>\$6,124.96</b>	<b>\$10,735.56</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$347.94	\$688.38	\$7.57	\$765.62	\$596.42
2024/25 Levy per Unit	\$337.42	\$688.38	\$7.34	\$742.46	\$578.38
2023/24 Levy per Unit	\$321.00	\$688.38	\$6.98	\$646.70	\$549.24
2022/23 Levy per Unit	\$298.02	\$688.38	\$6.16	\$600.46	\$509.98
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

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

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

ZONE DESCRIPTION	ZONE 16 Tract 741	ZONE 17 Tract 800	ZONE 18 Tract 818	ZONE 19 Tract 819 & 844	ZONE 20 Tract 817
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$10,614.37</b>	<b>\$7,212.11</b>	<b>\$4,031.26</b>	<b>\$283,603.44</b>	<b>\$27,218.18</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,208.00	2,208.00	2,208.00	52,992.00	3,312.00
Miscellaneous Repairs	9,000.00	5,590.00	2,995.00	120,000.00	7,175.00
Service/Utilities	1,303.50	2,964.50	1,820.50	120,130.50	5,280.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	12,511.50	10,762.50	7,023.50	293,122.50	15,767.00
<i>Administrative Costs</i>					
Administration/Inspection	644.40	1,610.99	349.05	52,713.79	1,009.56
Liability Fund	0.00	0.00	0.00	2,350.00	0.00
Consultant	340.00	500.00	585.00	3,403.00	340.00
County Fee	1.00	4.70	5.00	26.20	0.90
Subtotal Administrative Costs:	985.40	2,115.69	939.05	58,492.99	1,350.46
Subtotal Direct and Administrative:	\$13,496.90	\$12,878.19	\$7,962.55	\$351,615.49	\$17,117.46
Reserve	1,591.67	2,745.04	2,388.71	166,509.39	22,704.50
<b>Total Expenditures:</b>	<b>\$15,088.57</b>	<b>\$15,623.23</b>	<b>\$10,351.26</b>	<b>\$518,124.88</b>	<b>\$39,821.96</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$4,474.20)</b>	<b>(\$8,411.12)</b>	<b>(\$6,320.00)</b>	<b>(\$234,521.44)</b>	<b>(\$12,603.78)</b>
<b>Calculated Required Net Levy</b>	<b>\$4,474.20</b>	<b>\$8,411.12</b>	<b>\$6,320.00</b>	<b>\$234,521.44</b>	<b>\$12,603.78</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	10	47	50	262	9
Authorized Maximum Levy 2025/26	\$447.43	\$178.97	\$126.40	\$1,409.39	\$1,419.60
<b>Levy per Unit 2025/26</b>	<b>\$447.42</b>	<b>\$178.96</b>	<b>\$126.40</b>	<b>\$895.12</b>	<b>\$1,400.42</b>
<b>Actual Total Levy</b>	<b>\$4,474.20</b>	<b>\$8,411.12</b>	<b>\$6,320.00</b>	<b>\$234,521.44</b>	<b>\$12,603.78</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$447.42	\$178.96	\$126.40	\$895.12	\$1,400.42
2024/25 Levy per Unit	\$433.38	\$173.54	\$122.58	\$868.02	\$1,358.08
2023/24 Levy per Unit	\$412.78	\$165.10	\$116.60	\$769.32	\$1,286.62
2022/23 Levy per Unit	\$364.26	\$145.70	\$107.90	\$769.32	\$1,194.64
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

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

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

ZONE DESCRIPTION	ZONE 21 Tract 823	ZONE 22 Tract 808	ZONE 23 Tract 837	ZONE 24 Tract 824 & 845	ZONE 25 Tr. 847,821,787
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$22,368.39</b>	<b>\$19,304.41</b>	<b>\$17,411.40</b>	<b>\$41,672.40</b>	<b>\$17,763.42</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,208.00	2,208.00	2,208.00	3,312.00	2,208.00
Miscellaneous Repairs	12,040.00	8,794.00	4,180.00	20,069.00	6,375.00
Service/Utilities	3,811.50	4,609.50	2,700.50	19,965.00	3,250.50
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	18,059.50	15,611.50	9,088.50	43,346.00	11,833.50
<i>Administrative Costs</i>					
Administration/Inspection	3,318.65	5,369.98	1,181.40	6,310.00	6,712.47
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	580.00	750.00	380.00	1,310.00	1,055.00
County Fee	1.60	2.30	1.60	5.80	5.20
Subtotal Administrative Costs:	3,900.25	6,122.28	1,563.00	7,625.80	7,772.67
Subtotal Direct and Administrative:	\$21,959.75	\$21,733.78	\$10,651.50	\$50,971.80	\$19,606.17
Reserve	10,546.88	10,302.97	14,955.10	28,078.12	9,471.41
<b>Total Expenditures:</b>	<b>\$32,506.63</b>	<b>\$32,036.75</b>	<b>\$25,606.60</b>	<b>\$79,049.92</b>	<b>\$29,077.58</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$10,138.24)</b>	<b>(\$12,732.34)</b>	<b>(\$8,195.20)</b>	<b>(\$37,377.52)</b>	<b>(\$11,314.16)</b>
<b>Calculated Required Net Levy</b>	<b>\$10,138.24</b>	<b>\$12,732.34</b>	<b>\$8,195.20</b>	<b>\$37,377.52</b>	<b>\$11,314.16</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	16	23	16	58	52
Authorized Maximum Levy 2025/26	\$806.82	\$1,365.05	\$654.20	\$644.44	\$433.95
<b>Levy per Unit 2025/26</b>	<b>\$633.64</b>	<b>\$553.58</b>	<b>\$512.20</b>	<b>\$644.44</b>	<b>\$217.58</b>
<b>Actual Total Levy</b>	<b>\$10,138.24</b>	<b>\$12,732.34</b>	<b>\$8,195.20</b>	<b>\$37,377.52</b>	<b>\$11,314.16</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$633.64	\$553.58	\$512.20	\$644.44	\$217.58
2024/25 Levy per Unit	\$614.52	\$536.96	\$497.14	\$624.92	\$211.00
2023/24 Levy per Unit	\$543.76	\$475.58	\$476.14	\$565.06	\$202.94
2022/23 Levy per Unit	\$504.88	\$441.58	\$442.10	\$524.66	\$188.44
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

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

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

ZONE DESCRIPTION	ZONE 26 Tracts 856	ZONE 27 Tract 850	ZONE 28 Tract 839	ZONE 29 Tract 861	ZONE 30 Tract 880
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$18,647.84</b>	<b>\$83,725.80</b>	<b>\$321,877.75</b>	<b>\$21,607.08</b>	<b>\$0.00</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	2,208.00	3,312.00	33,120.00	2,208.00	0.00
Miscellaneous Repairs	5,588.26	16,545.00	130,000.00	10,000.00	0.00
Service/Utilities	3,591.50	15,423.00	77,555.50	3,888.50	0.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	11,387.76	35,280.00	240,675.50	16,096.50	0.00
<i>Administrative Costs</i>					
Administration/Inspection	1,986.89	18,994.68	31,149.09	1,181.40	0.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	840.00	2,500.00	1,700.00	295.00	0.00
County Fee	1.30	12.70	34.00	1.20	0.00
Subtotal Administrative Costs:	2,828.19	21,507.38	32,883.09	1,477.60	0.00
Subtotal Direct and Administrative:	\$14,215.95	\$56,787.38	\$273,558.59	\$17,574.10	\$0.00
Reserve	13,246.93	76,691.94	255,345.16	12,101.54	0.00
<b>Total Expenditures:</b>	<b>\$27,462.88</b>	<b>\$133,479.32</b>	<b>\$528,903.75</b>	<b>\$29,675.64</b>	<b>\$0.00</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$8,815.04)</b>	<b>(\$49,753.52)</b>	<b>(\$207,026.00)</b>	<b>(\$8,068.56)</b>	<b>\$0.00</b>
<b>Calculated Required Net Levy</b>	<b>\$8,815.04</b>	<b>\$49,753.52</b>	<b>\$207,026.00</b>	<b>\$8,068.56</b>	<b>\$0.00</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	13	127	340	12	4
Authorized Maximum Levy 2025/26	\$727.49	\$650.97	\$721.14	\$772.04	\$1,052.78
<b>Levy per Unit 2025/26</b>	<b>\$678.08</b>	<b>\$391.76</b>	<b>\$608.90</b>	<b>\$672.38</b>	<b>\$0.00</b>
<b>Actual Total Levy</b>	<b>\$8,815.04</b>	<b>\$49,753.52</b>	<b>\$207,026.00</b>	<b>\$8,068.56</b>	<b>\$0.00</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$678.08	\$391.76	\$608.90	\$672.38	\$0.00
2024/25 Levy per Unit	\$657.48	\$380.02	\$590.48	\$651.96	\$0.00
2023/24 Levy per Unit	\$637.86	\$361.76	\$550.80	\$631.06	\$0.00
2022/23 Levy per Unit	\$592.26	\$335.90	\$511.42	\$585.94	\$0.00
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

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

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

ZONE DESCRIPTION	ZONE 31 Tract 834	ZONE 32 Tract 881	ZONE 33 Tract 883	ZONE 34 Tract 901	ZONE 35 Tract 947
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$2.29</b>	<b>\$16,949.43</b>	<b>\$12,720.39</b>	<b>\$11,073.19</b>	<b>\$17,483.85</b>
<u>Expenditures</u>					
<i>Direct Costs</i>					
Maintenance	0.00	2,208.00	2,208.00	3,312.00	3,312.00
Miscellaneous Repairs	0.00	3,260.00	10,000.00	6,484.26	12,000.00
Service/Utilities	0.00	2,469.50	7,040.00	4,218.50	3,850.00
Annual Installment	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	7,937.50	19,248.00	14,014.76	19,162.00
<i>Administrative Costs</i>					
Administration/Inspection	0.00	2,695.73	2,207.06	730.32	790.00
Liability Fund	0.00	0.00	0.00	0.00	0.00
Consultant	0.00	645.00	525.00	550.00	800.00
County Fee	0.00	2.20	1.10	0.50	0.60
Subtotal Administrative Costs:	0.00	3,342.93	2,733.16	1,280.82	1,590.60
Subtotal Direct and Administrative:	\$0.00	\$11,280.43	\$21,981.16	\$15,295.58	\$20,752.60
Reserve	0.00	13,107.64	4,233.81	3,172.51	5,177.81
<b>Total Expenditures:</b>	<b>\$0.00</b>	<b>\$24,388.07</b>	<b>\$26,214.97</b>	<b>\$18,468.09</b>	<b>\$25,930.41</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>(\$7,438.64)</b>	<b>(\$7,438.64)</b>	<b>(\$13,494.58)</b>	<b>(\$7,394.90)</b>	<b>(\$8,446.56)</b>
<b>Calculated Required Net Levy</b>	<b>\$0.00</b>	<b>\$7,438.64</b>	<b>\$13,494.58</b>	<b>\$7,394.90</b>	<b>\$8,446.56</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Apportionment</u>					
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	Per Parcel	Per Parcel
Number of Benefit Units	-	22	11	5	6
Authorized Maximum Levy 2025/26	\$0.00	\$396.06	\$1,271.14	\$1,692.59	\$1,407.77
<b>Levy per Unit 2025/26</b>	<b>\$0.00</b>	<b>\$338.12</b>	<b>\$1,226.78</b>	<b>\$1,478.98</b>	<b>\$1,407.76</b>
<b>Actual Total Levy</b>	<b>\$0.00</b>	<b>\$7,438.64</b>	<b>\$13,494.58</b>	<b>\$7,394.90</b>	<b>\$8,446.56</b>
<u>Historical Information</u>					
2025/26 Levy per Unit	\$0.00	\$338.12	\$1,226.78	\$1,478.98	\$1,407.76
2024/25 Levy per Unit	\$0.00	\$327.92	\$1,066.76	\$1,286.06	\$1,302.30
2023/24 Levy per Unit	\$0.00	\$309.28	\$969.04	\$1,223.52	\$1,232.20
2022/23 Levy per Unit	\$0.00	\$287.16	\$899.76	\$1,136.04	\$1,144.10
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

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



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

ZONE DESCRIPTION	ZONE 36 Tract 889	ZONE 37 Tract 934	ZONE 38 Tract 888	TOTAL ZONES
<b>Projected Beginning Balance (07/01/25)</b>	<b>\$0.00</b>	<b>\$3,003.57</b>	<b>\$13,627.41</b>	<b>\$1,383,629.68</b>
<u>Expenditures</u>				
<i>Direct Costs</i>				
Maintenance	0.00	2,208.00	2,208.00	278,208.00
Miscellaneous Repairs	0.00	1,000.00	6,000.00	617,860.57
Service/Utilities	0.00	1,500.00	2,541.00	444,066.10
Annual Installment	0.00	0.00	0.00	0.00
Subtotal Direct Costs:	0.00	4,708.00	10,749.00	1,340,134.67
<i>Administrative Costs</i>				
Administration/Inspection	0.00	3,128.22	1,020.30	220,496.19
Liability Fund	0.00	0.00	0.00	5,840.12
Consultant	0.00	670.00	822.16	28,510.94
County Fee	0.00	0.50	0.70	216.30
Subtotal Administrative Costs:	0.00	3,798.72	1,843.16	255,063.55
Subtotal Direct and Administrative:	\$0.00	\$8,506.72	\$12,592.16	<b>\$1,595,198.22</b>
Reserve	0.00	2,008.95	7,120.07	892,724.29
<b>Total Expenditures:</b>	<b>\$0.00</b>	<b>\$10,515.67</b>	<b>\$19,712.23</b>	<b>\$2,487,922.51</b>
<b>Projected Ending Balance (6/30/2026)</b>	<b>\$0.00</b>	<b>(\$7,512.10)</b>	<b>(\$6,084.82)</b>	
<b>Calculated Required Net Levy</b>	<b>\$0.00</b>	<b>\$7,512.10</b>	<b>\$6,084.82</b>	<b>\$1,104,295.12</b>
<u>City Contribution</u>	\$0.00	\$0.00	\$0.00	\$5,186.23
<u>Apportionment</u>				
Unit of Benefit	Per Parcel	Per Parcel	Per Parcel	
Number of Benefit Units	16	5	7	
Authorized Maximum Levy 2025/26	\$1,080.44	\$1,502.42	\$1,426.63	
<b>Levy per Unit 2025/26</b>	<b>\$0.00</b>	<b>\$1,502.42</b>	<b>\$869.26</b>	
<b>Actual Total Levy</b>	<b>\$0.00</b>	<b>\$7,512.10</b>	<b>\$6,084.82</b>	<b>\$1,099,109.40</b>
<u>Historical Information</u>				
2025/26 Levy per Unit	\$0.00	\$1,502.42	\$869.26	
2024/25 Levy per Unit	\$0.00	\$288.70	\$843.58	
2023/24 Levy per Unit	\$0.00	\$21.74	\$788.32	
2022/23 Levy per Unit	\$0.00	\$21.74	\$731.96	
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	

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 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-481-01-00	2245 Eucalyptus Ave	1	\$122.54
238-481-02-00	2257 Eucalyptus Ave	1	\$122.54
238-481-03-00	2301 Eucalyptus Ave	1	\$122.54
238-481-04-00	2313 Eucalyptus Ave	1	\$122.54
238-481-05-00	2325 Eucalyptus Ave	1	\$122.54
238-481-06-00	2337 Eucalyptus Ave	1	\$122.54
238-481-07-00	2415 Eucalyptus Ave	1	\$122.54
238-481-08-00	2427 Eucalyptus Ave	1	\$122.54
238-481-09-00	2439 Eucalyptus Ave	1	\$122.54
238-481-10-00	2451 Eucalyptus Ave	1	\$122.54
238-482-01-00	1629 Buckskin Dr	1	\$122.54
238-482-02-00	1619 Buckskin Dr	1	\$122.54
238-482-03-00	1609 Buckskin Dr	1	\$122.54
238-482-04-00	1543 Buckskin Dr	1	\$122.54
238-482-05-00	1535 Buckskin Dr	1	\$122.54
238-482-06-00	1527 Buckskin Dr	1	\$122.54
238-482-07-00	1519 Buckskin Dr	1	\$122.54
238-482-08-00	1511 Buckskin Dr	1	\$122.54
238-482-09-00	1439 Buckskin Dr	1	\$122.54
238-482-10-00	1433 Buckskin Dr	1	\$122.54
238-482-11-00	1427 Buckskin Dr	1	\$122.54
238-482-12-00	1421 Buckskin Dr	1	\$122.54
238-482-13-00	1415 Buckskin Dr	1	\$122.54
238-483-01-00	1627 Winsome Dr	1	\$122.54
238-483-02-00	1617 Winsome Dr	1	\$122.54
238-483-03-00	1607 Winsome Dr	1	\$122.54
238-483-04-00	1545 Winsome Dr	1	\$122.54
238-483-05-00	1537 Winsome Dr	1	\$122.54
238-483-06-00	1529 Winsome Dr	1	\$122.54
238-483-07-00	1521 Winsome Dr	1	\$122.54
238-483-08-00	1513 Winsome Dr	1	\$122.54
238-483-09-00	1449 Winsome Dr	1	\$122.54
238-483-10-00	1441 Winsome Dr	1	\$122.54
238-483-11-00	1435 Winsome Dr	1	\$122.54
238-483-12-00	1429 Winsome Dr	1	\$122.54
238-483-13-00	1423 Winsome Dr	1	\$122.54
238-483-14-00	1417 Winsome Dr	1	\$122.54
238-483-15-00	1411 Winsome Dr	1	\$122.54
238-483-16-00	1409 Mandeville Dr	1	\$122.54
238-483-17-00	1405 Mandeville Dr	1	\$122.54
238-483-18-00	2320 Cortina Cir	1	\$122.54
238-483-19-00	2328 Cortina Cir	1	\$122.54
238-483-20-00	2336 Cortina Cir	1	\$122.54
238-483-21-00	2342 Cortina Cir	1	\$122.54
238-484-01-00	1631 Cortina Cir	1	\$122.54
238-484-02-00	1621 Cortina Cir	1	\$122.54
238-484-03-00	1611 Cortina Cir	1	\$122.54
238-484-04-00	1539 Cortina Cir	1	\$122.54

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 1**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-484-05-00	1529 Cortina Cir	1	\$122.54
238-484-06-00	1519 Cortina Cir	1	\$122.54
238-484-07-00	1509 Cortina Cir	1	\$122.54
238-484-08-00	1441 Cortina Cir	1	\$122.54
238-484-09-00	1433 Cortina Cir	1	\$122.54
238-484-10-00	1425 Cortina Cir	1	\$122.54
238-484-11-00	1417 Cortina Cir	1	\$122.54
238-484-12-00	1412 Ventana Dr	1	\$122.54
238-484-13-00	1420 Ventana Dr	1	\$122.54
238-484-14-00	1428 Ventana Dr	1	\$122.54
238-484-15-00	1436 Ventana Dr	1	\$122.54
238-484-16-00	1444 Ventana Dr	1	\$122.54
238-484-17-00	1452 Ventana Dr	1	\$122.54
238-484-18-00	1510 Ventana Dr	1	\$122.54
238-484-19-00	1520 Ventana Dr	1	\$122.54
238-484-20-00	1530 Ventana Dr	1	\$122.54
238-484-21-00	1540 Ventana Dr	1	\$122.54
238-484-22-00	1550 Ventana Dr	1	\$122.54
238-484-23-00	1610 Ventana Dr	1	\$122.54
238-484-24-00	1620 Ventana Dr	1	\$122.54
238-484-25-00	1630 Ventana Dr	1	\$122.54
238-484-26-00	1640 Ventana Dr	1	\$122.54
238-485-01-00	2470 Eucalyptus Ave	1	\$122.54
238-485-02-00	2460 Eucalyptus Ave	1	\$122.54
238-485-03-00	1639 Ventana Dr	1	\$122.54
238-485-04-00	1629 Ventana Dr	1	\$122.54
238-485-05-00	1619 Ventana Dr	1	\$122.54
238-485-06-00	1609 Ventana Dr	1	\$122.54
238-485-07-00	1549 Ventana Dr	1	\$122.54
238-485-08-00	1539 Ventana Dr	1	\$122.54
238-485-09-00	1529 Ventana Dr	1	\$122.54
238-485-10-00	1519 Ventana Dr	1	\$122.54
238-485-11-00	1509 Ventana Dr	1	\$122.54
238-485-12-00	1451 Ventana Dr	1	\$122.54
238-485-13-00	1445 Ventana Dr	1	\$122.54
238-485-14-00	1437 Ventana Dr	1	\$122.54
238-485-15-00	1431 Ventana Dr	1	\$122.54
238-485-16-00	1425 Ventana Dr	1	\$122.54
238-485-17-00	1417 Ventana Dr	1	\$122.54
238-485-18-00	2463 Monterey Dr	1	\$122.54
238-485-19-00	2475 Monterey Dr	1	\$122.54
238-485-20-00	2488 Monterey Dr	1	\$122.54
238-485-21-00	2484 Monterey Dr	1	\$122.54
238-485-22-00	2480 Monterey Dr	1	\$122.54
238-485-23-00	2470 Monterey Dr	1	\$122.54
238-485-24-00	2460 Monterey Dr	1	\$122.54
238-485-25-00	2450 Monterey Dr	1	\$122.54
238-485-26-00	2440 Monterey Dr	1	\$122.54

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 1**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-485-27-00	2335 Cortina Cir	1	\$122.54
238-485-28-00	2329 Cortina Cir	1	\$122.54
238-485-29-00	2321 Cortina Cir	1	\$122.54
238-491-67-00	2225 Cortina Cir	1	\$122.54
238-491-68-00	2223 Cortina Cir	1	\$122.54
238-491-69-00	2221 Cortina Cir	1	\$122.54
238-491-70-00	2220 Eucalyptus Ave	1	\$122.54
238-491-71-00	2218 Eucalyptus Ave	1	\$122.54
238-491-72-00	1465 Hamilton Ln	1	\$122.54
238-491-73-00	1455 Hamilton Ln	1	\$122.54
238-491-74-00	1445 Hamilton Ln	1	\$122.54
238-491-75-00	1435 Hamilton Ln	1	\$122.54
238-491-76-00	1425 Hamilton Ln	1	\$122.54
238-493-01-00	2319 Cortina Cir	1	\$122.54
238-493-02-00	2317 Cortina Cir	1	\$122.54
238-493-03-00	2315 Cortina Cir	1	\$122.54
238-493-04-00	2313 Cortina Cir	1	\$122.54
238-493-05-00	2301 Cortina Cir	1	\$122.54
238-493-06-00	2243 Cortina Cir	1	\$122.54
238-493-07-00	1375 Orinda Pl	1	\$122.54
238-493-08-00	2307 Cortina Cir	1	\$122.54
238-493-09-00	1365 Orinda Pl	1	\$122.54
238-493-11-00	1353 Orinda Pl	1	\$122.54
238-493-12-00	1354 Orinda Pl	1	\$122.54
238-493-13-00	1366 Orinda Pl	1	\$122.54
238-493-14-00	1386 Orinda Pl	1	\$122.54
238-493-15-00	1396 Orinda Pl	1	\$122.54
238-493-16-00	2241 Cortina Cir	1	\$122.54
238-493-17-00	2239 Cortina Cir	1	\$122.54
238-493-18-00	2237 Cortina Cir	1	\$122.54
238-493-19-00	2235 Cortina Cir	1	\$122.54
238-493-20-00	2233 Cortina Cir	1	\$122.54
238-493-21-00	2227 Cortina Cir	1	\$122.54
238-493-22-00	1355 Orinda Pl	1	\$122.54
238-494-01-00	2220 Cortina Cir	1	\$122.54
238-494-02-00	2222 Cortina Cir	1	\$122.54
238-494-03-00	2224 Cortina Cir	1	\$122.54
238-494-04-00	2226 Cortina Cir	1	\$122.54
238-494-05-00	2234 Cortina Cir	1	\$122.54
238-494-06-00	2237 Winsome Pl	1	\$122.54
238-494-07-00	2238 Winsome Pl	1	\$122.54
238-494-08-00	2240 Winsome Pl	1	\$122.54
238-494-09-00	2242 Winsome Pl	1	\$122.54
238-494-10-00	2244 Winsome Pl	1	\$122.54
238-494-11-00	2246 Winsome Pl	1	\$122.54
238-494-12-00	1406 Mandeville Dr	1	\$122.54
238-494-13-00	2248 Winsome Pl	1	\$122.54
238-494-14-00	1410 Mandeville Dr	1	\$122.54

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 1**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-494-15-00	1412 Mandeville Dr	1	\$122.54
238-494-16-00	2239 Winsome Pl	1	\$122.54
238-494-17-00	2243 Winsome Pl	1	\$122.54
238-494-18-00	1403 Stoneridge Cir	1	\$122.54
238-494-19-00	1395 Stoneridge Cir	1	\$122.54
238-494-20-00	1387 Stoneridge Cir	1	\$122.54
238-494-21-00	1385 Stoneridge Cir	1	\$122.54
238-494-22-00	1383 Stoneridge Cir	1	\$122.54
238-494-23-00	1381 Stoneridge Cir	1	\$122.54
238-494-24-00	1379 Stoneridge Cir	1	\$122.54
238-494-25-00	1377 Stoneridge Cir	1	\$122.54
238-494-26-00	1375 Stoneridge Cir	1	\$122.54
238-494-27-00	1373 Stoneridge Cir	1	\$122.54
238-494-28-00	1371 Stoneridge Cir	1	\$122.54
238-494-29-00	2224 Eucalyptus Ave	1	\$122.54
238-494-30-00	1366 Stoneridge Cir	1	\$122.54
238-494-31-00	1368 Stoneridge Cir	1	\$122.54
238-494-32-00	1370 Stoneridge Cir	1	\$122.54
238-494-33-00	1372 Stoneridge Cir	1	\$122.54
238-494-34-00	1376 Stoneridge Cir	1	\$122.54
238-494-35-00	1378 Stoneridge Cir	1	\$122.54
238-494-36-00	1380 Stoneridge Cir	1	\$122.54
238-494-37-00	1382 Stoneridge Cir	1	\$122.54
238-494-38-00	1422 Mandeville Pl	1	\$122.54
238-494-39-00	1432 Mandeville Pl	1	\$122.54
238-494-40-00	1512 Mandeville Pl	1	\$122.54
238-494-41-00	1528 Mandeville Pl	1	\$122.54
238-494-42-00	1540 Mandeville Pl	1	\$122.54
238-494-43-00	1560 Mandeville Pl	1	\$122.54
238-494-44-00	1610 Mandeville Pl	1	\$122.54
238-494-45-00	1616 Mandeville Pl	1	\$122.54
238-494-46-00	1618 Shalimar Pl	1	\$122.54
238-494-47-00	1612 Shalimar Pl	1	\$122.54
238-494-48-00	1566 Shalimar Pl	1	\$122.54
238-494-49-00	1544 Shalimar Pl	1	\$122.54
238-494-50-00	1530 Shalimar Pl	1	\$122.54
238-494-51-00	1615 Mandeville Pl	1	\$122.54
238-494-52-00	1609 Mandeville Pl	1	\$122.54
238-494-53-00	1557 Mandeville Pl	1	\$122.54
238-494-54-00	1539 Mandeville Pl	1	\$122.54
238-494-55-00	1527 Mandeville Pl	1	\$122.54
238-494-56-00	1524 Stoneridge Cir	1	\$122.54
238-494-57-00	1422 Stoneridge Cir	1	\$122.54
238-494-58-00	1419 Stoneridge Cir	1	\$122.54
238-494-59-00	1425 Stoneridge Cir	1	\$122.54
238-494-60-00	1437 Stoneridge Cir	1	\$122.54
238-494-61-00	1521 Stoneridge Cir	1	\$122.54
238-494-62-00	1529 Stoneridge Cir	1	\$122.54

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 1**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-494-63-00	1535 Stoneridge Cir	1	\$122.54
238-494-64-00	1555 Stoneridge Cir	1	\$122.54
238-494-65-00	1611 Stoneridge Cir	1	\$122.54
238-494-66-00	1617 Stoneridge Cir	1	\$122.54
238-500-01-00	1695 Hamilton Ln	1	\$122.54
238-500-02-00	1677 Hamilton Ln	1	\$122.54
238-500-03-00	1659 Hamilton Ln	1	\$122.54
238-500-04-00	1641 Hamilton Ln	1	\$122.54
238-500-05-00	1623 Hamilton Ln	1	\$122.54
238-500-06-00	1605 Hamilton Ln	1	\$122.54
238-500-07-00	1593 Hamilton Ln	1	\$122.54
238-500-08-00	1573 Hamilton Ln	1	\$122.54
238-500-09-00	1553 Hamilton Ln	1	\$122.54
238-500-10-00	1533 Hamilton Ln	1	\$122.54
238-500-11-00	2217 Eucalyptus Ave	1	\$122.54
238-500-12-00	2219 Eucalyptus Ave	1	\$122.54
238-500-13-00	2221 Eucalyptus Ave	1	\$122.54
238-500-14-00	2223 Eucalyptus Ave	1	\$122.54
238-500-15-00	1600 Glade Pl	1	\$122.54
238-500-16-00	1610 Glade Pl	1	\$122.54
238-500-17-00	1620 Glade Pl	1	\$122.54
238-500-18-00	1631 Glade Pl	1	\$122.54
238-500-19-00	1621 Glade Pl	1	\$122.54
238-500-20-00	1611 Glade Pl	1	\$122.54
238-500-21-00	2225 Eucalyptus Ave	1	\$122.54
238-500-22-00	2227 Eucalyptus Ave	1	\$122.54
238-500-23-00	1640 Cambria Pl	1	\$122.54
238-500-24-00	1644 Cambria Pl	1	\$122.54
238-500-25-00	1654 Cambria Pl	1	\$122.54
238-500-26-00	1664 Cambria Pl	1	\$122.54
238-500-27-00	1674 Cambria Pl	1	\$122.54
238-500-28-00	1684 Cambria Pl	1	\$122.54
238-500-29-00	1683 Cambria Pl	1	\$122.54
238-500-30-00	1673 Cambria Pl	1	\$122.54
238-500-31-00	1663 Cambria Pl	1	\$122.54
238-500-32-00	1653 Cambria Pl	1	\$122.54
238-500-33-00	1643 Cambria Pl	1	\$122.54
238-500-34-00	2229 Eucalyptus Ave	1	\$122.54
238-500-35-00	2231 Eucalyptus Ave	1	\$122.54
238-500-36-00	2233 Eucalyptus Ave	1	\$122.54
238-500-37-00	2235 Eucalyptus Ave	1	\$122.54
238-500-38-00	2237 Eucalyptus Ave	1	\$122.54
238-500-39-00	2239 Eucalyptus Ave	1	\$122.54
238-500-40-00	2241 Eucalyptus Ave	1	\$122.54
238-500-41-00	2243 Eucalyptus Ave	1	\$122.54
238-500-42-00	1625 Stoneridge Cir	1	\$122.54
238-500-43-00	2244 Eucalyptus Ave	1	\$122.54
238-500-44-00	2242 Eucalyptus Ave	1	\$122.54

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 1**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-500-45-00	2240 Eucalyptus Ave	1	\$122.54
238-500-46-00	2238 Eucalyptus Ave	1	\$122.54
238-500-47-00	2234 Eucalyptus Ave	1	\$122.54
238-500-48-00	2232 Eucalyptus Ave	1	\$122.54
238-500-49-00	2230 Eucalyptus Ave	1	\$122.54
238-540-01-00	2201 Eucalyptus Ave	1	\$122.54
238-540-02-00	2203 Eucalyptus Ave	1	\$122.54
238-540-03-00	2205 Eucalyptus Ave	1	\$122.54
238-540-04-00	2207 Eucalyptus Ave	1	\$122.54
238-540-05-00	2209 Eucalyptus Ave	1	\$122.54
238-540-06-00	2211 Eucalyptus Ave	1	\$122.54
238-540-07-00	1512 Hillstone Ave	1	\$122.54
238-540-08-00	1534 Hillstone Ave	1	\$122.54
238-540-09-00	1556 Hillstone Ave	1	\$122.54
238-540-10-00	2220 Blossom Hill Ln	1	\$122.54
238-540-11-00	2216 Blossom Hill Ln	1	\$122.54
238-540-12-00	2212 Blossom Hill Ln	1	\$122.54
238-540-13-00	2208 Blossom Hill Ln	1	\$122.54
238-540-14-00	2204 Blossom Hill Ln	1	\$122.54
238-540-15-00	2200 Blossom Hill Ln	1	\$122.54
238-540-16-00	2202 Sonrisa Gln	1	\$122.54
238-540-17-00	2206 Sonrisa Gln	1	\$122.54
238-540-18-00	2210 Sonrisa Gln	1	\$122.54
238-540-19-00	2214 Sonrisa Gln	1	\$122.54
238-540-20-00	2218 Sonrisa Gln	1	\$122.54
238-540-21-00	2222 Sonrisa Gln	1	\$122.54
238-540-22-00	2226 Sonrisa Gln	1	\$122.54
238-540-23-00	2230 Sonrisa Gln	1	\$122.54
238-540-24-00	1608 Hillstone Ave	1	\$122.54
238-540-25-00	1620 Hillstone Ave	1	\$122.54
238-540-26-00	1632 Hillstone Ave	1	\$122.54
238-540-27-00	1654 Hillstone Ave	1	\$122.54
238-540-28-00	1676 Hillstone Ave	1	\$122.54
238-540-29-00	1698 Hillstone Ave	1	\$122.54
238-540-30-00	2227 Villa Verde Rd	1	\$122.54
238-540-31-00	2239 Villa Verde Rd	1	\$122.54
238-540-32-00	2261 Villa Verde Rd	1	\$122.54
238-540-33-00	2283 Villa Verde Rd	1	\$122.54
238-540-34-00	2286 Villa Verde Rd	1	\$122.54
238-540-35-00	2264 Villa Verde Rd	1	\$122.54
238-540-36-00	1671 Hillstone Ave	1	\$122.54
238-540-37-00	1639 Hillstone Ave	1	\$122.54
238-540-38-00	1627 Hillstone Ave	1	\$122.54
238-540-41-00	1571 Hillstone Ave	1	\$122.54
238-540-42-00	1559 Hillstone Ave	1	\$122.54
238-540-43-00	1537 Hillstone Ave	1	\$122.54
238-540-44-00	1515 Hillstone Ave	1	\$122.54
238-540-45-00	1504 Hamilton Ln	1	\$122.54



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 1**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-540-46-00	1528 Hamilton Ln	1	\$122.54
238-540-47-00	1546 Hamilton Ln	1	\$122.54
238-540-48-00	1560 Hamilton Ln	1	\$122.54
238-540-51-00	1626 Hamilton Ln	1	\$122.54
238-540-52-00	1644 Hamilton Ln	1	\$122.54
238-540-53-00	1608 Hamilton Ln	1	\$122.54
238-540-55-00	1582 Hamilton Ln	1	\$122.54
238-540-57-00	1605 Hillstone Ave	1	\$122.54
238-540-58-00	1593 Hillstone Ave	1	\$122.54
Totals:	Parcels: 297		\$36,394.38

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 2**  
*Assessment Levy for Fiscal Year 2025/26*

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 2025/26*

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 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-831-01-00	1444 Los Cedros Ln	1	\$229.56
226-831-02-00	1440 Los Cedros Ln	1	\$229.56
226-831-03-00	1738 Las Palmas Ln	1	\$229.56
226-831-04-00	1734 Las Palmas Ln	1	\$229.56
226-831-05-00	1730 Las Palmas Ln	1	\$229.56
226-831-06-00	1726 Las Palmas Ln	1	\$229.56
226-831-07-00	1722 Las Palmas Ln	1	\$229.56
226-831-08-00	1725 El Aire Pl	1	\$229.56
226-831-09-00	1729 El Aire Pl	1	\$229.56
226-831-10-00	1733 El Aire Pl	1	\$229.56
226-831-11-00	1737 El Aire Pl	1	\$229.56
226-831-12-00	1741 El Aire Pl	1	\$229.56
226-831-13-00	1745 El Aire Pl	1	\$229.56
226-831-14-00	1749 El Aire Pl	1	\$229.56
226-831-15-00	1755 El Aire Pl	1	\$229.56
226-831-16-00	1750 El Aire Pl	1	\$229.56
226-831-17-00	1746 El Aire Pl	1	\$229.56
226-831-18-00	1742 El Aire Pl	1	\$229.56
226-831-19-00	1738 El Aire Pl	1	\$229.56
226-831-20-00	1734 El Aire Pl	1	\$229.56
226-831-21-00	1730 El Aire Pl	1	\$229.56
226-831-22-00	1726 El Aire Pl	1	\$229.56
226-831-23-00	1723 La Manzana Ln	1	\$229.56
226-831-24-00	1727 La Manzana Ln	1	\$229.56
226-831-25-00	1731 La Manzana Ln	1	\$229.56
226-831-26-00	1735 La Manzana Ln	1	\$229.56
226-831-27-00	1739 La Manzana Ln	1	\$229.56
226-831-28-00	1743 La Manzana Ln	1	\$229.56
226-831-29-00	1747 La Manzana Ln	1	\$229.56
226-831-30-00	1753 La Manzana Ln	1	\$229.56
226-831-31-00	1748 La Manzana Ln	1	\$229.56
226-831-32-00	1742 La Manzana Ln	1	\$229.56
226-831-33-00	1738 La Manzana Ln	1	\$229.56
226-831-34-00	1736 La Manzana Ln	1	\$229.56
226-831-35-00	1728 La Manzana Ln	1	\$229.56
226-831-36-00	1724 La Manzana Ln	1	\$229.56
226-831-37-00	1401 El Cielo Ln	1	\$229.56
226-831-38-00	1405 El Cielo Ln	1	\$229.56
226-831-39-00	1409 El Cielo Ln	1	\$229.56
226-831-40-00	1413 El Cielo Ln	1	\$229.56
226-831-41-00	1417 El Cielo Ln	1	\$229.56
226-831-42-00	1421 El Cielo Ln	1	\$229.56
226-831-43-00	1425 El Cielo Ln	1	\$229.56
226-831-44-00	1429 El Cielo Ln	1	\$229.56
226-831-45-00	1433 El Cielo Ln	1	\$229.56
226-831-46-00	1437 El Cielo Ln	1	\$229.56
226-832-01-00	1711 Las Palmas Ln	1	\$229.56
226-832-02-00	1715 Las Palmas Ln	1	\$229.56

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 4**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
226-832-03-00	1719 Las Palmas Ln	1	\$229.56
226-832-04-00	1723 Las Palmas Ln	1	\$229.56
226-832-05-00	1727 Las Palmas Ln	1	\$229.56
226-832-06-00	1731 Las Palmas Ln	1	\$229.56
226-832-07-00	1735 Las Palmas Ln	1	\$229.56
226-832-08-00	1736 El Rosal Pl	1	\$229.56
226-832-09-00	1732 El Rosal Pl	1	\$229.56
226-832-10-00	1728 El Rosal Pl	1	\$229.56
226-832-11-00	1724 El Rosal Pl	1	\$229.56
226-832-12-00	1718 El Rosal Pl	1	\$229.56
226-832-13-00	1714 El Rosal Pl	1	\$229.56
226-832-14-00	1710 El Rosal Pl	1	\$229.56
226-832-15-00	1706 El Rosal Pl	1	\$229.56
226-832-16-00	1702 El Rosal Pl	1	\$229.56
226-832-17-00	1707 El Rosal Pl	1	\$229.56
226-832-18-00	1717 El Rosal Pl	1	\$229.56
226-832-19-00	1721 El Rosal Pl	1	\$229.56
226-832-20-00	1725 El Rosal Pl	1	\$229.56
226-832-21-00	1731 El Rosal Pl	1	\$229.56
226-832-22-00	1737 El Rosal Pl	1	\$229.56
226-832-23-00	1471 Los Cedros Ln	1	\$229.56
226-832-24-00	1475 Los Cedros Ln	1	\$229.56
226-832-25-00	1481 Los Cedros Ln	1	\$229.56
226-832-26-00	1485 Los Cedros Ln	1	\$229.56
226-832-27-00	1488 Los Cedros Ln	1	\$229.56
226-832-28-00	1480- Los Cedros Ln	1	\$229.56
226-832-29-00	1476 Los Cedros Ln	1	\$229.56
226-832-30-00	1472 Los Cedros Ln	1	\$229.56
226-832-31-00	1468 Los Cedros Ln	1	\$229.56
226-832-32-00	1464 Los Cedros Ln	1	\$229.56
226-832-33-00	1460 Los Cedros Ln	1	\$229.56
226-832-34-00	1456 Los Cedros Ln	1	\$229.56
226-832-35-00	1452 Los Cedros Ln	1	\$229.56
226-832-36-00	1448 Los Cedros Ln	1	\$229.56
Totals:	Parcels: 82		\$18,823.92

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 5**  
*Assessment Levy for Fiscal Year 2025/26*

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 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-680-02-00	122 Brava Pl	1	\$588.40
227-680-03-00	134 Brava Pl	1	\$588.40
227-680-04-00	146 Brava Pl	1	\$588.40
227-680-05-00	158 Brava Pl	1	\$588.40
227-680-06-00	160 Brava Pl	1	\$588.40
227-680-07-00	172 Brava Pl	1	\$588.40
227-680-08-00	165 Brava Pl	1	\$588.40
227-680-09-00	153 Brava Pl	1	\$588.40
227-680-10-00	141 Brava Pl	1	\$588.40
227-680-11-00	129 Brava Pl	1	\$588.40
227-680-12-00	117 Brava Pl	1	\$588.40
227-680-13-00	105 Brava Pl	1	\$588.40
227-680-35-00	110 Brava Pl	1	\$588.40
Totals:	Parcels: 13		\$7,649.20

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 7**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-710-01-00	1533 Glasgow Ln	1	\$819.86
225-710-02-00	1529 Glasgow Ln	1	\$819.86
225-710-03-00	1525 Glasgow Ln	1	\$819.86
225-710-04-00	1521 Glasgow Ln	1	\$819.86
225-710-05-00	1517 Glasgow Ln	1	\$819.86
225-710-06-00	1513 Glasgow Ln	1	\$819.86
225-710-07-00	1509 Glasgow Ln	1	\$819.86
225-710-08-00	1505 Glasgow Ln	1	\$819.86
225-710-09-00	1502 Glasgow Ln	1	\$819.86
225-710-10-00	1506 Glasgow Ln	1	\$819.86
225-710-11-00	1510 Glasgow Ln	1	\$819.86
225-710-12-00	1514 Glasgow Ln	1	\$819.86
225-710-13-00	1518 Glasgow Ln	1	\$819.86
225-710-14-00	1526 Glasgow Ln	1	\$819.86
225-710-15-00	2415 Stevens Pl	1	\$819.86
225-710-16-00	2427 Stevens Pl	1	\$819.86
225-710-17-00	2431 Stevens Pl	1	\$819.86
225-710-18-00	2447 Stevens Pl	1	\$819.86
225-710-19-00	2434 Stevens Pl	1	\$819.86
225-710-20-00	2426 Stevens Pl	1	\$819.86
225-710-21-00	2418 Stevens Pl	1	\$819.86
225-710-22-00	2416 Stevens Pl	1	\$819.86
Totals:	Parcels: 22		\$18,036.92



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 8**  
*Assessment Levy for Fiscal Year 2025/26*

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 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-991-02-00	2253 Parktree Ln	1	\$712.78
224-991-03-00	2243 Parktree Ln	1	\$712.78
224-991-04-00	2231 Parktree Ln	1	\$712.78
224-991-05-00	2223 Parktree Ln	1	\$712.78
224-991-06-00	2211 Parktree Ln	1	\$712.78
224-991-07-00	2203 Parktree Ln	1	\$712.78
224-991-08-00	2195 Parktree Ln	1	\$712.78
224-991-09-00	2187 Parktree Ln	1	\$712.78
224-991-10-00	2165 Parktree Ln	1	\$712.78
224-991-11-00	2164 Parktree Ln	1	\$712.78
224-991-12-00	2170 Parktree Ln	1	\$712.78
224-991-13-00	2176 Parktree Ln	1	\$712.78
224-991-14-00	2184 Parktree Ln	1	\$712.78
224-991-15-00	315 Valleytree Pl	1	\$712.78
224-991-16-00	323 Valleytree Pl	1	\$712.78
224-991-17-00	329 Valleytree Pl	1	\$712.78
224-991-18-00	334 Valleytree Pl	1	\$712.78
224-991-19-00	328 Valleytree Pl	1	\$712.78
224-991-20-00	322 Valleytree Pl	1	\$712.78
224-991-21-00	314 Valleytree Pl	1	\$712.78
224-991-22-00	317 Springtree Pl	1	\$712.78
224-991-23-00	325 Springtree Pl	1	\$712.78
224-991-24-00	329 Springtree Pl	1	\$712.78
224-991-25-00	335 Springtree Pl	1	\$712.78
224-991-26-00	345 Springtree Pl	1	\$712.78
224-991-27-00	346 Springtree Pl	1	\$712.78
224-991-28-00	342 Springtree Pl	1	\$712.78
224-991-29-00	338 Springtree Pl	1	\$712.78
224-991-30-00	334 Springtree Pl	1	\$712.78
224-991-31-00	330 Springtree Pl	1	\$712.78
224-991-32-00	324 Springtree Pl	1	\$712.78
224-991-33-00	316 Springtree Pl	1	\$712.78
224-991-35-00	2257 Brookwood Ct	1	\$712.78
224-991-37-00	2256 Brookwood Ct	1	\$712.78
224-991-38-00	2248 Brookwood Ct	1	\$712.78
224-991-39-00	2242 Brookwood Ct	1	\$712.78
224-991-40-00	2236 Brookwood Ct	1	\$712.78
224-991-41-00	2211 Brookwood Ct	1	\$712.78
224-991-42-00	2219 Brookwood Ct	1	\$712.78
224-991-43-00	2223 Brookwood Ct	1	\$712.78
224-991-44-00	2229 Brookwood Ct	1	\$712.78
224-991-45-00	2207 Pleasantwood Ln	1	\$712.78
224-991-46-00	2203 Pleasantwood Ln	1	\$712.78
224-991-47-00	2199 Pleasantwood Ln	1	\$712.78
224-991-48-00	2195 Pleasantwood Ln	1	\$712.78
224-991-49-00	2191 Pleasantwood Ln	1	\$712.78
224-991-50-00	2187 Pleasantwood Ln	1	\$712.78
224-991-51-00	2183 Pleasantwood Ln	1	\$712.78

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 -Zone 9**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-991-52-00	2179 Pleasantwood Ln	1	\$712.78
224-991-53-00	2175 Pleasantwood Ln	1	\$712.78
224-991-54-00	2171 Pleasantwood Ln	1	\$712.78
224-991-55-00	2167 Pleasantwood Ln	1	\$712.78
224-991-56-00	2163 Pleasantwood Ln	1	\$712.78
224-991-57-00	2159 Pleasantwood Ln	1	\$712.78
224-991-58-00	2153 Pleasantwood Ln	1	\$712.78
224-991-59-00	2145 Pleasantwood Ln	1	\$712.78
224-991-60-00	2141 Pleasantwood Ln	1	\$712.78
224-991-61-00	2137 Pleasantwood Ln	1	\$712.78
224-991-62-00	2138 Pleasantwood Ln	1	\$712.78
224-991-63-00	2146 Pleasantwood Ln	1	\$712.78
224-991-64-00	2156 Pleasantwood Ln	1	\$712.78
224-991-65-00	2162 Pleasantwood Ln	1	\$712.78
224-991-66-00	2168 Pleasantwood Ln	1	\$712.78
224-991-67-00	2179 Splendorwood Pl	1	\$712.78
224-991-68-00	2177 Splendorwood Pl	1	\$712.78
224-991-69-00	2167 Splendorwood Pl	1	\$712.78
224-991-70-00	2161 Splendorwood Pl	1	\$712.78
224-991-71-00	2151 Splendorwood Pl	1	\$712.78
224-991-72-00	2145 Splendorwood Pl	1	\$712.78
224-991-73-00	2137 Splendorwood Pl	1	\$712.78
224-991-75-00	2136 Splendorwood Pl	1	\$712.78
224-991-76-00	2144 Splendorwood Pl	1	\$712.78
224-991-77-00	2152 Splendorwood Pl	1	\$712.78
224-991-78-00	2158 Splendorwood Pl	1	\$712.78
224-991-79-00	2164 Splendorwood Pl	1	\$712.78
224-991-80-00	2170 Splendorwood Pl	1	\$712.78
224-991-81-00	2176 Splendorwood Pl	1	\$712.78
224-991-82-00	2180 Splendorwood Pl	1	\$712.78
224-991-83-00	2184 Splendorwood Pl	1	\$712.78
224-991-84-00	2188 Pleasantwood Ln	1	\$712.78
224-991-85-00	2196 Pleasantwood Ln	1	\$712.78
224-991-86-00	2204 Pleasantwood Ln	1	\$712.78
224-991-88-00	2260 Brookwood Ct	1	\$712.78
224-992-01-00	520 Shadywood Dr	1	\$712.78
224-992-02-00	528 Shadywood Dr	1	\$712.78
224-992-03-00	536 Shadywood Dr	1	\$712.78
224-992-04-00	542 Shadywood Dr	1	\$712.78
224-992-05-00	548 Shadywood Dr	1	\$712.78
224-992-06-00	556 Shadywood Dr	1	\$712.78
224-992-07-00	564 Shadywood Dr	1	\$712.78
224-992-08-00	570 Shadywood Dr	1	\$712.78
224-992-09-00	576 Shadywood Dr	1	\$712.78
224-992-10-00	582 Shadywood Dr	1	\$712.78
224-992-11-00	588 Shadywood Dr	1	\$712.78
224-992-12-00	596 Shadywood Dr	1	\$712.78
224-992-13-00	604 Shadywood Dr	1	\$712.78

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 -Zone 9**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-992-15-00	614 Shadywood Dr	1	\$712.78
224-992-16-00	620 Shadywood Dr	1	\$712.78
224-992-17-00	626 Shadywood Dr	1	\$712.78
224-992-18-00	632 Shadywood Dr	1	\$712.78
224-992-19-00	638 Shadywood Dr	1	\$712.78
224-992-20-00	646 Shadywood Dr	1	\$712.78
224-992-21-00	654 Shadywood Dr	1	\$712.78
224-992-22-00	660 Shadywood Dr	1	\$712.78
224-992-23-00	666 Shadywood Dr	1	\$712.78
224-992-24-00	674 Shadywood Dr	1	\$712.78
224-992-25-00	678 Shadywood Dr	1	\$712.78
224-992-27-00	677 Shadywood Dr	1	\$712.78
224-992-28-00	673 Shadywood Dr	1	\$712.78
224-992-29-00	665 Shadywood Dr	1	\$712.78
224-992-30-00	661 Shadywood Dr	1	\$712.78
224-992-31-00	653 Shadywood Dr	1	\$712.78
224-992-32-00	648 Crestwood Pl	1	\$712.78
224-992-33-00	650 Crestwood Pl	1	\$712.78
224-992-34-00	654 Crestwood Pl	1	\$712.78
224-992-35-00	658 Crestwood Pl	1	\$712.78
224-992-36-00	660 Crestwood Pl	1	\$712.78
224-992-37-00	668 Crestwood Pl	1	\$712.78
224-992-38-00	672 Crestwood Pl	1	\$712.78
224-992-39-00	676 Crestwood Pl	1	\$712.78
224-992-40-00	680 Crestwood Pl	1	\$712.78
224-992-41-00	684 Crestwood Pl	1	\$712.78
224-992-42-00	687 Crestwood Pl	1	\$712.78
224-992-43-00	683 Crestwood Pl	1	\$712.78
224-992-44-00	679 Crestwood Pl	1	\$712.78
224-992-45-00	653 Crestwood Pl	1	\$712.78
224-992-46-00	649 Crestwood Pl	1	\$712.78
224-992-47-00	645 Crestwood Pl	1	\$712.78
224-992-48-00	2216 Terracewood Ln	1	\$712.78
224-992-49-00	2210 Terracewood Ln	1	\$712.78
224-992-50-00	2208 Terracewood Ln	1	\$712.78
224-992-51-00	2197 Terracewood Ln	1	\$712.78
224-992-52-00	2201 Terracewood Ln	1	\$712.78
224-992-53-00	2205 Terracewood Ln	1	\$712.78
224-992-54-00	2209 Terracewood Ln	1	\$712.78
224-992-55-00	2211 Terracewood Ln	1	\$712.78
224-992-56-00	2215 Terracewood Ln	1	\$712.78
224-992-57-00	2219 Terracewood Ln	1	\$712.78
224-992-58-00	2225 Terracewood Ln	1	\$712.78
224-992-59-00	2231 Terracewood Ln	1	\$712.78
224-992-60-00	2239 Terracewood Ln	1	\$712.78
224-992-61-00	2241 Terracewood Ln	1	\$712.78
224-992-62-00	2249 Terracewood Ln	1	\$712.78
224-992-63-00	607 Shadywood Dr	1	\$712.78

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 -Zone 9**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-992-64-00	597 Shadywood Dr	1	\$712.78
224-992-65-00	589 Shadywood Dr	1	\$712.78
224-992-66-00	585 Shadywood Dr	1	\$712.78
224-992-67-00	581 Shadywood Dr	1	\$712.78
224-992-68-00	577 Shadywood Dr	1	\$712.78
224-992-69-00	571 Shadywood Dr	1	\$712.78
224-992-70-00	565 Shadywood Dr	1	\$712.78
224-992-71-00	561 Shadywood Dr	1	\$712.78
224-992-72-00	555 Shadywood Dr	1	\$712.78
224-992-73-00	545 Shadywood Dr	1	\$712.78
224-992-74-00	539 Shadywood Dr	1	\$712.78
224-992-76-00	610 Shadywood Dr	1	\$712.78
Totals:	Parcels: 156		\$111,193.68

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-971-01-00	837 Lochwood Pl	1	\$347.94
224-971-02-00	833 Lochwood Pl	1	\$347.94
224-971-03-00	829 Lochwood Pl	1	\$347.94
224-971-04-00	825 Lochwood Pl	1	\$347.94
224-971-05-00	821 Lochwood Pl	1	\$347.94
224-971-06-00	817 Lochwood Pl	1	\$347.94
224-971-07-00	813 Lochwood Pl	1	\$347.94
224-971-08-00	809 Lochwood Pl	1	\$347.94
224-971-09-00	805 Lochwood Pl	1	\$347.94
224-971-10-00	749 Lochwood Pl	1	\$347.94
224-971-11-00	745 Lochwood Pl	1	\$347.94
224-971-12-00	741 Lochwood Pl	1	\$347.94
224-971-13-00	737 Lochwood Pl	1	\$347.94
224-971-14-00	733 Lochwood Pl	1	\$347.94
224-971-15-00	729 Lochwood Pl	1	\$347.94
224-971-16-00	732 Lochwood Pl	1	\$347.94
224-971-17-00	736 Lochwood Pl	1	\$347.94
224-971-18-00	740 Lochwood Pl	1	\$347.94
224-971-19-00	744 Lochwood Pl	1	\$347.94
224-971-20-00	748 Lochwood Pl	1	\$347.94
224-971-21-00	804 Lochwood Pl	1	\$347.94
224-971-22-00	808 Lochwood Pl	1	\$347.94
224-971-23-00	812 Lochwood Pl	1	\$347.94
224-971-24-00	816 Lochwood Pl	1	\$347.94
224-971-25-00	820 Lochwood Pl	1	\$347.94
224-971-26-00	824 Lochwood Pl	1	\$347.94
224-971-27-00	828 Lochwood Pl	1	\$347.94
224-971-28-00	832 Lochwood Pl	1	\$347.94
224-971-29-00	836 Lochwood Pl	1	\$347.94
224-971-30-00	840 Lochwood Pl	1	\$347.94
224-971-31-00	835 Cleveland Ave	1	\$347.94
224-971-32-00	831 Cleveland Ave	1	\$347.94
224-971-33-00	827 Cleveland Ave	1	\$347.94
224-971-34-00	823 Cleveland Ave	1	\$347.94
224-971-35-00	819 Cleveland Ave	1	\$347.94
224-971-36-00	815 Cleveland Ave	1	\$347.94
224-971-37-00	811 Cleveland Ave	1	\$347.94
224-971-38-00	807 Cleveland Ave	1	\$347.94
224-971-39-00	749 Cleveland Ave	1	\$347.94
224-971-40-00	745 Cleveland Ave	1	\$347.94
224-971-41-00	741 Cleveland Ave	1	\$347.94
224-971-42-00	739 Cleveland Ave	1	\$347.94
224-971-43-00	733 Cleveland Ave	1	\$347.94
224-971-44-00	729 Cleveland Ave	1	\$347.94
224-971-45-00	725 Cleveland Ave	1	\$347.94
224-972-01-00	2363 Conway Dr	1	\$347.94
224-972-02-00	2359 Conway Dr	1	\$347.94
224-972-03-00	2355 Conway Dr	1	\$347.94

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-972-04-00	2351 Conway Dr	1	\$347.94
224-972-05-00	2347 Conway Dr	1	\$347.94
224-972-06-00	2343 Conway Dr	1	\$347.94
224-972-07-00	2339 Conway Dr	1	\$347.94
224-972-08-00	2335 Conway Dr	1	\$347.94
224-972-09-00	2331 Conway Dr	1	\$347.94
224-972-10-00	2327 Conway Dr	1	\$347.94
224-972-11-00	2323 Conway Dr	1	\$347.94
224-972-12-00	2319 Conway Dr	1	\$347.94
224-972-13-00	2315 Conway Dr	1	\$347.94
224-972-14-00	2311 Conway Dr	1	\$347.94
224-972-15-00	2307 Conway Dr	1	\$347.94
224-972-16-00	2302 Fair Oak Ct	1	\$347.94
224-972-17-00	2304 Fair Oak Ct	1	\$347.94
224-972-18-00	2306 Fair Oak Ct	1	\$347.94
224-972-19-00	2308 Fair Oak Ct	1	\$347.94
224-972-20-00	811 Lanewood Pl	1	\$347.94
224-972-21-00	825 Lanewood Pl	1	\$347.94
224-972-22-00	826 Lanewood Pl	1	\$347.94
224-972-23-00	822 Lanewood Pl	1	\$347.94
224-972-24-00	818 Lanewood Pl	1	\$347.94
224-972-25-00	814 Lanewood Pl	1	\$347.94
224-972-26-00	810 Lanewood Pl	1	\$347.94
224-972-27-00	809 Timberwood Pl	1	\$347.94
224-972-28-00	813 Timberwood Pl	1	\$347.94
224-972-29-00	817 Timberwood Pl	1	\$347.94
224-972-30-00	821 Timberwood Pl	1	\$347.94
224-972-31-00	825 Timberwood Pl	1	\$347.94
224-972-32-00	829 Timberwood Pl	1	\$347.94
224-972-33-00	828 Timberwood Pl	1	\$347.94
224-972-34-00	824 Timberwood Pl	1	\$347.94
224-972-35-00	820 Timberwood Pl	1	\$347.94
224-972-36-00	816 Timberwood Pl	1	\$347.94
224-972-37-00	812 Timberwood Pl	1	\$347.94
224-972-38-00	808 Timberwood Pl	1	\$347.94
224-972-39-00	807 Glenwood Way	1	\$347.94
224-972-40-00	813 Glenwood Way	1	\$347.94
224-972-41-00	817 Glenwood Way	1	\$347.94
224-972-42-00	821 Glenwood Way	1	\$347.94
224-972-43-00	825 Glenwood Way	1	\$347.94
224-972-44-00	829 Glenwood Way	1	\$347.94
224-972-45-00	833 Glenwood Way	1	\$347.94
224-973-01-00	2407 Conway Dr	1	\$347.94
224-973-02-00	2403 Conway Dr	1	\$347.94
224-973-03-00	834 Glenwood Way	1	\$347.94
224-973-04-00	830 Glenwood Way	1	\$347.94
224-973-05-00	826 Glenwood Way	1	\$347.94
224-973-06-00	822 Glenwood Way	1	\$347.94

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-973-07-00	818 Glenwood Way	1	\$347.94
224-973-08-00	814 Glenwood Way	1	\$347.94
224-973-09-00	810 Glenwood Way	1	\$347.94
224-973-10-00	806 Glenwood Way	1	\$347.94
224-973-11-00	802 Glenwood Way	1	\$347.94
224-973-12-00	2345 Fair Oak Ct	1	\$347.94
224-973-13-00	2343 Fair Oak Ct	1	\$347.94
224-973-14-00	2341 Fair Oak Ct	1	\$347.94
224-973-15-00	2339 Fair Oak Ct	1	\$347.94
224-973-16-00	2337 Fair Oak Ct	1	\$347.94
224-973-17-00	2335 Fair Oak Ct	1	\$347.94
224-973-18-00	2333 Fair Oak Ct	1	\$347.94
224-973-19-00	2331 Fair Oak Ct	1	\$347.94
224-973-20-00	2329 Fair Oak Ct	1	\$347.94
224-973-21-00	2327 Fair Oak Ct	1	\$347.94
224-973-22-00	2325 Fair Oak Ct	1	\$347.94
224-973-23-00	2323 Fair Oak Ct	1	\$347.94
224-973-24-00	2321 Fair Oak Ct	1	\$347.94
224-973-25-00	2319 Fair Oak Ct	1	\$347.94
224-973-26-00	2317 Fair Oak Ct	1	\$347.94
224-973-27-00	2315 Fair Oak Ct	1	\$347.94
224-973-28-00	2313 Fair Oak Ct	1	\$347.94
224-973-29-00	2311 Fair Oak Ct	1	\$347.94
224-973-30-00	2309 Fair Oak Ct	1	\$347.94
224-973-31-00	2307 Fair Oak Ct	1	\$347.94
224-973-32-00	2305 Fair Oak Ct	1	\$347.94
224-973-33-00	2303 Fair Oak Ct	1	\$347.94
224-973-34-00	2301 Fair Oak Ct	1	\$347.94
224-981-01-00	910 Lochwood Pl	1	\$347.94
224-981-02-00	920 Lochwood Pl	1	\$347.94
224-981-03-00	930 Lochwood Pl	1	\$347.94
224-981-04-00	940 Lochwood Pl	1	\$347.94
224-981-05-00	1010 Lochwood Pl	1	\$347.94
224-981-06-00	1020 Lochwood Pl	1	\$347.94
224-981-07-00	1030 Lochwood Pl	1	\$347.94
224-981-08-00	1040 Lochwood Pl	1	\$347.94
224-981-09-00	1050 Lochwood Pl	1	\$347.94
224-981-10-00	1110 Lochwood Pl	1	\$347.94
224-981-11-00	1120 Lochwood Pl	1	\$347.94
224-981-12-00	1130 Lochwood Pl	1	\$347.94
224-981-13-00	1140 Lochwood Pl	1	\$347.94
224-981-14-00	1150 Lochwood Pl	1	\$347.94
224-981-15-00	1160 Lochwood Pl	1	\$347.94
224-981-16-00	1170 Lochwood Pl	1	\$347.94
224-981-17-00	2440 Lake Forest St	1	\$347.94
224-981-18-00	2438 Lake Forest St	1	\$347.94
224-981-19-00	2436 Lake Forest St	1	\$347.94
224-981-20-00	2434 Lake Forest St	1	\$347.94



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-981-21-00	2432 Lake Forest St	1	\$347.94
224-981-22-00	2430 Lake Forest St	1	\$347.94
224-981-23-00	2428 Lake Forest St	1	\$347.94
224-981-24-00	2426 Lake Forest St	1	\$347.94
224-981-25-00	2424 Lake Forest St	1	\$347.94
224-981-26-00	2422 Lake Forest St	1	\$347.94
224-981-27-00	2420 Lake Forest St	1	\$347.94
224-981-28-00	2418 Lake Forest St	1	\$347.94
224-981-29-00	2416 Lake Forest St	1	\$347.94
224-981-30-00	2414 Lake Forest St	1	\$347.94
224-981-31-00	2412 Lake Forest St	1	\$347.94
224-981-32-00	2410 Lake Forest St	1	\$347.94
224-981-33-00	2408 Lake Forest St	1	\$347.94
224-981-34-00	2406 Lake Forest St	1	\$347.94
224-981-35-00	2404 Lake Forest St	1	\$347.94
224-981-36-00	2402 Lake Forest St	1	\$347.94
224-981-37-00	2360 Lake Forest St	1	\$347.94
224-981-38-00	2358 Lake Forest St	1	\$347.94
224-982-01-00	2402 Heatherwood Ct	1	\$347.94
224-982-02-00	2404 Heatherwood Ct	1	\$347.94
224-982-03-00	2406 Heatherwood Ct	1	\$347.94
224-982-04-00	2408 Heatherwood Ct	1	\$347.94
224-982-05-00	2410 Heatherwood Ct	1	\$347.94
224-982-06-00	2412 Heatherwood Ct	1	\$347.94
224-982-07-00	2414 Heatherwood Ct	1	\$347.94
224-982-08-00	2424 Heatherwood Ct	1	\$347.94
224-982-09-00	2426 Heatherwood Ct	1	\$347.94
224-982-10-00	2428 Heatherwood Ct	1	\$347.94
224-982-11-00	2430 Heatherwood Ct	1	\$347.94
224-982-12-00	2432 Heatherwood Ct	1	\$347.94
224-982-13-00	2434 Heatherwood Ct	1	\$347.94
224-982-14-00	2436 Heatherwood Ct	1	\$347.94
224-982-15-00	2438 Heatherwood Ct	1	\$347.94
224-982-16-00	2440 Heatherwood Ct	1	\$347.94
224-982-17-00	2442 Heatherwood Ct	1	\$347.94
224-982-20-00	2435 Smokewood Pl	1	\$347.94
224-982-21-00	2433 Smokewood Pl	1	\$347.94
224-982-22-00	2431 Smokewood Pl	1	\$347.94
224-982-23-00	2429 Smokewood Pl	1	\$347.94
224-982-24-00	2427 Smokewood Pl	1	\$347.94
224-982-25-00	2425 Smokewood Pl	1	\$347.94
224-982-26-00	2423- Smokewood Pl #01	1	\$347.94
224-982-27-00	2421 Smokewood Pl	1	\$347.94
224-982-28-00	2422 Smokewood Pl	1	\$347.94
224-982-29-00	2424 Smokewood Pl	1	\$347.94
224-982-30-00	2426 Smokewood Pl	1	\$347.94
224-982-31-00	2428 Smokewood Pl	1	\$347.94
224-982-32-00	2430 Smokewood Pl	1	\$347.94

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-982-33-00	2432 Smokewood Pl	1	\$347.94
224-982-34-00	2434 Smokewood Pl	1	\$347.94
224-982-35-00	2436 Smokewood Pl	1	\$347.94
224-982-36-00	1121 Lochwood Pl	1	\$347.94
224-982-37-00	1131 Lochwood Pl	1	\$347.94
224-982-38-00	1141 Lochwood Pl	1	\$347.94
224-982-39-00	1151 Lochwood Pl	1	\$347.94
224-982-40-00	2431 Lake Forest St	1	\$347.94
224-982-41-00	2429 Lake Forest St	1	\$347.94
224-982-42-00	2427 Lake Forest St	1	\$347.94
224-982-43-00	2425 Lake Forest St	1	\$347.94
224-982-44-00	2423 Lake Forest St	1	\$347.94
224-982-45-00	2421 Lake Forest St	1	\$347.94
224-982-46-00	2419 Lake Forest St	1	\$347.94
224-982-47-00	2417 Lake Forest St	1	\$347.94
224-982-48-00	2415 Lake Forest St	1	\$347.94
224-982-49-00	2413 Lake Forest St	1	\$347.94
224-982-50-00	2411 Lake Forest St	1	\$347.94
224-982-52-00	2444 Heatherwood Ct	1	\$347.94
224-982-53-00	2437 Smokewood Pl	1	\$347.94
224-983-01-00	2403 Heatherwood Ct	1	\$347.94
224-983-02-00	2405 Heatherwood Ct	1	\$347.94
224-983-03-00	2407 Heatherwood Ct	1	\$347.94
224-983-04-00	2409 Heatherwood Ct	1	\$347.94
224-983-05-00	2411 Heatherwood Ct	1	\$347.94
224-983-06-00	2413 Heatherwood Ct	1	\$347.94
224-983-07-00	2415 Heatherwood Ct	1	\$347.94
224-983-08-00	2417 Heatherwood Ct	1	\$347.94
224-983-09-00	2419 Heatherwood Ct	1	\$347.94
224-983-10-00	2421 Heatherwood Ct	1	\$347.94
224-983-11-00	2423 Heatherwood Ct	1	\$347.94
224-983-12-00	2425 Heatherwood Ct	1	\$347.94
224-983-13-00	2427 Heatherwood Ct	1	\$347.94
224-983-14-00	2429 Heatherwood Ct	1	\$347.94
224-983-15-00	2431 Heatherwood Ct	1	\$347.94
224-983-16-00	2433 Heatherwood Ct	1	\$347.94
224-983-17-00	2435 Heatherwood Ct	1	\$347.94
224-983-18-00	2437 Heatherwood Ct	1	\$347.94
224-983-19-00	2439 Heatherwood Ct	1	\$347.94
224-983-20-00	2441 Heatherwood Ct	1	\$347.94
224-983-21-00	2443 Heatherwood Ct	1	\$347.94
224-983-22-00	2454 Conway Dr	1	\$347.94
224-983-23-00	2450 Conway Dr	1	\$347.94
224-983-24-00	2446 Conway Dr	1	\$347.94
224-983-25-00	2442 Conway Dr	1	\$347.94
224-983-26-00	2438 Conway Dr	1	\$347.94
224-983-27-00	2434 Conway Dr	1	\$347.94
224-983-28-00	2430 Conway Dr	1	\$347.94

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-983-29-00	2426 Conway Dr	1	\$347.94
224-983-30-00	2422 Conway Dr	1	\$347.94
224-983-31-00	2418 Conway Dr	1	\$347.94
224-983-32-00	2414 Conway Dr	1	\$347.94
224-983-33-00	2410 Conway Dr	1	\$347.94
224-983-34-00	908 Glenwood Way	1	\$347.94
224-983-35-00	914 Glenwood Way	1	\$347.94
224-983-36-00	920 Glenwood Way	1	\$347.94
224-983-37-00	926 Glenwood Way	1	\$347.94
224-983-38-00	932 Glenwood Way	1	\$347.94
224-983-39-00	938 Glenwood Way	1	\$347.94
224-983-40-00	1004 Glenwood Way	1	\$347.94
224-983-41-00	1010 Glenwood Way	1	\$347.94
224-983-42-00	1016 Glenwood Way	1	\$347.94
224-983-43-00	1022 Glenwood Way	1	\$347.94
224-983-44-00	1028 Glenwood Way	1	\$347.94
224-983-45-00	1034 Glenwood Way	1	\$347.94
224-984-01-00	907 Glenwood Way	1	\$347.94
224-984-02-00	913 Glenwood Way	1	\$347.94
224-984-03-00	919 Glenwood Way	1	\$347.94
224-984-04-00	925 Glenwood Way	1	\$347.94
224-984-05-00	931 Glenwood Way	1	\$347.94
224-984-06-00	937 Glenwood Way	1	\$347.94
224-984-07-00	1005 Glenwood Way	1	\$347.94
224-984-08-00	1013 Glenwood Way	1	\$347.94
224-984-09-00	2345 Lake Forest St	1	\$347.94
224-984-10-00	2343 Lake Forest St	1	\$347.94
224-984-11-00	2341 Lake Forest St	1	\$347.94
224-984-12-00	2339 Lake Forest St	1	\$347.94
224-984-13-00	2337 Lake Forest St	1	\$347.94
224-984-14-00	2335 Lake Forest St	1	\$347.94
224-984-15-00	2333 Lake Forest St	1	\$347.94
224-984-16-00	2331 Lake Forest St	1	\$347.94
224-984-17-00	2329 Lake Forest St	1	\$347.94
224-984-18-00	2327 Lake Forest St	1	\$347.94
224-984-19-00	2325 Lake Forest St	1	\$347.94
224-984-20-00	2323 Lake Forest St	1	\$347.94
224-984-21-00	2319 Lake Forest St	1	\$347.94
224-984-22-00	2315 Lake Forest St	1	\$347.94
224-984-23-00	2311 Lake Forest St	1	\$347.94
224-985-01-00	2310 Lake Forest St	1	\$347.94
224-985-02-00	2312 Lake Forest St	1	\$347.94
224-985-03-00	2314 Lake Forest St	1	\$347.94
224-985-04-00	2316 Lake Forest St	1	\$347.94
224-985-05-00	2318 Lake Forest St	1	\$347.94
224-985-06-00	2320 Lake Forest St	1	\$347.94
224-985-07-00	2322 Lake Forest St	1	\$347.94
224-985-08-00	2324 Lake Forest St	1	\$347.94

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 11**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-985-09-00	2326 Lake Forest St	1	\$347.94
224-985-10-00	2328 Lake Forest St	1	\$347.94
224-985-11-00	2330 Lake Forest St	1	\$347.94
224-985-12-00	2332 Lake Forest St	1	\$347.94
224-985-13-00	2334 Lake Forest St	1	\$347.94
224-985-14-00	2336 Lake Forest St	1	\$347.94
224-985-15-00	2338 Lake Forest St	1	\$347.94
224-985-16-00	2340 Lake Forest St	1	\$347.94
224-985-17-00	2342 Lake Forest St	1	\$347.94
224-985-18-00	2344 Lake Forest St	1	\$347.94
224-985-19-00	2346 Lake Forest St	1	\$347.94
224-985-20-00	2348 Lake Forest St	1	\$347.94
224-985-21-00	2350 Lake Forest St	1	\$347.94
224-985-22-00	2354 Lake Forest St	1	\$347.94
224-985-23-00	2356 Lake Forest St	1	\$347.94
224-985-24-00	2303 Briarwood Pl	1	\$347.94
224-985-25-00	2307 Briarwood Pl	1	\$347.94
224-985-26-00	2311 Briarwood Pl	1	\$347.94
224-985-27-00	2315 Briarwood Pl	1	\$347.94
224-985-28-00	2319 Briarwood Pl	1	\$347.94
224-985-29-00	2323 Briarwood Pl	1	\$347.94
224-985-30-00	2327 Briarwood Pl	1	\$347.94
224-985-31-00	2331 Briarwood Pl	1	\$347.94
224-985-32-00	2335 Briarwood Pl	1	\$347.94
224-985-33-00	2339 Briarwood Pl	1	\$347.94
224-985-34-00	2343 Briarwood Pl	1	\$347.94
224-985-35-00	2347 Briarwood Pl	1	\$347.94
224-985-36-00	2351 Briarwood Pl	1	\$347.94
224-985-37-00	2355 Briarwood Pl	1	\$347.94
224-985-38-00	2359 Briarwood Pl	1	\$347.94
224-985-39-00	2360 Briarwood Pl	1	\$347.94
224-985-40-00	2356 Briarwood Pl	1	\$347.94
224-985-43-00	2344 Briarwood Pl	1	\$347.94
224-985-44-00	2340 Briarwood Pl	1	\$347.94
224-985-45-00	2336 Briarwood Pl	1	\$347.94
224-985-46-00	2332 Briarwood Pl	1	\$347.94
224-985-47-00	2328 Briarwood Pl	1	\$347.94
224-985-48-00	2324 Briarwood Pl	1	\$347.94
224-985-49-00	2320 Briarwood Pl	1	\$347.94
224-985-50-00	2312 Briarwood Pl	1	\$347.94
224-985-54-00	2352 Briarwood Pl	1	\$347.94
224-985-55-00	2348 Briarwood Pl	1	\$347.94
Totals:	Parcels: 330		\$114,820.20

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 12**  
*Assessment Levy for Fiscal Year 2025/26*

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 2025/26*

Assessor's Parcel No.	Situs Address	Assessable Acres	Assessment Levy
236-252-35-00	415 Felicita Ave	0.226	\$76.36
236-252-47-00	Felicita Ave	0.540	\$182.46
236-252-48-00	351 Felicita Ave	3.260	\$1,101.52
236-252-49-00	325- Felicita Ave 421	5.270	\$1,780.70
236-254-20-00	1809- Centre City Pkwy	2.660	\$2,637.92
236-254-21-00	1805- Centre City Pkwy	1.430	\$1,418.12
236-255-06-00	1835 Centre City Pkwy	1.240	\$1,229.70
236-255-07-00	Centre City Pkwy	0.550	\$545.44
236-255-08-00	Centre City Pkwy	0.484	\$479.98
236-255-09-00	Centre City Pkwy	0.337	\$334.20
236-255-10-00	Centre City Pkwy	0.208	\$206.26
236-255-11-00	1895 Centre City Pkwy	0.241	\$239.02
236-255-12-00	Centre City Pkwy	0.284	\$281.64
236-255-13-00	Centre City Pkwy	0.263	\$260.82
236-255-14-00	Centre City Pkwy	0.700	\$694.18
236-255-30-00	Centre City Pkwy	0.000	
Totals:	Parcels: 16		\$11,468.32

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 14**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
229-091-49-00	668 Wanda Ct	1	\$765.62
229-091-50-00	672 Wanda Ct	1	\$765.62
229-091-51-00	680 Wanda Ct	1	\$765.62
229-091-52-00	688 Wanda Ct	1	\$765.62
229-091-53-00	696 Wanda Ct	1	\$765.62
229-091-54-00	685 Wanda Ct	1	\$765.62
229-091-55-00	679 Wanda Ct	1	\$765.62
229-091-56-00	675 Wanda Ct	1	\$765.62
Totals:	Parcels: 8		\$6,124.96

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 15**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-810-01-00	2401 Linda Ct	1	\$596.42
231-810-02-00	2409 Linda Ct	1	\$596.42
231-810-03-00	2427 Linda Ct	1	\$596.42
231-810-04-00	2431 Linda Ct	1	\$596.42
231-810-05-00	2437 Linda Ct	1	\$596.42
231-810-06-00	2441 Linda Ct	1	\$596.42
231-810-07-00	2445 Linda Ct	1	\$596.42
231-810-08-00	2451 Linda Ct	1	\$596.42
231-810-09-00	2455 Linda Ct	1	\$596.42
231-810-10-00	2463 Linda Ct	1	\$596.42
231-810-11-00	2477 Linda Ct	1	\$596.42
231-810-12-00	2491 Linda Ct	1	\$596.42
231-810-13-00	2484 Linda Ct	1	\$596.42
231-810-14-00	2466 Linda Ct	1	\$596.42
231-810-15-00	2458 Linda Ct	1	\$596.42
231-810-16-00	2454 Linda Ct	1	\$596.42
231-810-17-00	2420 Linda Ct	1	\$596.42
231-810-18-00	2404 Linda Ct	1	\$596.42
Totals:	Parcels: 18		\$10,735.56



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 16**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-191-41-00	103 Trellis Ln	1	\$447.42
227-191-42-00	107 Trellis Ln	1	\$447.42
227-191-43-00	115 Trellis Ln	1	\$447.42
227-191-44-00	119 Trellis Ln	1	\$447.42
227-191-45-00	123 Trellis Ln	1	\$447.42
227-191-46-00	135 Trellis Ln	1	\$447.42
227-191-47-00	137 Trellis Ln	1	\$447.42
227-191-48-00	141 Trellis Ln	1	\$447.42
227-191-49-00	149 Trellis Ln	1	\$447.42
227-191-50-00	157 Trellis Ln	1	\$447.42
Totals:	Parcels: 10		\$4,474.20

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 17**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-740-01-00	2821 Oakwood Creek Way	1	\$178.96
225-740-02-00	2863 Oakwood Creek Way	1	\$178.96
225-740-03-00	2877 Oakwood Creek Way	1	\$178.96
225-740-04-00	2885 Oakwood Creek Way	1	\$178.96
225-740-05-00	2891 Oakwood Creek Way	1	\$178.96
225-740-06-00	2899 Oakwood Creek Way	1	\$178.96
225-740-07-00	602 Jacks Creek Rd	1	\$178.96
225-740-08-00	610 Jacks Creek Rd	1	\$178.96
225-740-09-00	618 Jacks Creek Rd	1	\$178.96
225-740-10-00	622 Jacks Creek Rd	1	\$178.96
225-740-11-00	628 Jacks Creek Rd	1	\$178.96
225-740-12-00	636 Jacks Creek Rd	1	\$178.96
225-740-13-00	642 Jacks Creek Rd	1	\$178.96
225-740-14-00	648 Jacks Creek Rd	1	\$178.96
225-740-15-00	2992 Oakstone Creek Pl	1	\$178.96
225-740-16-00	2980 Oakstone Creek Pl	1	\$178.96
225-740-17-00	2954 Oakstone Creek Pl	1	\$178.96
225-740-18-00	2936 Oakstone Creek Pl	1	\$178.96
225-740-19-00	2902 Oakstone Creek Pl	1	\$178.96
225-740-21-00	2941 Oakstone Creek Pl	1	\$178.96
225-740-22-00	2969 Oakstone Creek Pl	1	\$178.96
225-740-23-00	625 Jacks Creek Rd	1	\$178.96
225-740-24-00	621 Jacks Creek Rd	1	\$178.96
225-740-25-00	617 Jacks Creek Rd	1	\$178.96
225-740-26-00	613 Jacks Creek Rd	1	\$178.96
225-740-27-00	609 Jacks Creek Rd	1	\$178.96
225-740-28-00	2842 Oakwood Creek Way	1	\$178.96
225-740-30-00	2923 Oakstone Creek Pl	1	\$178.96
225-740-31-00	2828 Oakwood Creek Way	1	\$178.96
225-741-01-00	656 Jacks Creek Rd	1	\$178.96
225-741-02-00	664 Jacks Creek Rd	1	\$178.96
225-741-03-00	668 Jacks Creek Rd	1	\$178.96
225-741-04-00	672 Jacks Creek Rd	1	\$178.96
225-741-05-00	680 Jacks Creek Rd	1	\$178.96
225-741-06-00	686 Jacks Creek Rd	1	\$178.96
225-741-07-00	690 Jacks Creek Rd	1	\$178.96
225-741-08-00	694 Jacks Creek Rd	1	\$178.96
225-741-09-00	698 Jacks Creek Rd	1	\$178.96
225-741-10-00	689 Jacks Creek Rd	1	\$178.96
225-741-11-00	683 Jacks Creek Rd	1	\$178.96
225-741-12-00	675 Jacks Creek Rd	1	\$178.96
225-741-13-00	2976 Jacks Creek Pl	1	\$178.96
225-741-14-00	2952 Jacks Creek Pl	1	\$178.96
225-741-15-00	2961 Jacks Creek Pl	1	\$178.96
225-741-16-00	2983 Jacks Creek Pl	1	\$178.96
225-741-17-00	2991 Jacks Creek Pl	1	\$178.96
225-741-18-00	653 Jacks Creek Rd	1	\$178.96
Totals:	Parcels: 47		\$8,411.12

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 18**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-820-01-00	803 Albert Ct	1	\$126.40
231-820-02-00	807 Albert Ct	1	\$126.40
231-820-03-00	823 Albert Ct	1	\$126.40
231-820-04-00	853 Albert Ct	1	\$126.40
231-820-05-00	857 Albert Ct	1	\$126.40
231-820-06-00	871 Albert Ct	1	\$126.40
231-820-07-00	885 Albert Ct	1	\$126.40
231-820-08-00	892 Albert Ct	1	\$126.40
231-820-09-00	880 Albert Ct	1	\$126.40
231-820-10-00	866 Albert Ct	1	\$126.40
231-820-11-00	842 Albert Ct	1	\$126.40
231-820-12-00	838 Albert Ct	1	\$126.40
231-820-13-00	812 Albert Ct	1	\$126.40
231-820-14-00	810 Albert Ct	1	\$126.40
231-820-15-00	809 Rosa Ct	1	\$126.40
231-820-16-00	827 Rosa Ct	1	\$126.40
231-820-17-00	841 Rosa Ct	1	\$126.40
231-820-18-00	847 Rosa Ct	1	\$126.40
231-820-19-00	873 Rosa Ct	1	\$126.40
231-820-20-00	881 Rosa Ct	1	\$126.40
231-820-21-00	893 Rosa Ct	1	\$126.40
231-820-22-00	896 Rosa Ct	1	\$126.40
231-820-23-00	878 Rosa Ct	1	\$126.40
231-820-24-00	868 Rosa Ct	1	\$126.40
231-820-25-00	852 Rosa Ct	1	\$126.40
231-820-26-00	836 Rosa Ct	1	\$126.40
231-820-27-00	822 Rosa Ct	1	\$126.40
231-820-28-00	814 Rosa Ct	1	\$126.40
231-820-29-00	805 Socin Ct	1	\$126.40
231-820-30-00	813 Socin Ct	1	\$126.40
231-820-31-00	825 Socin Ct	1	\$126.40
231-820-32-00	829 Socin Ct	1	\$126.40
231-820-33-00	835 Socin Ct	1	\$126.40
231-820-34-00	837 Socin Ct	1	\$126.40
231-820-35-00	839 Socin Ct	1	\$126.40
231-820-36-00	843 Socin Ct	1	\$126.40
231-820-37-00	Socin Ct	1	\$126.40
231-820-38-00	867 Socin Ct	1	\$126.40
231-820-39-00	875 Socin Ct	1	\$126.40
231-820-40-00	883 Socin Ct	1	\$126.40
231-820-41-00	887 Socin Ct	1	\$126.40
231-820-42-00	898 Socin Ct	1	\$126.40
231-820-43-00	894 Socin Ct	1	\$126.40
231-820-44-00	882 Socin Ct	1	\$126.40
231-820-45-00	870 Socin Ct	1	\$126.40
231-820-46-00	854 Socin Ct	1	\$126.40
231-820-47-00	848 Socin Ct	1	\$126.40
231-820-48-00	820 Socin Ct	1	\$126.40

CITY OF ESCONDIDO

Landscape Maintenance District No. 1 - Zone 18

Assessment Levy for Fiscal Year 2025/26

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-820-49-00	808 Socin Ct	1	\$126.40
231-820-50-00	802 Socin Ct	1	\$126.40
Totals:	Parcels: 50		\$6,320.00

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 19**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-011-01-00	2620 Turnberry Gln	1.000	\$895.12
224-011-02-00	2650 Turnberry Gln	1.000	\$895.12
224-011-03-00	2667 Turnberry Gln	1.000	\$895.12
224-011-04-00	2649 Turnberry Gln	1.000	\$895.12
224-011-05-00	2615 Turnberry Gln	1.000	\$895.12
224-011-06-00	541 Melbourne Gln	1.000	\$895.12
224-011-07-00	535 Melbourne Gln	1.000	\$895.12
224-011-08-00	529 Melbourne Gln	1.000	\$895.12
224-011-09-00	517 Melbourne Gln	1.000	\$895.12
224-011-10-00	503 Melbourne Gln	1.000	\$895.12
224-011-11-00	510 Melbourne Gln	1.000	\$895.12
224-011-12-00	522 Melbourne Gln	1.000	\$895.12
224-011-13-00	538 Melbourne Gln	1.000	\$895.12
224-011-14-00	550 Melbourne Gln	1.000	\$895.12
224-011-15-00	2696 Dundee Gln	1.000	\$895.12
224-011-16-00	2693 Dundee Gln	1.000	\$895.12
224-011-17-00	2689 Dundee Gln	1.000	\$895.12
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	\$895.12
224-012-02-00	487 Melbourne Gln	1.000	\$895.12
224-012-03-00	483 Melbourne Gln	1.000	\$895.12
224-012-04-00	475 Melbourne Gln	1.000	\$895.12
224-012-05-00	469 Melbourne Gln	1.000	\$895.12
224-012-06-00	461 Melbourne Gln	1.000	\$895.12
224-012-07-00	457 Melbourne Gln	1.000	\$895.12
224-012-08-00	453 Melbourne Gln	1.000	\$895.12
224-012-09-00	449 Melbourne Gln	1.000	\$895.12
224-012-10-00	445 Melbourne Gln	1.000	\$895.12
224-012-11-00	433 Melbourne Gln	1.000	\$895.12
224-012-12-00	438 Melbourne Gln	1.000	\$895.12
224-012-13-00	456 Melbourne Gln	1.000	\$895.12
224-012-14-00	466 Melbourne Gln	1.000	\$895.12
224-012-15-00	472 Melbourne Gln	1.000	\$895.12
224-012-16-00	2591 St Andrews Gln	1.000	\$895.12
224-012-17-00	2577 St Andrews Gln	1.000	\$895.12
224-012-18-00	2555 St Andrews Gln	1.000	\$895.12
224-012-19-00	2550 Saint Andrews Gln	1.000	\$895.12
224-012-20-00	2544 St Andrews Gln	1.000	\$895.12
224-012-21-00	2530 St Andrews Gln	1.000	\$895.12
224-012-22-00	490 Melbourne Gln	1.000	\$895.12
224-012-23-00	498 Melbourne Gln	1.000	\$895.12
224-012-24-00	Cleveland Ave		
224-150-01-00	112 Double Eagle Gln	1.000	\$895.12
224-150-02-00	118 Double Eagle Gln	1.000	\$895.12

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 19**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-150-03-00	122 Double Eagle Gln	1.000	\$895.12
224-150-04-00	128 Double Eagle Gln	1.000	\$895.12
224-150-05-00	132 Double Eagle Gln	1.000	\$895.12
224-150-06-00	144 Double Eagle Gln	1.000	\$895.12
224-150-07-00	156 Double Eagle Gln	1.000	\$895.12
224-150-08-00	170 Double Eagle Gln	1.000	\$895.12
224-150-09-00	182 Double Eagle Gln	1.000	\$895.12
224-150-10-00	188 Double Eagle Gln	1.000	\$895.12
224-150-11-00	192 Double Eagle Gln	1.000	\$895.12
224-150-12-00	197 Double Eagle Gln	1.000	\$895.12
224-150-13-00	175 Double Eagle Gln	1.000	\$895.12
224-150-14-00	169 Double Eagle Gln	1.000	\$895.12
224-150-15-00	151 Double Eagle Gln	1.000	\$895.12
224-150-16-00	137 Double Eagle Gln	1.000	\$895.12
224-150-17-00	129 Double Eagle Gln	1.000	\$895.12
224-150-18-00	125 Double Eagle Gln	1.000	\$895.12
224-150-19-00	117 Double Eagle Gln	1.000	\$895.12
224-150-20-00	109 Double Eagle Gln	1.000	\$895.12
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	\$895.12
224-154-02-00	2569 Douglaston Gln	1.000	\$895.12
224-154-03-00	2571 Douglaston Gln	1.000	\$895.12
224-154-04-00	214 Whistling Straits Gl	1.000	\$895.12
224-154-05-00	252 Whistling Straits Gl	1.000	\$895.12
224-154-06-00	296 Whistling Straits Gl	1.000	\$895.12
224-154-07-00	2586 Douglaston Gln	1.000	\$895.12
224-154-08-00	2580 Douglaston Gln	1.000	\$895.12
224-154-09-00	2574 Douglaston Gln	1.000	\$895.12
224-154-10-00	2562 Douglaston Gln	1.000	\$895.12
224-154-11-00	Whistling Straits Gl		
224-154-12-00	2635 Dundee Gln	1.000	\$895.12
224-154-13-00	2622 Dundee Gln	1.000	\$895.12
224-154-14-00	2618 Dundee Gln	1.000	\$895.12
224-154-15-00	2606 Dundee Gln	1.000	\$895.12
224-154-16-00	2596 Dundee Gln	1.000	\$895.12
224-154-17-00	2584 Dundee Gln	1.000	\$895.12
224-154-18-00	2560 Dundee Gln	1.000	\$895.12
224-154-19-00	2552 Dundee Gln	1.000	\$895.12
224-154-20-00	2538 Dundee Gln	1.000	\$895.12
224-154-21-00	2541 Dundee Gln	1.000	\$895.12
224-154-22-00	2557 Dundee Gln	1.000	\$895.12
224-154-23-00	2579 Dundee Gln	1.000	\$895.12
224-154-24-00	2587 Dundee Gln	1.000	\$895.12
224-154-25-00	2598 Douglaston Gln	1.000	\$895.12

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 19**  
*Assessment Levy for Fiscal Year 2025/26*

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	\$895.12
224-154-29-00	2651 Dundee Gln	1.000	\$895.12
224-154-30-00	2659 Dundee Gln	1.000	\$895.12
224-154-31-00	2663 Dundee Gln	1.000	\$895.12
224-154-32-00	2667 Dundee Gln	1.000	\$895.12
224-154-33-00	2675 Dundee Gln	1.000	\$895.12
224-154-34-00	2670 Dundee Gln	1.000	\$895.12
224-154-36-00	Dundee Gln		
224-154-37-00	North Ave		
224-154-40-00	2682 Dundee Gln	1.000	\$895.12
224-155-01-00	2511 Douglaston Gln	1.000	\$895.12
224-155-02-00	2515 Douglaston Gln	1.000	\$895.12
224-155-03-00	2527 Douglaston Gln	1.000	\$895.12
224-155-04-00	2529 Douglaston Gln	1.000	\$895.12
224-155-05-00	2535 Douglaston Gln	1.000	\$895.12
224-155-06-00	2543 Douglaston Gln	1.000	\$895.12
224-155-07-00	2551 Douglaston Gln	1.000	\$895.12
224-155-08-00	2555 Douglaston Gln	1.000	\$895.12
224-155-09-00	2558 Douglaston Gln	1.000	\$895.12
224-155-10-00	2550 Douglaston Gln	1.000	\$895.12
224-155-11-00	2546 Douglaston Gln	1.000	\$895.12
224-155-12-00	2540 Douglaston Gln	1.000	\$895.12
224-155-13-00	2532 Douglaston Gln	1.000	\$895.12
224-155-14-00	2524 Douglaston Gln	1.000	\$895.12
224-155-15-00	2518 Douglaston Gln	1.000	\$895.12
224-155-16-00	Douglaston Gln		
224-155-17-00	Douglaston Gln		
224-155-18-00	401 Melbourne Gln	1.000	\$895.12
224-155-19-00	399 Melbourne Gln	1.000	\$895.12
224-155-20-00	2533 Royal Troon Gln	1.000	\$895.12
224-155-21-00	2555 Royal Troon Gln	1.000	\$895.12
224-155-22-00	2599 Royal Troon Gln	1.000	\$895.12
224-155-23-00	2588 Royal Troon Gln	1.000	\$895.12
224-155-24-00	2570 Royal Troon Gln	1.000	\$895.12
224-155-25-00	2566 Royal Troon Gln	1.000	\$895.12
224-155-26-00	2544 Royal Troon Gln	1.000	\$895.12
224-155-27-00	2522 Royal Troon Gln	1.000	\$895.12
224-155-28-00	2510 Royal Troon Gln	1.000	\$895.12
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	\$895.12
224-155-33-00	2512 Dundee Gln	1.000	\$895.12
224-155-34-00	2504 Dundee Gln	1.000	\$895.12
224-155-35-00	429 Melbourne Gln	1.000	\$895.12
224-155-36-00	423 Melbourne Gln	1.000	\$895.12

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 19**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-155-37-00	417 Melbourne Gln	1.000	\$895.12
224-155-38-00	409 Melbourne Gln	1.000	\$895.12
224-155-39-00	2509 Dundee Gln	1.000	\$895.12
224-155-40-00	2517 Dundee Gln	1.000	\$895.12
224-155-41-00	2529 Dundee Gln	1.000	\$895.12
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	\$895.12
224-156-09-00	363 Melbourne Gln	1.000	\$895.12
224-156-10-00	351 Melbourne Gln	1.000	\$895.12
224-156-11-00	337 Melbourne Gln	1.000	\$895.12
224-156-12-00	319 Melbourne Gln	1.000	\$895.12
224-156-13-00	305 Melbourne Gln	1.000	\$895.12
224-156-14-00	302 Melbourne Gln	1.000	\$895.12
224-156-15-00	328 Melbourne Gln	1.000	\$895.12
224-156-16-00	344 Melbourne Gln	1.000	\$895.12
224-156-17-00	356 Melbourne Gln	1.000	\$895.12
224-156-18-00	370 Melbourne Gln	1.000	\$895.12
224-156-19-00	392 Melbourne Gln	1.000	\$895.12
224-156-20-00	Melbourne Gln		
224-156-21-00	283 Melbourne Gln	1.000	\$895.12
224-156-22-00	241 Melbourne Gln	1.000	\$895.12
224-156-23-00	235 Melbourne Gln	1.000	\$895.12
224-156-24-00	222 Melbourne Gln	1.000	\$895.12
224-156-25-00	254 Melbourne Gln	1.000	\$895.12
224-156-26-00	298 Melbourne Gln	1.000	\$895.12
224-156-27-00	2498 Douglaston Gln	1.000	\$895.12
224-156-28-00	2492 Douglaston Gln	1.000	\$895.12
224-156-29-00	2486 Douglaston Gln	1.000	\$895.12
224-156-30-00	2474 Douglaston Gln	1.000	\$895.12
224-156-31-00	538 Crystal Downs Gln	1.000	\$895.12
224-156-32-00	546 Crystal Downs Gln	1.000	\$895.12
224-156-33-00	578 Crystal Downs Gln	1.000	\$895.12
224-156-34-00	589 Crystal Downs Gln	1.000	\$895.12
224-156-35-00	563 Crystal Downs Gln	1.000	\$895.12
224-156-36-00	559 Crystal Downs Gln	1.000	\$895.12
224-156-37-00	525 Crystal Downs Gln	1.000	\$895.12
224-156-38-00	517 Crystal Downs Gln	1.000	\$895.12
224-156-39-00	509 Crystal Downs Gln	1.000	\$895.12
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 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-157-01-00	2309 Douglaston Gln	1.000	\$895.12
224-157-02-00	2313 Douglaston Gln	1.000	\$895.12
224-157-03-00	2325 Douglaston Gln	1.000	\$895.12
224-157-04-00	303 Lytham Gln	1.000	\$895.12
224-157-05-00	317 Lytham Gln	1.000	\$895.12
224-157-06-00	345 Lytham Gln	1.000	\$895.12
224-157-07-00	369 Lytham Gln	1.000	\$895.12
224-157-08-00	377 Lytham Gln	1.000	\$895.12
224-157-09-00	385 Lytham Gln	1.000	\$895.12
224-157-10-00	398 Lytham Gln	1.000	\$895.12
224-157-11-00	372 Lytham Gln	1.000	\$895.12
224-157-12-00	350 Lytham Gln	1.000	\$895.12
224-157-13-00	332 Lytham Gln	1.000	\$895.12
224-157-14-00	328 Lytham Gln	1.000	\$895.12
224-157-15-00	2337 Douglaston Gln	1.000	\$895.12
224-157-16-00	Lytham Gln		
224-157-17-00	2404 Douglaston Gln	1.000	\$895.12
224-157-18-00	2398 Douglaston Gln	1.000	\$895.12
224-157-19-00	2392 Douglaston Gln	1.000	\$895.12
224-157-20-00	2376 Douglaston Gln	1.000	\$895.12
224-157-21-00	2370 Douglaston Gln	1.000	\$895.12
224-157-22-00	2364 Douglaston Gln	1.000	\$895.12
224-157-23-00	2358 Douglaston Gln	1.000	\$895.12
224-157-24-00	2354 Douglaston Gln	1.000	\$895.12
224-157-25-00	2350 Douglaston Gln	1.000	\$895.12
224-157-26-00	2348 Douglaston Gln	1.000	\$895.12
224-157-27-00	2340 Douglaston Gln	1.000	\$895.12
224-157-28-00	2343 Douglaston Gln	1.000	\$895.12
224-157-29-00	2345 Douglaston Gln	1.000	\$895.12
224-157-30-00	2361 Douglaston Gln	1.000	\$895.12
224-157-31-00	2367 Douglaston Gln	1.000	\$895.12
224-157-32-00	2381 Douglaston Gln	1.000	\$895.12
224-157-33-00	2387 Douglaston Gln	1.000	\$895.12
224-157-34-00	2401 Douglaston Gln	1.000	\$895.12
224-157-35-00	2407 Douglaston Gln	1.000	\$895.12
224-157-36-00	377 Somerset Hills Gln	1.000	\$895.12
224-157-37-00	355 Somerset Hills Gln	1.000	\$895.12
224-157-38-00	333 Somerset Hills Gln	1.000	\$895.12
224-157-39-00	2412 Pine Valley Gln	1.000	\$895.12
224-157-40-00	2410 Pine Valley Gln	1.000	\$895.12
224-157-41-00	2404 Pine Valley Gln	1.000	\$895.12
224-157-42-00	2400 Pine Valley Gln	1.000	\$895.12
224-157-43-00	2392 Pine Valley Gln	1.000	\$895.12
224-157-44-00	2380 Pine Valley Gln	1.000	\$895.12
224-157-45-00	2370 Pine Valley Gln	1.000	\$895.12
224-157-46-00	2366 Pine Valley Gln	1.000	\$895.12
224-157-47-00	2343 Pine Valley Gln	1.000	\$895.12
224-157-48-00	2349 Pine Valley Gln	1.000	\$895.12

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 19**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-157-49-00	2363 Pine Valley Gln	1.000	\$895.12
224-157-50-00	2375 Pine Valley Gln	1.000	\$895.12
224-157-51-00	2381 Pine Valley Gln	1.000	\$895.12
224-157-52-00	2385 Pine Valley Gln	1.000	\$895.12
224-157-53-00	2399 Pine Valley Gln	1.000	\$895.12
224-157-54-00	2401 Pine Valley Gln	1.000	\$895.12
224-157-55-00	2409 Pine Valley Gln	1.000	\$895.12
224-157-56-00	2413 Pine Valley Gln	1.000	\$895.12
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	\$895.12
224-158-02-00	2332 Douglaston Gln	1.000	\$895.12
224-158-03-00	2330 Douglaston Gln	1.000	\$895.12
224-158-04-00	2326 Douglaston Gln	1.000	\$895.12
224-158-05-00	2320 Douglaston Gln	1.000	\$895.12
224-158-06-00	2318 Douglaston Gln	1.000	\$895.12
224-158-07-00	2306 Douglaston Gln	1.000	\$895.12
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	\$895.12
224-159-02-00	2456 Douglaston Gln	1.000	\$895.12
224-159-03-00	2448 Douglaston Gln	1.000	\$895.12
224-159-04-00	2444 Douglaston Gln	1.000	\$895.12
224-159-05-00	2436 Douglaston Gln	1.000	\$895.12
224-159-06-00	2432 Douglaston Gln	1.000	\$895.12
224-159-07-00	2426 Douglaston Gln	1.000	\$895.12
224-159-08-00	2418 Douglaston Gln	1.000	\$895.12
224-159-09-00	2411 Douglaston Gln	1.000	\$895.12
224-159-10-00	2423 Douglaston Gln	1.000	\$895.12
224-159-11-00	467 Adelaide Gln	1.000	\$895.12
224-159-12-00	455 Adelaide Gln	1.000	\$895.12
224-159-13-00	433 Adelaide Gln	1.000	\$895.12
224-159-14-00	425 Adelaide Gln	1.000	\$895.12
224-159-15-00	414 Adelaide Gln	1.000	\$895.12
224-159-16-00	448 Adelaide Gln	1.000	\$895.12
224-159-17-00	2451 Douglaston Gln	1.000	\$895.12
224-159-18-00	2453 Douglaston Gln	1.000	\$895.12
224-159-19-00	2467 Douglaston Gln	1.000	\$895.12
224-159-20-00	2471 Douglaston Gln	1.000	\$895.12
224-159-21-00	2483 Douglaston Gln	1.000	\$895.12
224-159-22-00	2470 Pine Valley Gln	1.000	\$895.12
224-159-23-00	2458 Pine Valley Gln	1.000	\$895.12
224-159-24-00	2450 Pine Valley Gln	1.000	\$895.12
224-159-25-00	2444 Pine Valley Gln	1.000	\$895.12

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 19**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-159-26-00	2438 Pine Valley Gln	1.000	\$895.12
224-159-27-00	2426 Pine Valley Gln	1.000	\$895.12
224-159-28-00	2424 Pine Valley Gln	1.000	\$895.12
224-159-29-00	322 Somerset Hills Gln	1.000	\$895.12
224-159-30-00	344 Somerset Hills Gln	1.000	\$895.12
224-159-31-00	366 Somerset Hills Gln	1.000	\$895.12
224-159-32-00	2421 Pine Valley Gln	1.000	\$895.12
224-159-33-00	2427 Pine Valley Gln	1.000	\$895.12
224-159-34-00	2433 Pine Valley Gln	1.000	\$895.12
224-159-35-00	2445 Pine Valley Gln	1.000	\$895.12
224-159-36-00	2449 Pine Valley Gln	1.000	\$895.12
224-159-37-00	2453 Pine Valley Gln	1.000	\$895.12
224-159-38-00	2461 Pine Valley Gln	1.000	\$895.12
224-159-39-00	2475 Pine Valley Gln	1.000	\$895.12
224-159-40-00	2483 Pine Valley Gln	1.000	\$895.12
224-159-41-00	2497 Pine Valley Gln	1.000	\$895.12
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		\$234,521.44

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 20**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
235-550-01-00	1697 Greenwood Pl	1	\$1,400.42
235-550-02-00	1671 Greenwood Pl	1	\$1,400.42
235-550-03-00	1623 Greenwood Pl	1	\$1,400.42
235-550-04-00	1614 Greenwood Pl	1	\$1,400.42
235-550-05-00	1638 Greenwood Pl	1	\$1,400.42
235-550-06-00	1656 Greenwood Pl	1	\$1,400.42
235-550-07-00	1682 Greenwood Pl	1	\$1,400.42
235-550-08-00	1690 Greenwood Pl	1	\$1,400.42
235-550-09-00	1732 Gamble Ln	1	\$1,400.42
Totals:	Parcels: 9		\$12,603.78

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 21**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-030-40-00	2128 Drew Rd	1.000	\$633.64
225-030-41-00	2136 Drew Rd	1.000	\$633.64
225-030-42-00	2144 Drew Rd	1.000	\$633.64
225-030-43-00	2152 Drew Rd	1.000	\$633.64
225-030-44-00	2178 Drew Rd	1.000	\$633.64
225-030-45-00	2192 Drew Rd	1.000	\$633.64
225-030-46-00	2195 Drew Rd	1.000	\$633.64
225-030-47-00	2181 Drew Rd	1.000	\$633.64
225-030-48-00	2165 Drew Rd	1.000	\$633.64
225-030-49-00	2147 Drew Rd	1.000	\$633.64
225-030-50-00	2133 Drew Rd	1.000	\$633.64
225-030-51-00	2125 Drew Rd	1.000	\$633.64
225-030-52-00	2113 Drew Rd	1.000	\$633.64
225-030-53-00	2109 Drew Rd	1.000	\$633.64
225-030-54-00	2105 Drew Rd	1.000	\$633.64
225-030-55-00	2103 Drew Rd	1.000	\$633.64
225-030-56-00	2189 Drew Rd		
Totals:	Parcels: 17		\$10,138.24

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 22**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
224-040-48-00	2080 Dancer Ct	1	\$553.58
224-040-49-00	2040 Dancer Ct	1	\$553.58
224-040-50-00	1757 Dancer Pl	1	\$553.58
224-040-51-00	1763 Dancer Pl	1	\$553.58
224-040-52-00	1775 Dancer Pl	1	\$553.58
224-040-53-00	1787 Dancer Pl	1	\$553.58
224-040-54-00	1796 Dancer Pl	1	\$553.58
224-040-55-00	1780 Dancer Pl	1	\$553.58
224-040-56-00	1768 Dancer Pl	1	\$553.58
224-040-57-00	1752 Dancer Pl	1	\$553.58
224-040-58-00	1748 Dancer Pl	1	\$553.58
224-040-59-00	1740 Dancer Pl	1	\$553.58
224-040-60-00	1732 Dancer Pl	1	\$553.58
224-040-61-00	1724 Dancer Pl	1	\$553.58
224-040-62-00	1718 Dancer Pl	1	\$553.58
224-040-63-00	1712 Dancer Pl	1	\$553.58
224-040-64-00	1710 Dancer Pl	1	\$553.58
224-040-65-00	1700 Dancer Pl	1	\$553.58
224-040-66-00	1707 Dancer Pl	1	\$553.58
224-040-67-00	1715 Dancer Pl	1	\$553.58
224-040-68-00	1721 Dancer Pl	1	\$553.58
224-040-69-00	1729 Dancer Pl	1	\$553.58
224-040-70-00	1735 Dancer Pl	1	\$553.58
Totals:	Parcels: 23		\$12,732.34

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 23**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
232-580-01-00	1087 Princess Kyra Pl	1	\$512.20
232-580-02-00	1073 Princess Kyra Pl	1	\$512.20
232-580-03-00	1067 Princess Kyra Pl	1	\$512.20
232-580-04-00	1059 Princess Kyra Pl	1	\$512.20
232-580-05-00	1047 Princess Kyra Pl	1	\$512.20
232-580-06-00	1033 Princess Kyra Pl	1	\$512.20
232-580-07-00	1025 Princess Kyra Pl	1	\$512.20
232-580-08-00	1011 Princess Kyra Pl	1	\$512.20
232-580-09-00	1006 Princess Kyra Pl	1	\$512.20
232-580-10-00	1022 Princess Kyra Pl	1	\$512.20
232-580-11-00	1030 Princess Kyra Pl	1	\$512.20
232-580-12-00	1044 Princess Kyra Pl	1	\$512.20
232-580-13-00	1052 Princess Kyra Pl	1	\$512.20
232-580-14-00	1060 Princess Kyra Pl	1	\$512.20
232-580-15-00	1076 Princess Kyra Pl	1	\$512.20
232-580-16-00	1098 Princess Kyra Pl	1	\$512.20
Totals:	Parcels: 16		\$8,195.20

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 24**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
237-300-01-00	479 Amparo Dr	1	\$644.44
237-300-02-00	461 Amparo Dr	1	\$644.44
237-300-03-00	459 Amparo Dr	1	\$644.44
237-300-04-00	445 Amparo Dr	1	\$644.44
237-300-05-00	437 Amparo Dr	1	\$644.44
237-300-06-00	423 Amparo Dr	1	\$644.44
237-300-07-00	411 Amparo Dr	1	\$644.44
237-300-08-00	399 Amparo Dr	1	\$644.44
237-300-10-00	373 Amparo Dr	1	\$644.44
237-300-11-00	365 Amparo Dr	1	\$644.44
237-300-12-00	361 Amparo Dr	1	\$644.44
237-300-13-00	345 Amparo Dr	1	\$644.44
237-300-14-00	327 Amparo Dr	1	\$644.44
237-300-15-00	319 Amparo Dr	1	\$644.44
237-300-16-00	303 Amparo Dr	1	\$644.44
237-300-18-00	322 Amparo Dr	1	\$644.44
237-300-19-00	334 Amparo Dr	1	\$644.44
237-300-20-00	352 Amparo Dr	1	\$644.44
237-300-21-00	388 Amparo Dr	1	\$644.44
237-300-22-00	2191 Pamplona Ct	1	\$644.44
237-300-23-00	2183 Pamplona Ct	1	\$644.44
237-300-24-00	2167 Pamplona Ct	1	\$644.44
237-300-25-00	2159 Pamplona Ct	1	\$644.44
237-300-26-00	2145 Pamplona Ct	1	\$644.44
237-300-27-00	2141 Pamplona Ct	1	\$644.44
237-300-28-00	2137 Pamplona Ct	1	\$644.44
237-300-29-00	2135 Pamplona Ct	1	\$644.44
237-300-30-00	2127 Pamplona Ct	1	\$644.44
237-300-31-00	2119 Pamplona Ct	1	\$644.44
237-300-32-00	2105 Pamplona Ct	1	\$644.44
237-300-33-00	2102 Pamplona Ct	1	\$644.44
237-300-34-00	2108 Pamplona Ct	1	\$644.44
237-300-35-00	2124 Pamplona Ct	1	\$644.44
237-300-36-00	2130 Pamplona Ct	1	\$644.44
237-300-37-00	2152 Pamplona Ct	1	\$644.44
237-300-38-00	2164 Pamplona Ct	1	\$644.44
237-300-39-00	2176 Pamplona Ct	1	\$644.44
237-300-40-00	2188 Pamplona Ct	1	\$644.44
237-300-41-00	2196 Pamplona Ct	1	\$644.44
237-300-42-00	430 Amparo Dr	1	\$644.44
237-300-43-00	490 Amparo Dr	1	\$644.44
237-300-44-00	498 Amparo Dr	1	\$644.44
237-300-45-00	2110 Pamplona Ct	1	\$644.44
237-300-47-00	310 Amparo Dr	1	\$644.44
237-300-48-00	Amparo Dr		
237-300-49-00	381 Amparo Dr	1	\$644.44
237-310-01-00	2098 Amparo Ct	1	\$644.44
237-310-02-00	2082 Amparo Ct	1	\$644.44



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 24**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
237-310-03-00	2074 Amparo Ct	1	\$644.44
237-310-04-00	2066 Amparo Ct	1	\$644.44
237-310-05-00	2054 Amparo Ct	1	\$644.44
237-310-06-00	2038 Amparo Ct	1	\$644.44
237-310-07-00	2002 Amparo Ct	1	\$644.44
237-310-08-00	2011 Amparo Ct	1	\$644.44
237-310-09-00	2025 Amparo Ct	1	\$644.44
237-310-10-00	2043 Amparo Ct	1	\$644.44
237-310-11-00	2087 Amparo Ct	1	\$644.44
237-310-12-00	302 Amparo Dr	1	\$644.44
237-310-13-00	300 Amparo Dr	1	\$644.44
Totals:	Parcels: 59		\$37,377.52

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 25**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-682-52-00	573 Dimaio Way	1	\$217.58
225-682-53-00	581 Dimaio Way	1	\$217.58
225-682-54-00	585 Dimaio Way	1	\$217.58
225-682-55-00	591 Dimaio Way	1	\$217.58
225-682-56-00	595 Dimaio Way	1	\$217.58
225-682-57-00	603 Dimaio Way	1	\$217.58
225-682-58-00	615 Dimaio Way	1	\$217.58
225-682-59-00	621 Dimaio Way	1	\$217.58
225-682-60-00	635 Dimaio Way	1	\$217.58
225-682-61-00	647 Dimaio Way	1	\$217.58
225-682-62-00	655 Dimaio Way	1	\$217.58
225-682-63-00	667 Dimaio Way	1	\$217.58
225-682-64-00	675 Dimaio Way	1	\$217.58
225-682-65-00	670 Dimaio Way	1	\$217.58
225-682-66-00	652 Dimaio Way	1	\$217.58
225-682-67-00	640 Dimaio Way	1	\$217.58
225-682-68-00	632 Dimaio Way	1	\$217.58
225-682-69-00	624 Dimaio Way	1	\$217.58
225-682-70-00	618 Dimaio Way	1	\$217.58
225-682-71-00	600 Dimaio Way	1	\$217.58
225-682-72-00	598 Dimaio Way	1	\$217.58
225-682-73-00	594 Dimaio Way	1	\$217.58
225-682-74-00	586 Dimaio Way	1	\$217.58
225-682-75-00	578 Dimaio Way	1	\$217.58
225-682-76-00	570 Dimaio Way	1	\$217.58
225-750-01-00	2795 Oakwood Creek Way	1	\$217.58
225-750-02-00	2783 Oakwood Creek Way	1	\$217.58
225-750-03-00	2767 Oakwood Creek Way	1	\$217.58
225-750-04-00	2755 Oakwood Creek Way	1	\$217.58
225-750-05-00	2741 Oakwood Creek Way	1	\$217.58
225-750-06-00	611 Berkshire Pl	1	\$217.58
225-750-07-00	629 Berkshire Pl	1	\$217.58
225-750-08-00	633 Berkshire Pl	1	\$217.58
225-750-09-00	655 Berkshire Pl	1	\$217.58
225-750-10-00	678 Berkshire Pl	1	\$217.58
225-750-11-00	644 Berkshire Pl	1	\$217.58
225-750-13-00	2772 Berkshire Pl	1	\$217.58
225-750-14-00	2788 Oakwood Creek Way	1	\$217.58
225-750-15-00	2790 Oakwood Creek Way	1	\$217.58
225-750-16-00	2739 Oakwood Creek Way	1	\$217.58
225-750-17-00	2733 Oakwood Creek Way	1	\$217.58
225-750-18-00	2727 Oakwood Creek Way	1	\$217.58
225-750-19-00	621 Oakwood Creek Pl	1	\$217.58
225-750-20-00	635 Oakwood Creek Pl	1	\$217.58
225-750-21-00	657 Oakwood Creek Pl	1	\$217.58
225-750-22-00	679 Oakwood Creek Pl	1	\$217.58
225-750-23-00	683 Oakwood Creek Pl	1	\$217.58
225-750-24-00	688 Oakwood Creek Pl	1	\$217.58

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 25**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-750-25-00	660 Oakwood Creek Pl	1	\$217.58
225-750-26-00	648 Oakwood Creek Pl	1	\$217.58
225-750-27-00	616 Oakwood Creek Pl	1	\$217.58
225-750-28-00	604 Oakwood Creek Pl	1	\$217.58
Totals:	Parcels: 52		\$11,314.16

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 26**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-650-33-00	710 Jet Pl	1	\$678.08
227-650-34-00	722 Jet Pl	1	\$678.08
227-650-35-00	736 Jets Pl	1	\$678.08
227-650-36-00	748 Jet Pl	1	\$678.08
227-650-37-00	764 Jet Pl	1	\$678.08
227-650-38-00	788 Jet Pl	1	\$678.08
227-650-39-00	799 Jet Pl	1	\$678.08
227-650-40-00	775 Jet Pl	1	\$678.08
227-650-41-00	757 Jet Pl	1	\$678.08
227-650-42-00	741 Jet Pl	1	\$678.08
227-650-43-00	733 Jet Pl	1	\$678.08
227-650-44-00	715 Jet Pl	1	\$678.08
227-650-45-00	707 Jet Pl	1	\$678.08
Totals:	Parcels: 13		\$8,815.04

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 27**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-760-01-00	2641 Pummelo Ct	1.000	\$391.76
225-760-02-00	2625 Pummelo Ct	1.000	\$391.76
225-760-03-00	2601 Pummelo Ct	1.000	\$391.76
225-760-04-00	601 Star Ruby Ct	1.000	\$391.76
225-760-05-00	623 Star Ruby Ct	1.000	\$391.76
225-760-06-00	639 Star Ruby Ct	1.000	\$391.76
225-760-07-00	651 Star Ruby Ct	1.000	\$391.76
225-760-08-00	673 Star Ruby Ct	1.000	\$391.76
225-760-09-00	681 Star Ruby Ct	1.000	\$391.76
225-760-10-00	695 Star Ruby Ct	1.000	\$391.76
225-760-11-00	672 Star Ruby Ct	1.000	\$391.76
225-760-12-00	652 Star Ruby Ct	1.000	\$391.76
225-760-13-00	2626 Pummelo Ct	1.000	\$391.76
225-760-14-00	2642 Pummelo Ct	1.000	\$391.76
225-760-15-00	2650 Pummelo Ct	1.000	\$391.76
225-760-16-00	2654 Pummelo Ct	1.000	\$391.76
225-760-17-00	2660 Pummelo Ct	1.000	\$391.76
225-760-18-00	2674 Pummelo Ct	1.000	\$391.76
225-760-19-00	2695 Pummelo Ct	1.000	\$391.76
225-760-20-00	2681 Pummelo Ct	1.000	\$391.76
225-760-21-00	2675 Pummelo Ct	1.000	\$391.76
225-760-22-00	2661 Pummelo Ct	1.000	\$391.76
225-760-23-00	2655 Pummelo Ct	1.000	\$391.76
225-760-24-00	2661 Minneola Ln	1.000	\$391.76
225-760-25-00	2641 Minneola Ln	1.000	\$391.76
225-760-26-00	2635 Minneola Ln	1.000	\$391.76
225-760-27-00	2629 Minneola Ln	1.000	\$391.76
225-760-28-00	704 Sungold Way	1.000	\$391.76
225-760-29-00	720 Sungold Way	1.000	\$391.76
225-760-30-00	742 Sungold Way	1.000	\$391.76
225-760-31-00	743 Sungold Way	1.000	\$391.76
225-760-32-00	731 Sungold Way	1.000	\$391.76
225-760-33-00	715 Sungold Way	1.000	\$391.76
225-760-34-00	705 Sungold Way	1.000	\$391.76
225-761-01-00	748 Sungold Way	1.000	\$391.76
225-761-02-00	750 Sungold Way	1.000	\$391.76
225-761-03-00	758 Sungold Way	1.000	\$391.76
225-761-04-00	766 Sungold Way	1.000	\$391.76
225-761-05-00	770 Sungold Way	1.000	\$391.76
225-761-06-00	780 Sungold Way	1.000	\$391.76
225-761-07-00	790 Sungold Way	1.000	\$391.76
225-761-08-00	802 Sungold Way	1.000	\$391.76
225-761-09-00	824 Sungold Way	1.000	\$391.76
225-761-10-00	832 Sungold Way	1.000	\$391.76
225-761-11-00	844 Sungold Way	1.000	\$391.76
225-761-12-00	852 Sungold Way	1.000	\$391.76
225-761-13-00	864 Sungold Way	1.000	\$391.76
225-761-14-00	2690 Ponderosa Ct	1.000	\$391.76

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 27**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-761-15-00	2674 Ponderosa Ct	1.000	\$391.76
225-761-16-00	2652 Ponderosa Ct	1.000	\$391.76
225-761-17-00	2640 Ponderosa Ct	1.000	\$391.76
225-761-18-00	2643 Ponderosa Ct	1.000	\$391.76
225-761-19-00	2655 Ponderosa Ct	1.000	\$391.76
225-761-20-00	2681 Ponderosa Ct	1.000	\$391.76
225-761-21-00	2697 Ponderosa Ct	1.000	\$391.76
225-761-22-00	2598 Honeybell Ln	1.000	\$391.76
225-761-23-00	2582 Honeybell Ln	1.000	\$391.76
225-761-24-00	2570 Honeybell Ln	1.000	\$391.76
225-761-25-00	2568 Honeybell Ln	1.000	\$391.76
225-761-26-00	2548 Honeybell Ln	1.000	\$391.76
225-761-27-00	2535 Honeybell Ln	1.000	\$391.76
225-761-28-00	2545 Honeybell Ln	1.000	\$391.76
225-761-29-00	2557 Honeybell Ln	1.000	\$391.76
225-761-30-00	2569 Honeybell Ln	1.000	\$391.76
225-761-31-00	2589 Honeybell Ln	1.000	\$391.76
225-761-32-00	793 Sungold Way	1.000	\$391.76
225-761-33-00	785 Sungold Way	1.000	\$391.76
225-761-34-00	773 Sungold Way	1.000	\$391.76
225-761-35-00	2576 Hamlin Ct	1.000	\$391.76
225-761-36-00	2552 Hamlin Ct	1.000	\$391.76
225-761-37-00	2549 Hamlin Ct	1.000	\$391.76
225-761-38-00	2565 Hamlin Ct	1.000	\$391.76
225-761-39-00	2583 Hamlin Ct	1.000	\$391.76
225-762-01-00	872 Sungold Way	1.000	\$391.76
225-762-02-00	884 Sungold Way	1.000	\$391.76
225-762-03-00	2632 Jaffa Ct	1.000	\$391.76
225-762-04-00	2631 Jaffa Ct	1.000	\$391.76
225-762-05-00	2657 Jaffa Ct	1.000	\$391.76
225-762-06-00	2673 Jaffa Ct	1.000	\$391.76
225-762-07-00	2695 Jaffa Ct	1.000	\$391.76
225-762-08-00	Jaffa Ct		
225-762-09-00	Jaffa Ct		
225-763-01-00	2534 Honeybell Ln	1.000	\$391.76
225-763-02-00	2520 Honeybell Ln	1.000	\$391.76
225-763-03-00	2504 Honeybell Ln	1.000	\$391.76
225-763-04-00	2494 Honeybell Ln	1.000	\$391.76
225-763-05-00	2482 Honeybell Ln	1.000	\$391.76
225-763-06-00	2474 Honeybell Ln	1.000	\$391.76
225-763-07-00	2462 Honeybell Ln	1.000	\$391.76
225-763-08-00	2454 Honeybell Ln	1.000	\$391.76
225-763-09-00	2448 Honeybell Ln	1.000	\$391.76
225-763-10-00	2442 Honeybell Ln	1.000	\$391.76
225-763-11-00	2434 Honeybell Ln	1.000	\$391.76
225-763-12-00	2422 Honeybell Ln	1.000	\$391.76
225-763-13-00	2414 Honeybell Ln	1.000	\$391.76
225-763-14-00	2402 Honeybell Ln	1.000	\$391.76

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 27**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-763-15-00	2403 Honeybell Ln	1.000	\$391.76
225-763-16-00	2413 Honeybell Ln	1.000	\$391.76
225-763-17-00	2421 Honeybell Ln	1.000	\$391.76
225-763-18-00	2433 Honeybell Ln	1.000	\$391.76
225-763-19-00	2443 Honeybell Ln	1.000	\$391.76
225-763-20-00	2447 Honeybell Ln	1.000	\$391.76
225-763-21-00	2453 Honeybell Ln	1.000	\$391.76
225-763-22-00	2461 Honeybell Ln	1.000	\$391.76
225-763-23-00	2473 Honeybell Ln	1.000	\$391.76
225-763-24-00	2481 Honeybell Ln	1.000	\$391.76
225-763-25-00	2493 Honeybell Ln	1.000	\$391.76
225-763-26-00	2509 Honeybell Ln	1.000	\$391.76
225-763-27-00	2521 Honeybell Ln	1.000	\$391.76
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	\$391.76
225-764-02-00	873 Red Blush Rd	1.000	\$391.76
225-764-03-00	865 Red Blush Rd	1.000	\$391.76
225-764-04-00	839 Red Blush Rd	1.000	\$391.76
225-764-05-00	821 Red Blush Rd	1.000	\$391.76
225-764-06-00	805 Red Blush Rd	1.000	\$391.76
225-764-07-00	802 Red Blush Rd	1.000	\$391.76
225-764-08-00	816 Red Blush Rd	1.000	\$391.76
225-764-09-00	2402 Tangelo Pl East	1.000	\$391.76
225-764-10-00	2440 Tangelo Pl East	1.000	\$391.76
225-764-11-00	2460 Tangelo Pl East	1.000	\$391.76
225-764-12-00	832 Red Blush Rd	1.000	\$391.76
225-764-13-00	846 Red Blush Rd	1.000	\$391.76
225-764-14-00	868 Red Blush Rd	1.000	\$391.76
225-764-15-00	876 Red Blush Rd	1.000	\$391.76
225-764-16-00	882 Red Blush Rd	1.000	\$391.76
225-764-17-00	894 Red Blush Rd	1.000	\$391.76
225-764-18-00	Mission Ave		
225-764-19-00	2471 Tangelo Pl East	1.000	\$391.76
225-764-20-00	2451 Tangelo Pl East	1.000	\$391.76
225-764-21-00	2461 Tangelo Pl East	1.000	\$391.76
Totals:	Parcels: 133		\$49,753.52

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

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	\$608.90
225-770-02-00	3103 Burnet Dr	1.000	\$608.90
225-770-03-00	3095 Burnet Dr	1.000	\$608.90
225-770-04-00	3089 Burnet Dr	1.000	\$608.90
225-770-05-00	3067 Burnet Dr	1.000	\$608.90
225-770-06-00	3070 Burnet Dr	1.000	\$608.90
225-770-07-00	3078 Burnet Dr	1.000	\$608.90
225-770-08-00	Murcott Way	1.000	\$608.90
225-770-09-00	2967 Murcott Way	1.000	\$608.90
225-770-10-00	2955 Murcott Way	1.000	\$608.90
225-770-11-00	2949 Murcott Way	1.000	\$608.90
225-770-12-00	2933 Murcott Way	1.000	\$608.90
225-770-13-00	2921 Murcott Way	1.000	\$608.90
225-770-14-00	766 Bijou Lime Ln	1.000	\$608.90
225-770-15-00	752 Bijou Lime Ln	1.000	\$608.90
225-770-16-00	753 Bijou Lime Ln	1.000	\$608.90
225-770-17-00	771 Bijou Lime Ln	1.000	\$608.90
225-770-18-00	779 Bijou Lime Ln	1.000	\$608.90
225-770-19-00	787 Bijou Lime Ln	1.000	\$608.90
225-770-20-00	791 Bijou Lime Ln	1.000	\$608.90
225-770-21-00	795 Bijou Lime Ln	1.000	\$608.90
225-770-22-00	2902 Murcott Way	1.000	\$608.90
225-770-23-00	2908 Murcott Way	1.000	\$608.90
225-770-24-00	2916 Murcott Way	1.000	\$608.90
225-770-25-00	2928 Murcott Way	1.000	\$608.90
225-770-26-00	2940 Murcott Way	1.000	\$608.90
225-770-27-00	2952 Murcott Way	1.000	\$608.90
225-770-28-00	2964 Murcott Way	1.000	\$608.90
225-770-29-00	2970 Murcott Way	1.000	\$608.90
225-770-30-00	2982 Murcott Way	1.000	\$608.90
225-770-31-00	2988 Murcott Way	1.000	\$608.90
225-770-32-00	2996 Murcott Way	1.000	\$608.90
225-770-33-00	Bijou Lime Ln		
225-771-01-00	3053 Burnet Dr	1.000	\$608.90
225-771-02-00	3041 Burnet Dr	1.000	\$608.90
225-771-03-00	3025 Burnet Dr	1.000	\$608.90
225-771-04-00	3017 Burnet Dr	1.000	\$608.90
225-771-05-00	3013 Burnet Dr	1.000	\$608.90
225-771-06-00	2989 Burnet Dr	1.000	\$608.90
225-771-07-00	2985 Burnet Dr	1.000	\$608.90
225-771-08-00	2971 Burnet Dr	1.000	\$608.90
225-771-09-00	2967 Burnet Dr	1.000	\$608.90
225-771-10-00	2959 Burnet Dr	1.000	\$608.90
225-771-11-00	2953 Burnet Dr	1.000	\$608.90
225-771-12-00	2941 Burnet Dr	1.000	\$608.90
225-771-13-00	2937 Burnet Dr	1.000	\$608.90
225-771-14-00	2931 Burnet Dr	1.000	\$608.90



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-771-15-00	2919 Burnet Dr	1.000	\$608.90
225-771-16-00	2905 Burnet Dr	1.000	\$608.90
225-771-17-00	2902 Burnet Dr	1.000	\$608.90
225-771-18-00	2908 Burnet Dr	1.000	\$608.90
225-771-19-00	2912 Burnet Dr	1.000	\$608.90
225-771-20-00	2924 Burnet Dr	1.000	\$608.90
225-771-21-00	2928 Burnet Dr	1.000	\$608.90
225-771-22-00	2960 Burnet Dr	1.000	\$608.90
225-771-23-00	2964 Burnet Dr	1.000	\$608.90
225-771-24-00	2990 Burnet Dr	1.000	\$608.90
225-771-25-00	2996 Burnet Dr	1.000	\$608.90
225-771-26-00	3000 Burnet Dr	1.000	\$608.90
225-771-27-00	3008 Burnet Dr	1.000	\$608.90
225-771-28-00	3020 Burnet Dr	1.000	\$608.90
225-771-29-00	3034 Burnet Dr	1.000	\$608.90
225-771-30-00	3038 Burnet Dr	1.000	\$608.90
225-771-31-00	3046 Burnet Dr	1.000	\$608.90
225-771-32-00	3058 Burnet Dr	1.000	\$608.90
225-771-33-00	740 Bijou Lime Ln	1.000	\$608.90
225-771-34-00	734 Bijou Lime Ln	1.000	\$608.90
225-771-35-00	2922 Rangpur Ct	1.000	\$608.90
225-771-36-00	2936 Rangpur Ct	1.000	\$608.90
225-771-37-00	2954 Rangpur Ct	1.000	\$608.90
225-771-38-00	2982 Rangpur Ct	1.000	\$608.90
225-771-39-00	2990 Rangpur Ct	1.000	\$608.90
225-771-40-00	2977 Rangpur Ct	1.000	\$608.90
225-771-41-00	2963 Rangpur Ct	1.000	\$608.90
225-771-42-00	2949 Rangpur Ct	1.000	\$608.90
225-771-43-00	2915 Rangpur Ct	1.000	\$608.90
225-771-44-00	2980 Burnet Dr	1.000	\$608.90
225-771-45-00	721 Bijou Lime Ln	1.000	\$608.90
225-771-46-00	729 Bijou Lime Ln	1.000	\$608.90
225-771-47-00	737 Bijou Lime Ln	1.000	\$608.90
225-771-48-00	745 Bijou Lime Ln	1.000	\$608.90
225-771-49-00	Burnet Dr		
225-780-01-00	2801 Oro Blanco Cir	1.000	\$608.90
225-780-02-00	2805 Oro Blanco Cir	1.000	\$608.90
225-780-03-00	2809 Oro Blanco Cir	1.000	\$608.90
225-780-04-00	2813 Oro Blanco Cir	1.000	\$608.90
225-780-05-00	2817 Oro Blanco Cir	1.000	\$608.90
225-780-06-00	2821 Oro Blanco Cir	1.000	\$608.90
225-780-07-00	2825 Oro Blanco Cir	1.000	\$608.90
225-780-08-00	2829 Oro Blanco Cir	1.000	\$608.90
225-780-09-00	2833 Oro Blanco Cir	1.000	\$608.90
225-780-10-00	2841 Oro Blanco Cir	1.000	\$608.90
225-780-11-00	2853 Oro Blanco Cir	1.000	\$608.90
225-780-12-00	2865 Oro Blanco Cir	1.000	\$608.90
225-780-13-00	2877 Oro Blanco Cir	1.000	\$608.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-780-14-00	2889 Oro Blanco Cir	1.000	\$608.90
225-780-15-00	2891 Oro Blanco Cir	1.000	\$608.90
225-780-16-00	2893 Oro Blanco Cir	1.000	\$608.90
225-780-17-00	2899 Oro Blanco Cir	1.000	\$608.90
225-780-18-00	2903 Oro Blanco Cir	1.000	\$608.90
225-780-19-00	2907 Oro Blanco Cir	1.000	\$608.90
225-780-20-00	2911 Oro Blanco Cir	1.000	\$608.90
225-780-21-00	2915 Oro Blanco Cir	1.000	\$608.90
225-780-22-00	2919 Oro Blanco Cir	1.000	\$608.90
225-780-23-00	2923 Oro Blanco Cir	1.000	\$608.90
225-780-24-00	2927 Oro Blanco Cir	1.000	\$608.90
225-780-25-00	2931 Oro Blanco Cir	1.000	\$608.90
225-780-26-00	2935 Oro Blanco Cir	1.000	\$608.90
225-780-27-00	2949 Oro Blanco Cir	1.000	\$608.90
225-780-28-00	2957 Oro Blanco Cir	1.000	\$608.90
225-780-29-00	2963 Oro Blanco Cir	1.000	\$608.90
225-780-30-00	2985 Oro Blanco Cir	1.000	\$608.90
225-780-31-00	2991 Oro Blanco Cir	1.000	\$608.90
225-780-32-00	2980 Oro Blanco Cir	1.000	\$608.90
225-780-33-00	2972 Oro Blanco Cir	1.000	\$608.90
225-780-34-00	2960 Oro Blanco Cir	1.000	\$608.90
225-780-35-00	2950 Oro Blanco Cir	1.000	\$608.90
225-780-36-00	2942 Oro Blanco Cir	1.000	\$608.90
225-780-37-00	2934 Oro Blanco Cir	1.000	\$608.90
225-780-38-00	2884 Oro Blanco Cir	1.000	\$608.90
225-780-39-00	2880 Oro Blanco Cir	1.000	\$608.90
225-780-40-00	2872# Oro Blanco Cir	1.000	\$608.90
225-780-41-00	2858 Oro Blanco Cir	1.000	\$608.90
225-780-42-00	2846 Oro Blanco Cir	1.000	\$608.90
225-780-43-00	2838 Oro Blanco Cir	1.000	\$608.90
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	\$608.90
225-790-02-00	584 Chandler Ct	1.000	\$608.90
225-790-03-00	576 Chandler Ct	1.000	\$608.90
225-790-04-00	562 Chandler Ct	1.000	\$608.90
225-790-05-00	554 Chandler Ct	1.000	\$608.90
225-790-06-00	538 Chandler Ct	1.000	\$608.90
225-790-07-00	520 Chandler Ct	1.000	\$608.90
225-790-08-00	508 Chandler Ct	1.000	\$608.90
225-790-09-00	503 Chandler Ct	1.000	\$608.90
225-790-10-00	521 Chandler Ct	1.000	\$608.90
225-790-11-00	537 Chandler Ct	1.000	\$608.90
225-790-12-00	545 Chandler Ct	1.000	\$608.90
225-790-13-00	551 Chandler Ct	1.000	\$608.90
225-790-14-00	563 Chandler Ct	1.000	\$608.90
225-790-15-00	571 Chandler Ct	1.000	\$608.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-790-16-00	587 Chandler Ct	1.000	\$608.90
225-790-17-00	591 Chandler Ct	1.000	\$608.90
225-790-18-00	3099 Wohlford Dr	1.000	\$608.90
225-790-19-00	3091 Wohlford Dr	1.000	\$608.90
225-790-20-00	3085 Wohlford Dr	1.000	\$608.90
225-790-21-00	3081 Wohlford Dr	1.000	\$608.90
225-790-22-00	3077 Wohlford Dr	1.000	\$608.90
225-790-23-00	3073 Wohlford Dr	1.000	\$608.90
225-790-24-00	3069 Wohlford Dr	1.000	\$608.90
225-790-25-00	3065 Wohlford Dr	1.000	\$608.90
225-790-26-00	3061 Wohlford Dr	1.000	\$608.90
225-790-27-00	Wohlford Dr	1.000	\$608.90
225-790-28-00	3053 Wohlford Dr	1.000	\$608.90
225-790-29-00	3049 Wohlford Dr	1.000	\$608.90
225-790-30-00	3045 Wohlford Dr	1.000	\$608.90
225-790-31-00	3041 Wohlford Dr	1.000	\$608.90
225-790-32-00	3037 Wohlford Dr	1.000	\$608.90
225-790-33-00	3052 Wohlford Dr	1.000	\$608.90
225-790-34-00	3048 Wohlford Dr	1.000	\$608.90
225-790-35-00	3042 Wohlford Dr	1.000	\$608.90
225-790-36-00	3038 Wohlford Dr	1.000	\$608.90
225-790-37-00	3003 Finley Pl	1.000	\$608.90
225-790-38-00	3019 Finley Pl	1.000	\$608.90
225-790-39-00	3025 Finley Pl	1.000	\$608.90
225-790-40-00	3031 Finley Pl	1.000	\$608.90
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	\$608.90
225-791-02-00	3027 Wohlford Dr	1.000	\$608.90
225-791-03-00	3023 Wohlford Dr	1.000	\$608.90
225-791-04-00	3019 Wohlford Dr	1.000	\$608.90
225-791-05-00	3013 Wohlford Dr	1.000	\$608.90
225-791-06-00	3005 Wohlford Dr	1.000	\$608.90
225-791-07-00	3001 Wohlford Dr	1.000	\$608.90
225-791-08-00	2995 Wohlford Dr	1.000	\$608.90
225-791-09-00	2989 Wohlford Dr	1.000	\$608.90
225-791-10-00	2967 Wohlford Dr	1.000	\$608.90
225-791-11-00	2955 Wohlford Dr	1.000	\$608.90
225-791-12-00	594 Dana Ln	1.000	\$608.90
225-791-13-00	588 Dana Ln	1.000	\$608.90
225-791-14-00	574 Dana Ln	1.000	\$608.90
225-791-15-00	562 Dana Ln	1.000	\$608.90
225-791-16-00	558 Dana Ln	1.000	\$608.90
225-791-17-00	546 Dana Ln	1.000	\$608.90
225-791-18-00	542 Dana Ln	1.000	\$608.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-791-19-00	540 Dana Ln	1.000	\$608.90
225-791-20-00	536 Dana Ln	1.000	\$608.90
225-791-21-00	532 Dana Ln	1.000	\$608.90
225-791-22-00	528 Dana Ln	1.000	\$608.90
225-791-23-00	524 Dana Ln	1.000	\$608.90
225-791-24-00	510 Dana Ln	1.000	\$608.90
225-791-25-00	495 Dana Ln	1.000	\$608.90
225-791-26-00	515 Dana Ln	1.000	\$608.90
225-791-27-00	521 Dana Ln	1.000	\$608.90
225-791-28-00	551 Dana Ln	1.000	\$608.90
225-791-29-00	565 Dana Ln	1.000	\$608.90
225-791-30-00	573 Dana Ln	1.000	\$608.90
225-791-31-00	585 Dana Ln	1.000	\$608.90
225-791-32-00	591 Dana Ln	1.000	\$608.90
225-791-33-00	599 Dana Ln	1.000	\$608.90
225-791-34-00	578 Eureka Dr	1.000	\$608.90
225-791-35-00	556 Eureka Dr	1.000	\$608.90
225-791-36-00	540 Eureka Dr	1.000	\$608.90
225-791-37-00	534 Eureka Dr	1.000	\$608.90
225-791-38-00	522 Eureka Dr	1.000	\$608.90
225-791-39-00	516 Eureka Dr	1.000	\$608.90
225-791-40-00	504 Eureka Dr	1.000	\$608.90
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	\$608.90
225-800-02-00	3131 Timken Cir	1.000	\$608.90
225-800-03-00	3155 Timken Cir	1.000	\$608.90
225-800-04-00	3172 Crane Ave	1.000	\$608.90
225-800-05-00	3160 Crane Ave	1.000	\$608.90
225-800-06-00	3154 Crane Ave	1.000	\$608.90
225-800-07-00	3144 Crane Ave	1.000	\$608.90
225-800-08-00	3130 Crane Ave	1.000	\$608.90
225-800-09-00	3124 Crane Ave	1.000	\$608.90
225-800-10-00	3118 Crane Ave	1.000	\$608.90
225-800-11-00	3117 Crane Ave	1.000	\$608.90
225-800-12-00	3123 Crane Ave	1.000	\$608.90
225-800-13-00	3131 Crane Ave	1.000	\$608.90
225-800-14-00	3141 Crane Ave	1.000	\$608.90
225-800-15-00	498 Kennedy Ct	1.000	\$608.90
225-800-16-00	470 Kennedy Ct	1.000	\$608.90
225-800-17-00	448 Kennedy Ct	1.000	\$608.90
225-800-18-00	420 Kennedy Ct	1.000	\$608.90
225-800-19-00	421 Kennedy Ct	1.000	\$608.90
225-800-20-00	437 Kennedy Ct	1.000	\$608.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-800-21-00	451 Kennedy Ct	1.000	\$608.90
225-800-22-00	3175 Crane Ave	1.000	\$608.90
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	\$608.90
225-801-02-00	3181 Timken Cir	1.000	\$608.90
225-801-03-00	3195 Timken Cir	1.000	\$608.90
225-801-04-00	3198 Crane Ave	1.000	\$608.90
225-801-05-00	3194 Crane Ave	1.000	\$608.90
225-801-06-00	3188 Crane Ave	1.000	\$608.90
225-801-07-00	3182 Crane Ave	1.000	\$608.90
225-801-08-00	3181 Crane Ave	1.000	\$608.90
225-801-09-00	406 Boudinot Ct	1.000	\$608.90
225-801-10-00	420 Boudinot Ct	1.000	\$608.90
225-801-11-00	440 Boudinot Ct	1.000	\$608.90
225-801-12-00	456 Boudinot Ct	1.000	\$608.90
225-801-13-00	474 Boudinot Ct	1.000	\$608.90
225-801-14-00	488 Boudinot Ct	1.000	\$608.90
225-801-15-00	489 Boudinot Ct	1.000	\$608.90
225-801-16-00	471 Boudinot Ct	1.000	\$608.90
225-801-17-00	449 Boudinot Ct	1.000	\$608.90
225-801-18-00	425 Boudinot Ct	1.000	\$608.90
225-801-19-00	409 Boudinot Ct	1.000	\$608.90
225-801-20-00	403 Boudinot Ct	1.000	\$608.90
225-801-21-00	404 Eureka Dr	1.000	\$608.90
225-801-22-00	432 Eureka Dr	1.000	\$608.90
225-801-23-00	464 Eureka Dr	1.000	\$608.90
225-801-24-00	476 Eureka Dr	1.000	\$608.90
225-801-25-00	481 Eureka Dr	1.000	\$608.90
225-801-26-00	477 Eureka Dr	1.000	\$608.90
225-801-27-00	465 Eureka Dr	1.000	\$608.90
225-801-28-00	433 Eureka Dr	1.000	\$608.90
225-801-29-00	401 Eureka Dr	1.000	\$608.90
225-801-30-00	3211 Crane Ave	1.000	\$608.90
225-801-31-00	3225 Crane Ave	1.000	\$608.90
225-801-32-00	3237 Crane Ave	1.000	\$608.90
225-801-33-00	3245 Crane Ave	1.000	\$608.90
225-801-34-00	3257 Crane Ave	1.000	\$608.90
225-801-35-00	3271 Crane Ave	1.000	\$608.90
225-801-36-00	3285 Crane Ave	1.000	\$608.90
225-801-37-00	3293 Crane Ave	1.000	\$608.90
225-801-38-00	3297 Crane Ave	1.000	\$608.90
225-801-39-00	3294 Crane Ave	1.000	\$608.90
225-801-40-00	3288 Crane Ave	1.000	\$608.90
225-801-41-00	3276 Crane Ave	1.000	\$608.90
225-801-42-00	3262 Crane Ave	1.000	\$608.90
225-801-43-00	3242 Crane Ave	1.000	\$608.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-801-44-00	3228 Crane Ave	1.000	\$608.90
225-801-45-00	3202 Crane Ave	1.000	\$608.90
225-801-46-00	3201 Timken Cir	1.000	\$608.90
225-801-47-00	3235 Timken Cir	1.000	\$608.90
225-801-48-00	3257 Timken Cir	1.000	\$608.90
225-801-49-00	3273 Timken Cir	1.000	\$608.90
225-801-50-00	3285 Timken Cir	1.000	\$608.90
225-801-51-00	3291 Timken Cir	1.000	\$608.90
225-801-52-00	Eureka Dr		
225-801-53-00	Eureka Dr		
225-810-01-00	3168 Katharine Dr	1.000	\$608.90
225-810-02-00	Katharine Dr	1.000	\$608.90
225-810-03-00	3111 Katharine Dr	1.000	\$608.90
225-810-04-00	3125 Katharine Dr	1.000	\$608.90
225-810-05-00	3141 Katharine Dr	1.000	\$608.90
225-810-06-00	3153 Katharine Dr	1.000	\$608.90
225-810-07-00	Katharine Dr	1.000	\$608.90
225-810-08-00	3189 Katharine Dr	1.000	\$608.90
225-810-09-00	3197 Katharine Dr	1.000	\$608.90
225-810-10-00	3198 Beven Dr	1.000	\$608.90
225-810-11-00	3184 Beven Dr	1.000	\$608.90
225-810-12-00	3176 Beven Dr	1.000	\$608.90
225-810-13-00	3160 Beven Dr	1.000	\$608.90
225-810-14-00	3152 Beven Dr	1.000	\$608.90
225-810-15-00	3144 Beven Dr	1.000	\$608.90
225-810-16-00	3136 Beven Dr	1.000	\$608.90
225-810-17-00	3122 Beven Dr	1.000	\$608.90
225-810-18-00	3131 Beven Dr	1.000	\$608.90
225-810-19-00	3147 Beven Dr	1.000	\$608.90
225-810-20-00	3151 Beven Dr	1.000	\$608.90
225-810-21-00	3202 Beven Dr	1.000	\$608.90
225-810-22-00	3228 Beven Dr	1.000	\$608.90
225-810-23-00	3232 Beven Dr	1.000	\$608.90
225-810-24-00	3233 Katharine Dr	1.000	\$608.90
225-810-25-00	3227 Katharine Dr	1.000	\$608.90
225-810-26-00	3201 Katharine Dr	1.000	\$608.90
225-810-27-00	3248 Katharine Dr	1.000	\$608.90
225-810-28-00	3242 Katharine Dr	1.000	\$608.90
225-810-29-00	Katharine Dr		
225-810-30-00	Ambersweet Way		
225-811-01-00	3238 Beven Dr	1.000	\$608.90
225-811-02-00	3244 Beven Dr	1.000	\$608.90
225-811-03-00	3248 Beven Dr	1.000	\$608.90
225-811-04-00	3250 Beven Dr	1.000	\$608.90
225-811-05-00	3252 Beven Dr	1.000	\$608.90
225-811-06-00	3295 Katharine Dr	1.000	\$608.90
225-811-07-00	3283 Katharine Dr	1.000	\$608.90
225-811-08-00	3275 Katharine Dr	1.000	\$608.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 28**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
225-811-09-00	3267 Katharine Dr	1.000	\$608.90
225-811-10-00	3255 Katharine Dr	1.000	\$608.90
225-811-11-00	3245 Katharine Dr	1.000	\$608.90
225-811-12-00	3272 Katharine Dr	1.000	\$608.90
225-811-13-00	3268 Katharine Dr	1.000	\$608.90
225-811-14-00	3256 Katharine Dr	1.000	\$608.90
225-811-15-00	380- Coleman Ct	1.000	\$608.90
225-811-16-00	399 Coleman Ct	1.000	\$608.90
225-811-17-00	377 Coleman Ct	1.000	\$608.90
225-811-18-00	339 Coleman Ct	1.000	\$608.90
225-811-19-00	301 Coleman Ct	1.000	\$608.90
225-811-20-00	3270 Beven Dr	1.000	\$608.90
225-811-21-00	3282 Beven Dr	1.000	\$608.90
225-811-22-00	3286 Beven Dr	1.000	\$608.90
225-811-23-00	3294 Beven Dr	1.000	\$608.90
225-811-24-00	3291 Beven Dr	1.000	\$608.90
225-811-25-00	3287 Beven Dr	1.000	\$608.90
225-811-26-00	3283 Beven Dr	1.000	\$608.90
225-811-27-00	3275 Beven Dr	1.000	\$608.90
225-811-28-00	3271 Beven Dr	1.000	\$608.90
225-811-29-00	3269 Beven Dr	1.000	\$608.90
225-811-30-00	3267 Beven Dr	1.000	\$608.90
225-811-31-00	3265 Beven Dr	1.000	\$608.90
225-811-32-00	3261 Beven Dr	1.000	\$608.90
225-811-33-00	3259 Beven Dr	1.000	\$608.90
225-811-34-00	3255 Beven Dr	1.000	\$608.90
225-811-35-00	3249 Beven Dr	1.000	\$608.90
225-811-36-00	3243 Beven Dr	1.000	\$608.90
225-811-37-00	Beven Dr		
225-811-38-00	Beven Dr		
225-811-39-00	Beven Dr		
240-020-28-00	Valley Pkwy		
240-020-33-00	Valle Lindo Rd		
Totals:	Parcels: 369		\$207,026.00

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 29**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
236-334-43-00	902 Rockwell Springs Ct	1	\$672.38
236-334-44-00	930 Rockwell Springs Ct	1	\$672.38
236-334-45-00	944 Rockwell Springs Ct	1	\$672.38
236-334-46-00	2031 Felicita Rd	1	\$672.38
236-334-47-00	970 Rockwell Springs Ct	1	\$672.38
236-334-48-00	979 Rockwell Springs Ct	1	\$672.38
236-334-49-00	953 Rockwell Springs Ct	1	\$672.38
236-334-50-00	939 Rockwell Springs Ct	1	\$672.38
236-334-51-00	925 Rockwell Springs Ct	1	\$672.38
236-334-52-00	907 Rockwell Springs Ct	1	\$672.38
236-334-53-00	913 Rockwell Springs Ct	1	\$672.38
236-334-54-00	2111 Felicita Rd	1	\$672.38
Totals:	Parcels: 12		\$8,068.56



**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 32**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-800-18-00	592 Trovita Ct	1	\$338.12
231-800-19-00	586 Trovita Ct	1	\$338.12
231-800-20-00	582 Trovita Ct	1	\$338.12
231-800-21-00	572 Trovita Ct	1	\$338.12
231-800-22-00	568 Trovita Ct	1	\$338.12
231-800-23-00	564 Trovita Ct	1	\$338.12
231-800-24-00	560 Trovita Ct	1	\$338.12
231-800-25-00	558 Trovita Ct	1	\$338.12
231-800-26-00	554 Trovita Ct	1	\$338.12
231-800-27-00	542 Trovita Ct	1	\$338.12
231-800-28-00	538 Trovita Ct	1	\$338.12
231-800-29-00	532 Trovita Ct	1	\$338.12
231-800-30-00	535 Trovita Ct	1	\$338.12
231-800-31-00	547 Trovita Ct	1	\$338.12
231-800-32-00	553 Trovita Ct	1	\$338.12
231-800-33-00	559 Trovita Ct	1	\$338.12
231-800-34-00	563 Trovita Ct	1	\$338.12
231-800-35-00	567 Trovita Ct	1	\$338.12
231-800-36-00	571 Trovita Ct	1	\$338.12
231-800-37-00	575 Trovita Ct	1	\$338.12
231-800-38-00	581 Trovita Ct	1	\$338.12
231-800-39-00	589 Trovita Ct	1	\$338.12
Totals:	Parcels: 22		\$7,438.64

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 33**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
227-123-38-00	2006 Drew Rd	1	\$1,226.78
227-123-39-00	2002 Drew Rd	1	\$1,226.78
227-123-40-00	1984 Drew Rd	1	\$1,226.78
227-123-41-00	1976 Drew Rd	1	\$1,226.78
227-123-42-00	1968 Drew Rd	1	\$1,226.78
227-123-43-00	1964 Drew Rd	1	\$1,226.78
227-123-44-00	1961 Drew Rd	1	\$1,226.78
227-123-45-00	1969 Drew Rd	1	\$1,226.78
227-123-46-00	1975 Drew Rd	1	\$1,226.78
227-123-47-00	1983 Drew Rd	1	\$1,226.78
227-123-48-00	2003 Drew Rd	1	\$1,226.78
Totals:	Parcels: 11		\$13,494.58

CITY OF ESCONDIDO  
Landscape Maintenance District No. 1 - Zone 34  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
234-180-61-00	1431 Purdum Ln	1	\$1,478.98
234-180-62-00	691 Center Stage Gln	1	\$1,478.98
234-180-63-00	671 Center Stage Gln	1	\$1,478.98
234-180-64-00	651 Center Stage Gln	1	\$1,478.98
234-180-65-00	1405 Purdum Ln	1	\$1,478.98
Totals:	Parcels: 5		\$7,394.90

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 35**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
238-492-35-00	2053 Amir Pl	1	\$1,407.76
238-492-36-00	2075 Hamilton Pl	1	\$1,407.76
238-492-37-00	2097 Hamilton Pl	1	\$1,407.76
238-492-38-00	2092 Hamilton Pl	1	\$1,407.76
238-492-39-00	2072 Hamilton Pl	1	\$1,407.76
238-492-40-00	2054 Hamilton Pl	1	\$1,407.76
Totals:	Parcels: 6		\$8,446.56

**CITY OF ESCONDIDO**  
**Landscape Maintenance District No. 1 - Zone 38**  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
231-840-01-00	2354 Campbell Pl	1	\$869.26
231-840-02-00	2348 Campbell Pl	1	\$869.26
231-840-03-00	2345 Campbell Pl	1	\$869.26
231-840-04-00	2351 Campbell Pl	1	\$869.26
231-840-05-00	2359 Campbell Pl	1	\$869.26
231-840-06-00	2367 Campbell Pl	1	\$869.26
231-840-07-00	2375 Campbell Pl	1	\$869.26
Totals:	Parcels: 7		\$6,084.82

CITY OF ESCONDIDO  
Landscape Maintenance District No. 1 - Zone 37  
*Assessment Levy for Fiscal Year 2025/26*

Assessor's Parcel No.	Situs Address	Levy Factor	Assessment Levy
229-071-34-00	466- Emilia Pl	1	\$1,502.42
229-071-35-00	454- Emilia Pl	1	\$1,502.42
229-071-36-00	442 Emilia Pl	1	\$1,502.42
229-071-37-00	430- Emilia Pl	1	\$1,502.42
229-071-38-00	418- Emilia Pl	1	\$1,502.42
Totals:	Parcels: 5		\$7,512.10

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

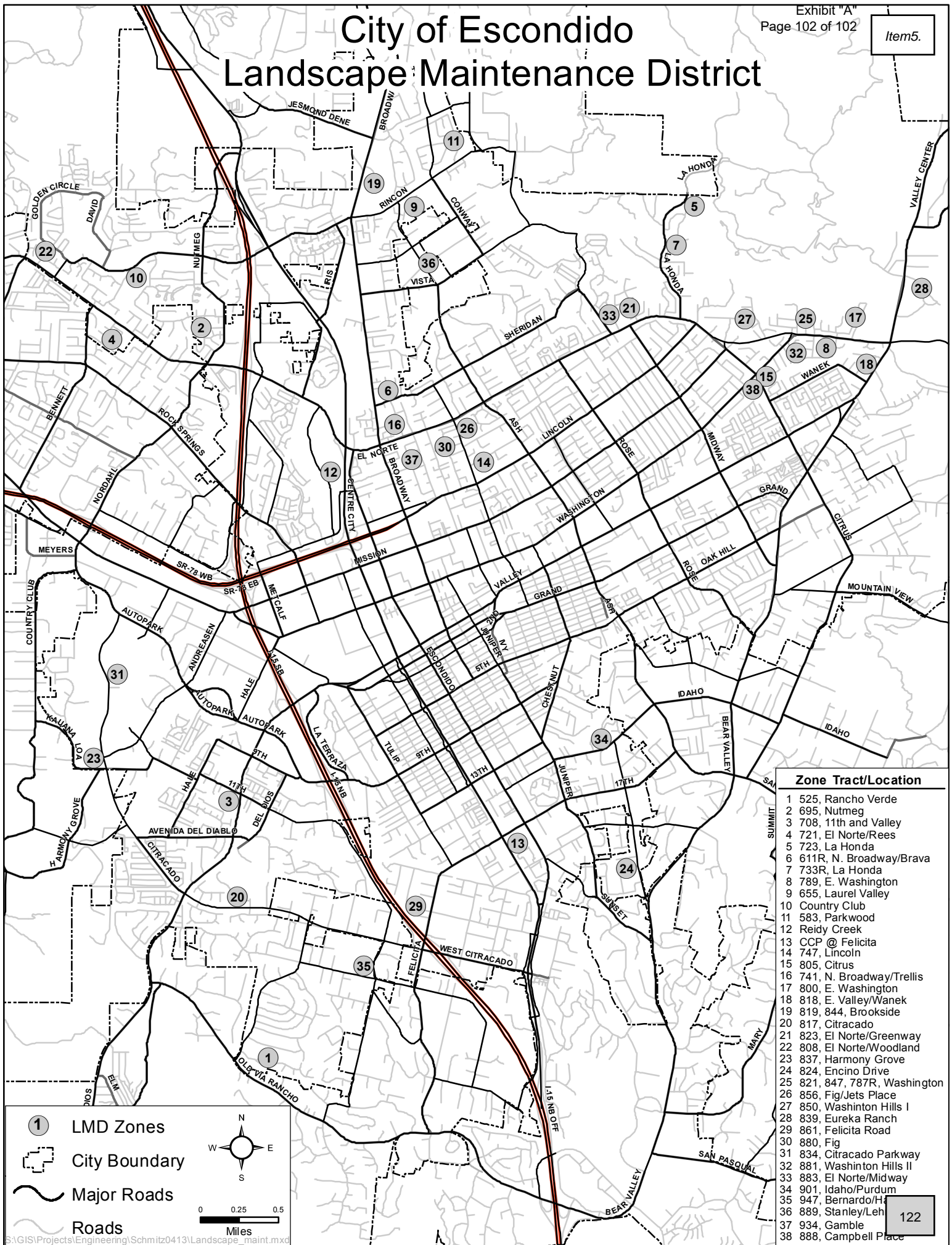
### **APPENDIX III**

#### **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





## RESOLUTION NO. 2025-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORT, AND APPROVING THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN ZONES 1 THROUGH 38 OF THE ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT FOR FISCAL YEAR 2025/2026

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

WHEREAS, there has been established by the City, 38 zones within the Maintenance District (each individually referenced as a "Zone"); and

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

WHEREAS, this City Council carefully examined and reviewed the Assessment Engineer's Report as presented, and is satisfied with each and all of the items and documents as set forth therein pertaining

to Zones 1 through 38 of the Maintenance District and is satisfied that the assessments for Zones 1 through 38 have been spread in accordance with the special benefits received from the improvements to be maintained, as set forth in the Assessment Engineer's Report; and

WHEREAS, the City Council desires to confirm and approve such final Assessment Engineer's Report and to authorize the annual levy and collection of the assessments for Zones 1 through 38 of the Maintenance District for Fiscal Year 2025/2026; and

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

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

1. That the above recitations are true.
2. Based upon the Assessment Engineer's Report and the testimony and other evidence received at the public hearing, it is hereby determined that:
  - A. The proportionate special benefit derived by each parcel proposed to be assessed has been determined in relationship to the entirety of the cost of maintenance of the improvements; and
  - B. No assessment is proposed to be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit to be conferred on such parcel from the improvements; and
  - C. Only special benefits have been assessed.

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

- A. The existing improvements to be maintained; and
- B. The maintenance of the improvements to be performed; and
- C. The estimates of costs of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefits to be conferred by such maintenance of the improvements on the parcels within Zones 1 through 38 of the Maintenance District; and
- D. The diagram of the Maintenance District and the zones (Attachment 1) which is attached hereto showing (i) the exterior boundaries of the Maintenance District; (ii) the boundaries and zones within the Maintenance District; and (iii) the lines and dimensions of each parcel of land within the Maintenance District; provided, however, such diagram may refer to the San Diego County Assessor's maps for detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions; and
- E. The assessment of the total amount of the cost and expenses of the maintenance of the improvements upon the several divisions of land in the Maintenance District in proportion to the estimated special benefits to be conferred on such subdivisions, respectively, by such maintenance and the assessments upon assessable lots and parcels of land within the Maintenance District.

4. That the public interest and convenience requires the Fiscal Year 2025/2026 annual levy and collection of the assessments for Zones 1 through 38 of the Maintenance District as set forth and

described in the Assessment Engineer's Report; and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvements as estimated in the Assessment Engineer's Report. All costs and expenses of the maintenance and incidental expenses have been apportioned and distributed to the benefiting parcels in Zones 1 through 38 of the Maintenance District in accordance with the special benefits received from the existing improvements.

5. The City Clerk is hereby ordered and directed to immediately file a certified copy of the diagram and assessment with the County Auditor. Said filing to be made no later than August 10, 2025.

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

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

8. The annual assessments as above authorized and confirmed and levied for these proceedings will provide revenue to finance the maintenance of authorized improvements for Zones 1 through 38 of the Maintenance District in the fiscal year commencing July 1, 2025, and ending June 30, 2026.

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

## CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 1

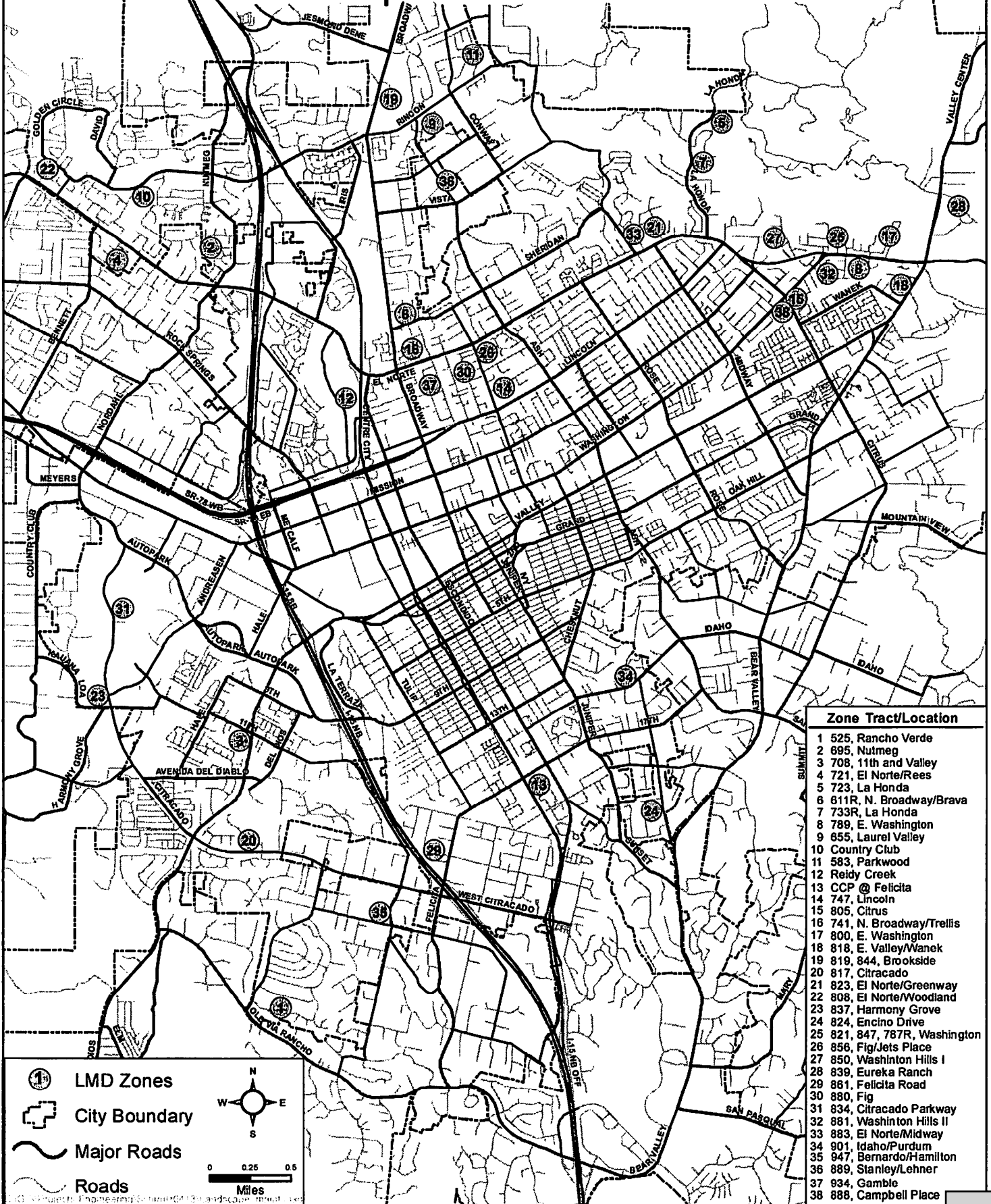
### DIAGRAM OF ZONES LEVIED FISCAL YEAR 2024-2025

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**SPECIAL DISTRICT FINANCING & ADMINISTRATION**

437 W. Grand Avenue  
Escondido CA 92025  
760 • 233 • 2630 Fax 233 • 2631

# City of Escondido Landscape Maintenance District



**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 1**

All parcels are located within the City of Escondido, Tract 523A,  
Tract 523B, 653 and 692  
Rancho Verde

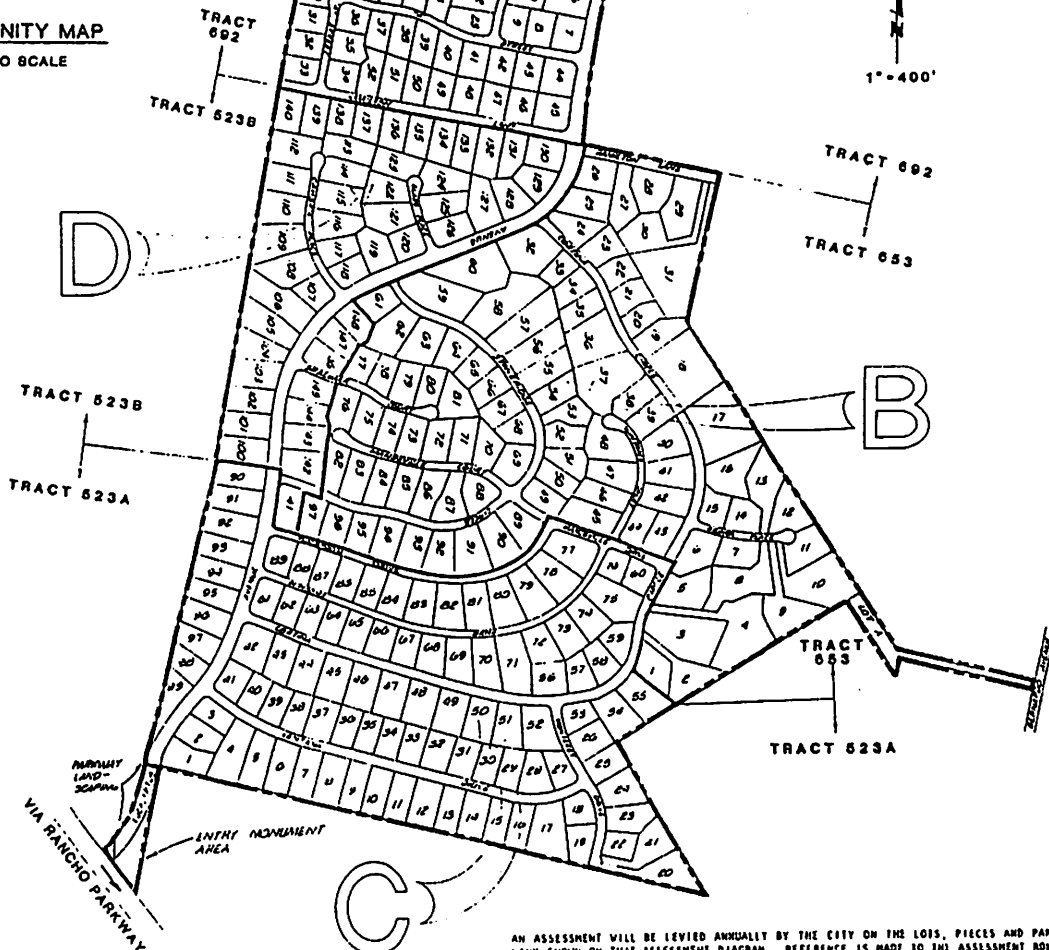
# DIAGRAM OF RANCHO VERDE LANDSCAPE MAINTENANCE DISTRICT CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

## LEGEND

- INDICATES DISTRICT BOUNDARY  
 ----- INDICATES TRACT BOUNDARY  
 12 INDICATES SUBDIVISION LOT NUMBER  
 B INDICATES ASSESSMENT NUMBER  
 WHEN COMBINED WITH LOT  
 NUMBER (EXAMPLE B47)

1" = 400'

VICINITY MAP  
NO SCALE



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ESCONDIDO, THIS 4TH DAY OF MAY, 1988.

*James B. Bunch*  
CITY CLERK  
CITY OF ESCONDIDO  
STATE OF CALIFORNIA

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF ESCONDIDO THIS 16TH DAY OF SEPTEMBER, 1988.

*Donald W. Anderson*  
SUPERINTENDENT OF STREETS  
CITY OF ESCONDIDO  
STATE OF CALIFORNIA

AN ASSESSMENT WILL BE LEVIED ANNUALLY BY THE CITY ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. REFERENCE IS MADE TO THE ASSESSMENT ROLL TO BE RECORDED ANNUALLY IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED IN EACH FISCAL YEAR AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT FOR FISCAL YEAR 1988-89 WAS LEVIED ON THE 16TH DAY OF JUNE, 1988. THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL PERTAINING TO THE FISCAL YEAR 1988-89 ASSESSMENT WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF SAID CITY ON THE 16TH DAY OF SEPTEMBER, 1988.

*James B. Bunch*  
CITY CLERK  
CITY OF ESCONDIDO  
STATE OF CALIFORNIA

FILED THIS 12 DAY OF September, 1988, AT THE HOUR OF 12:32 O'CLOCK P.M.  
IN BOOK 68 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE NO. 48  
AS INSTRUMENT NO. 88-144-018, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

*Alfred A. Chavez*  
COUNTY RECORDER  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

b.002P 1.0006

REFERENCE THE SAN DIEGO COUNTY ASSESSOR MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

SHEET 1 OF 1

A68-003-046



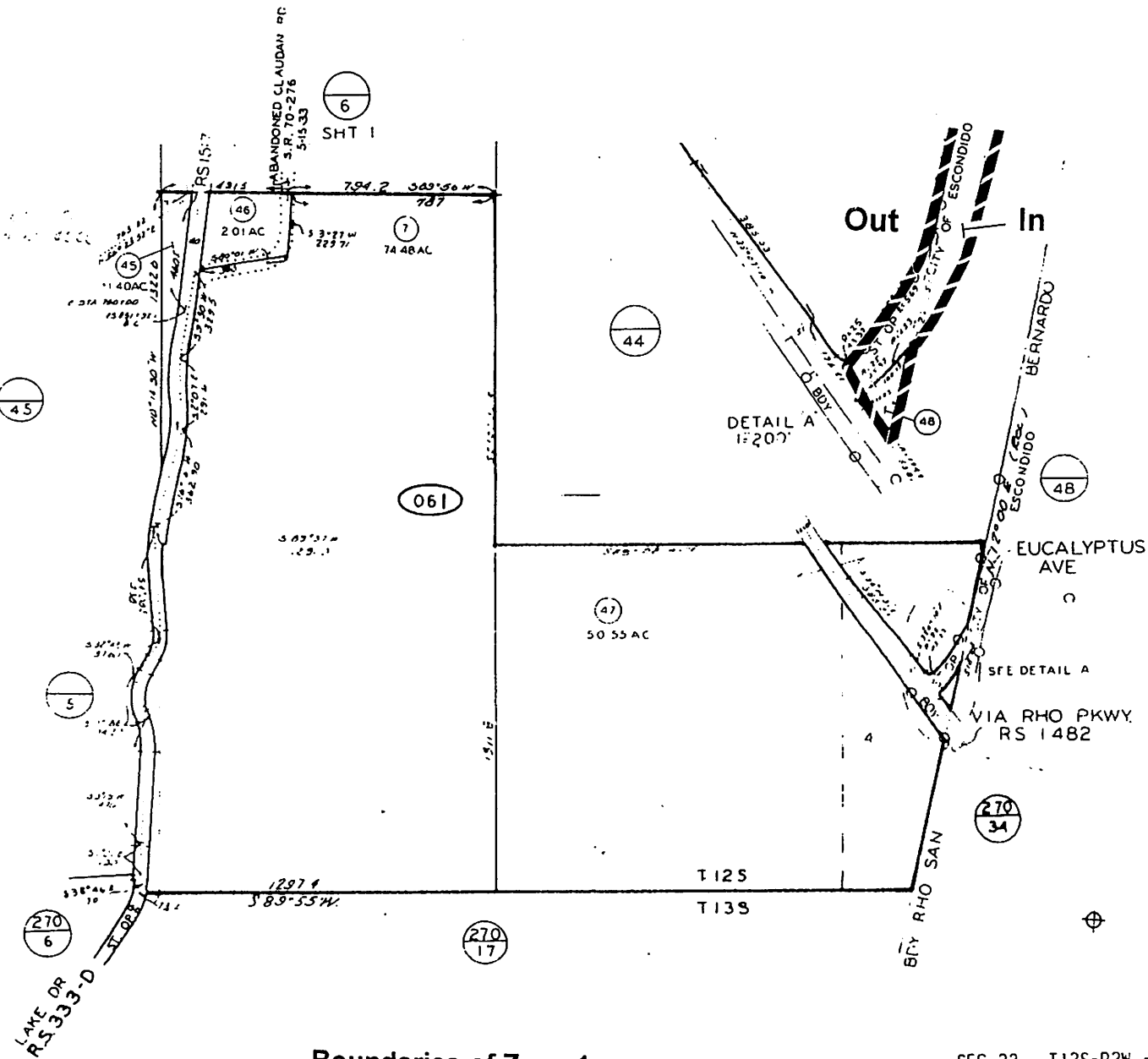
238-06  
SHT 2 OF 2



9-18-36 L.S. & C.

**CHANGES**

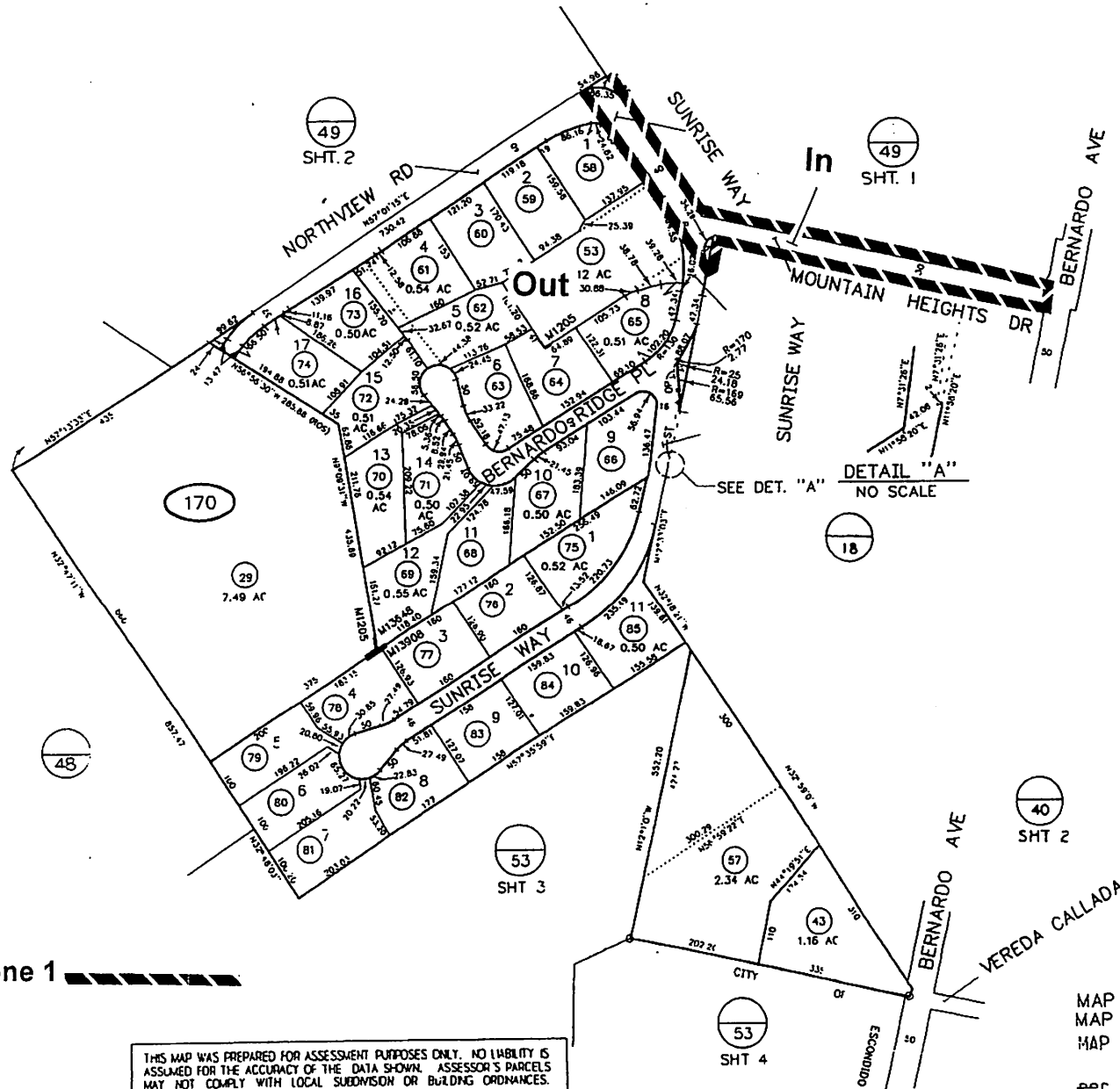
BLK	OLD	NEW	CUT	T.R.A.
061	6	4544	84	3563
061	13	4748	84	3197



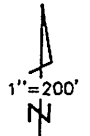
Boundaries of Zone 1

SEC 32 - T12S-R2W - POR S 1/2

04



238-17



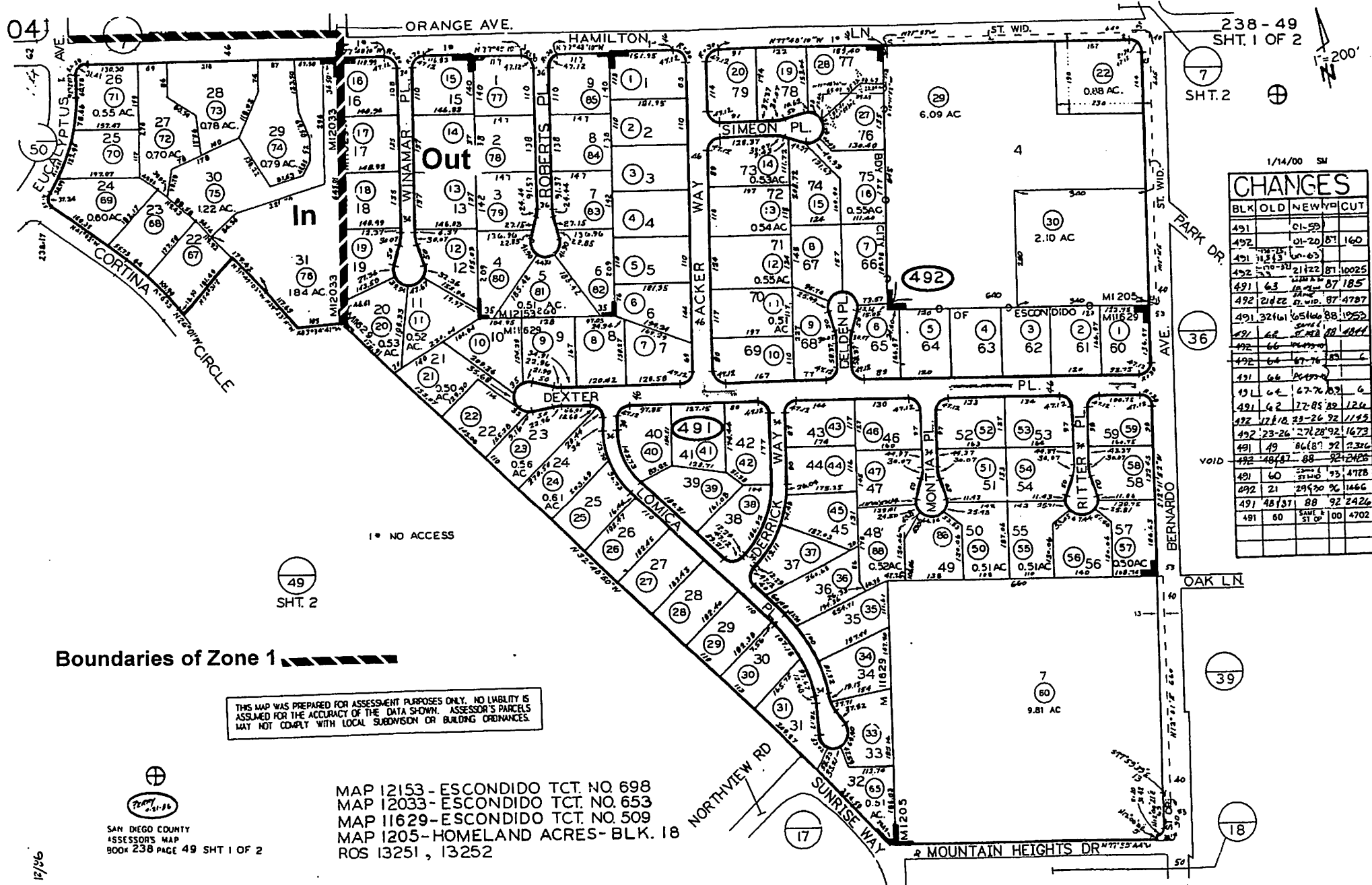
2/4/2000 AW

CHANGES				
BLK	OLD	NEW	YR	CUT
170	7	32/33	76	1111
	30	34/35	77	3293 PC
	3	36/37	82	4566
	16	38/39	84	156
	38	40/41	84	3417
	31/35	42/43	84	8669
	25/31	44/45	87	10026
	26/32	46/47	87	160
	1/2	48/49	87	185
	12/37	50/51	88	1632
	20	52/53	88	1648
	17/40/41	54/55	89	6
	31/35	56/57	89	4272
	27/34	58/59	90	125
	37	60/61	90	0033
	12/31/32	62/63	91	1469
	11/30	64/65	91	2191
	42	66/67	97	1667
	55/56	68/69	98	1985
	17/18	70/71	99	113
	13	72/73	00	179
	65	74/75	00	4758

1\* PEDESTRIAN EASEMENT

MAP 13908-ESCONDIDO TCT NO 810  
 MAP 13648-ESCONDIDO TCT NO 71C  
 MAP 1205 - HOMELAND ACRES  
 POR BLK 20

886 3005 02 40 10785

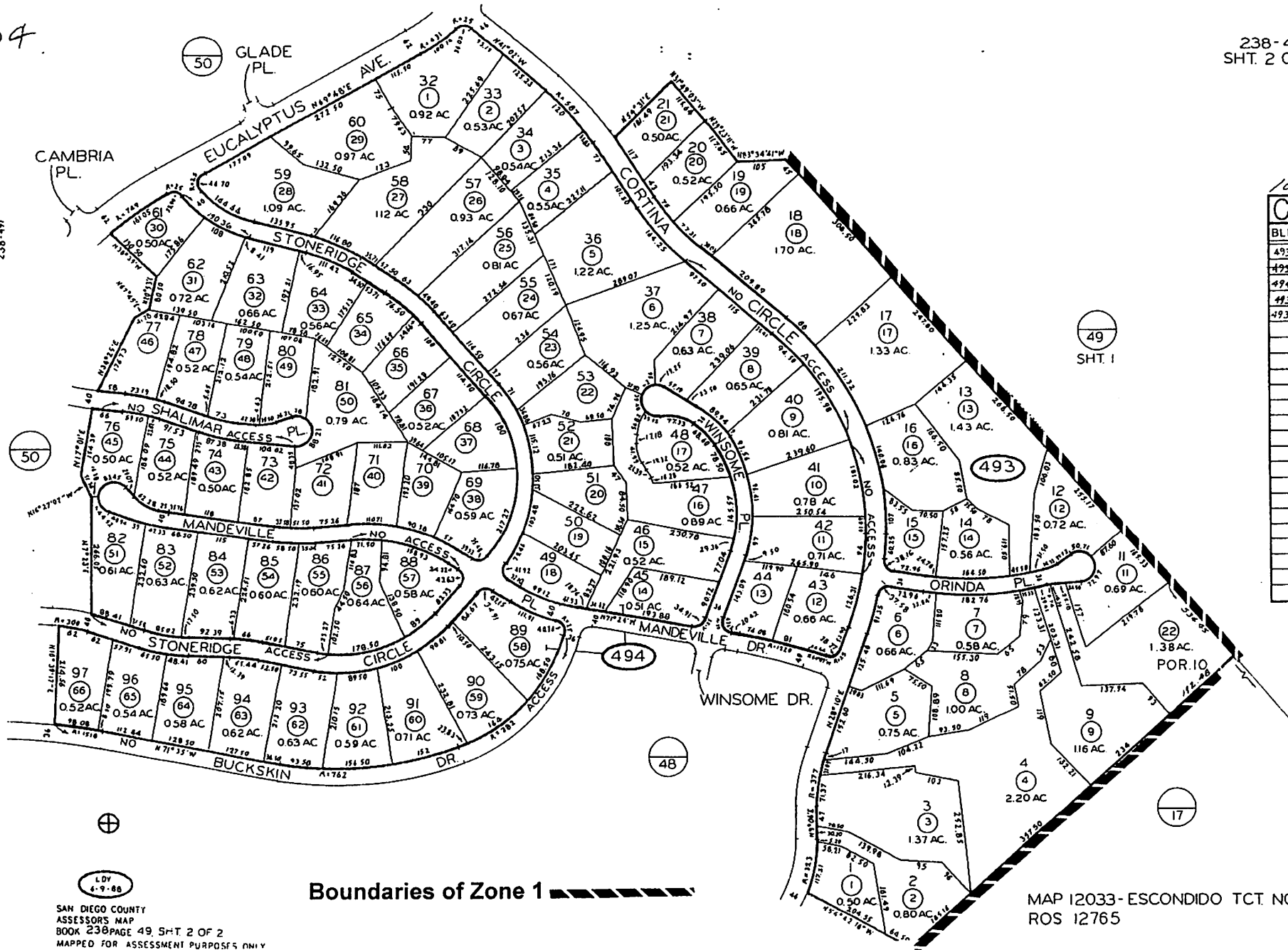


238-49  
SHT. 2 OF 2

1" = 200'

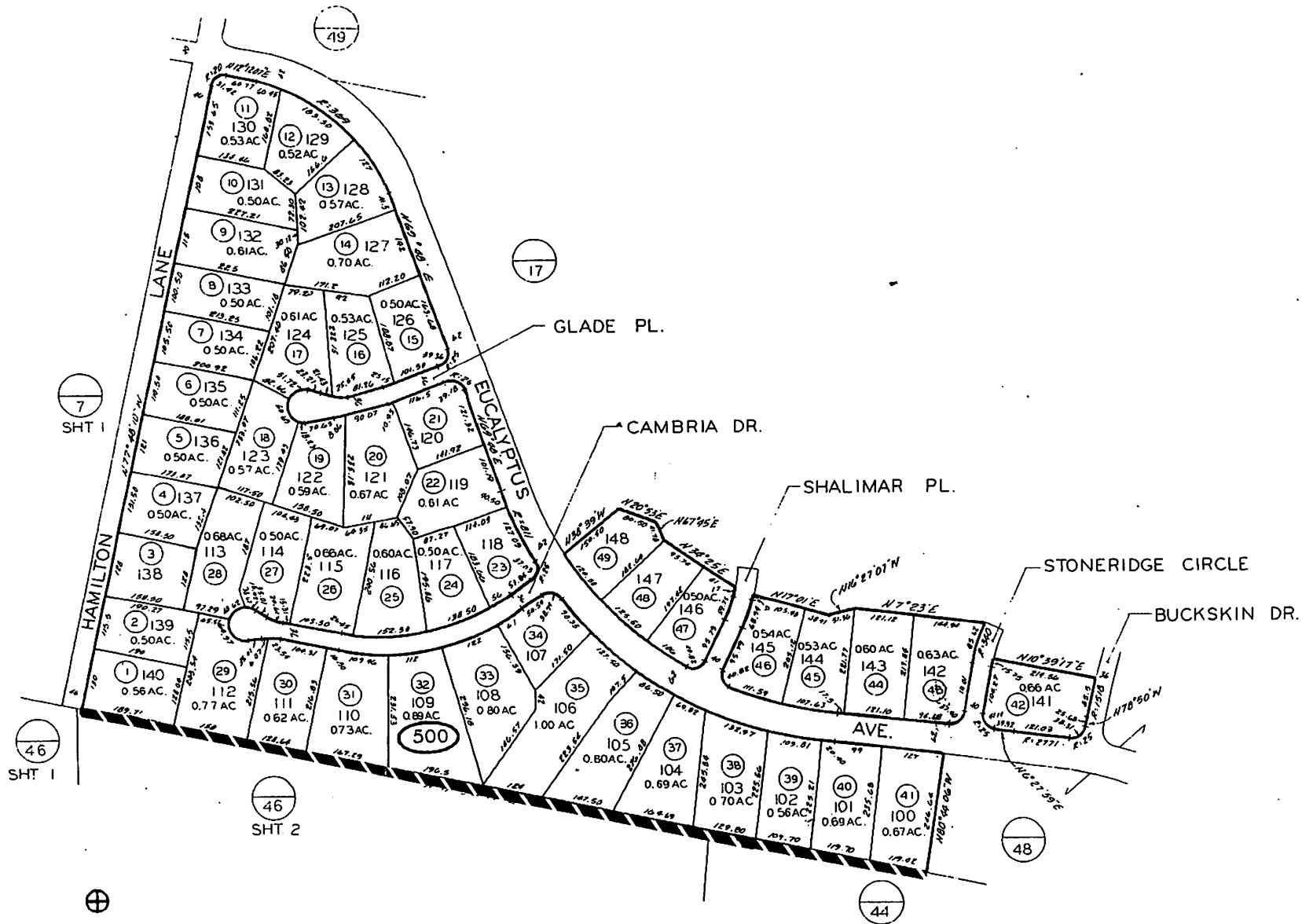
10-22-80 N.A.

CHANGES	BLK	OLD	NEW	YR	CUT
493		01-21			
493		01-66	89	6	
494		01-64	89	6	
493	10	22	123	91	1454
493	23	170	170	91	1469



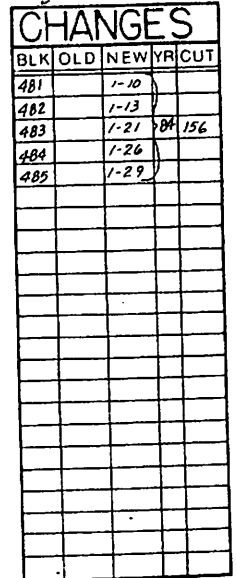
SAN DIEGO COUNTY  
ASSESSORS MAP  
BOOK 238 PAGE 49, SHT. 2 OF 2  
MAPPED FOR ASSESSMENT PURPOSES ONLY

3-25-87 KJA

[illegible]

### Boundaries of Zone 1

MAP 11654 - ESCONDIDO TRACT NO. 523 B



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 238 PAGE 48  
MAP IS FOR ASSESSMENT PURPOSES ONLY

### Boundaries of Zone 1



00000000000000000000000000000000

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 2**

All parcels are located within the City of Escondido, Tract 695  
Assessor Parcel Book 226 Page 820

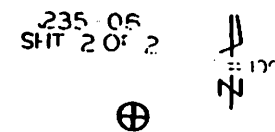




**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 3**

All parcels are located within the City of Escondido, Tract 708  
Assessor Parcel Book 235 Page 083



MAP 12295-ESCONDIDO TCT NO 708

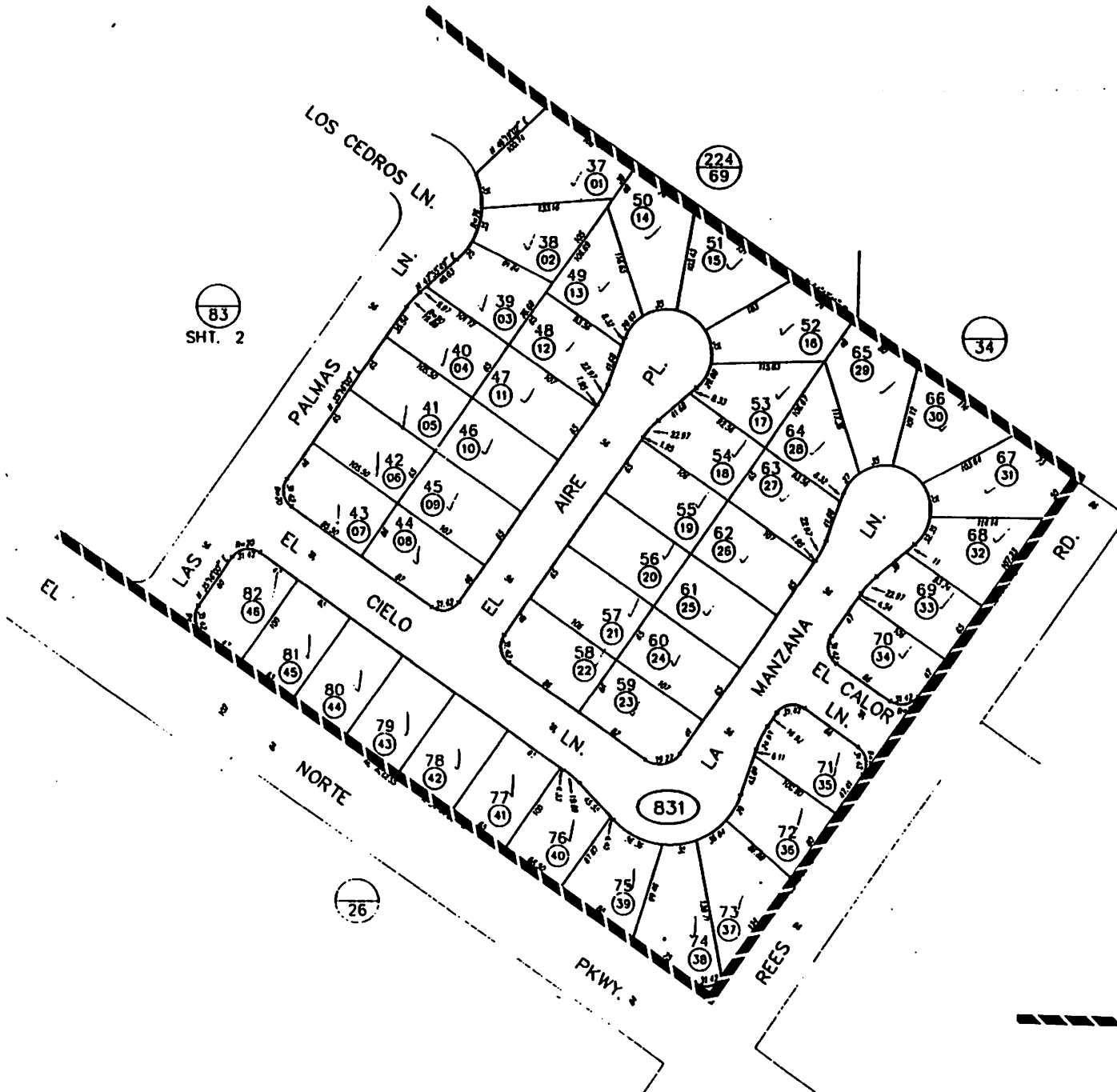
**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 4**

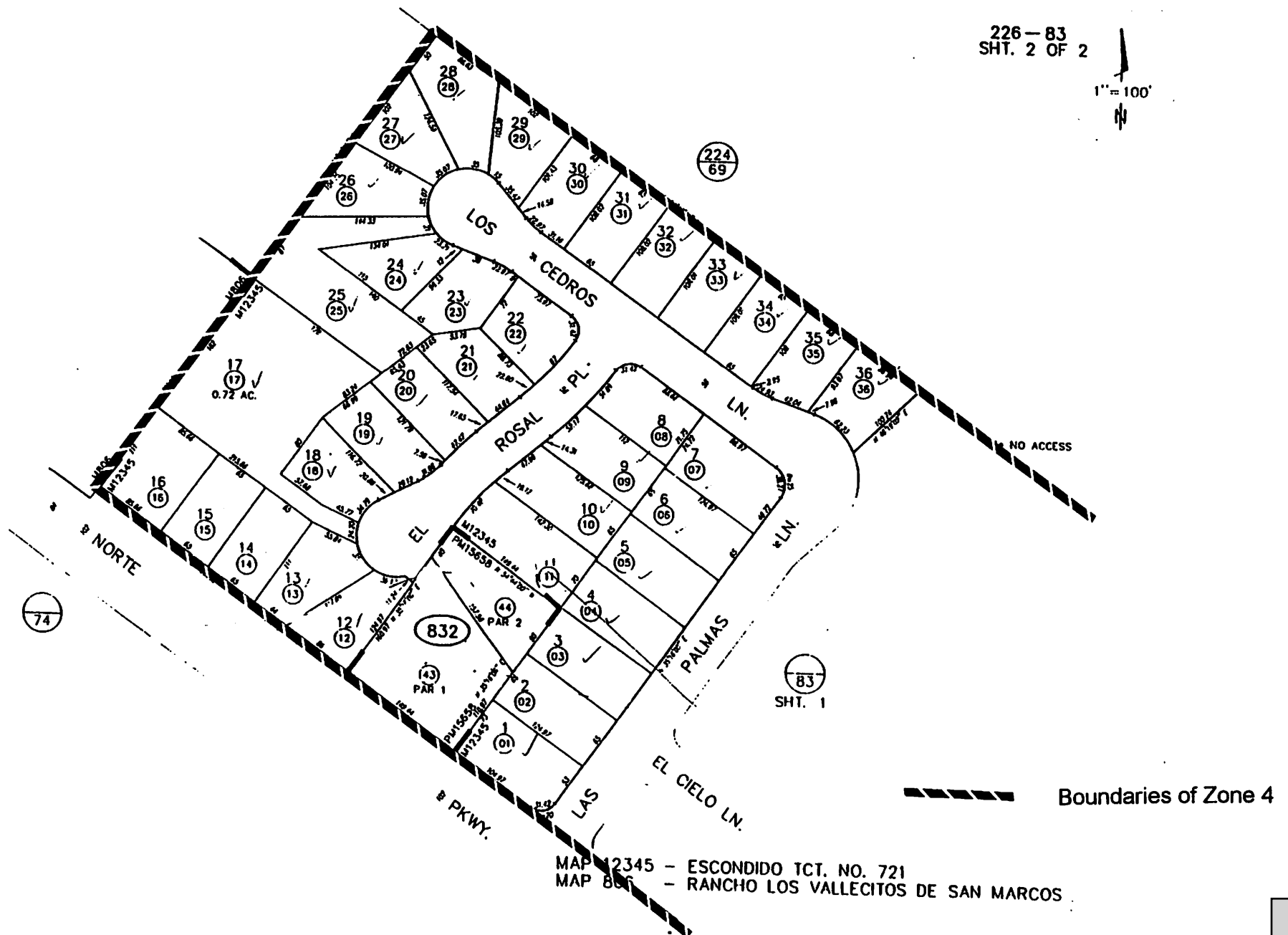
All parcels are located within the City of Escondido, Tract 721  
Assessor Parcel Book 226 Page 831 and 832

226-83  
SHT. 1 OF 2

1" = 100'



Boundaries of Zone 4



**City of Escondido**

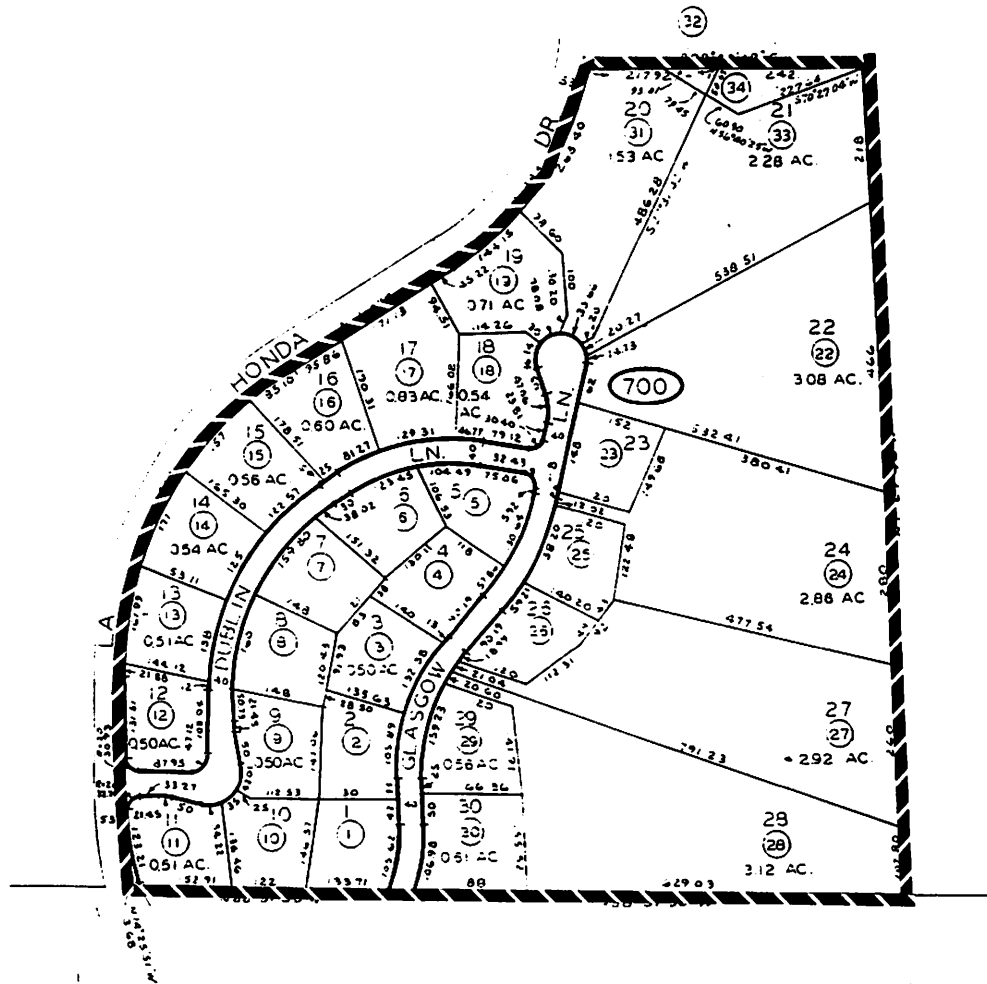
**Landscape Maintenance Assessment District No. 1  
Zone 5**

All parcels are located within the City of Escondido, Tract 723  
Assessor Parcel Book 225 Page 700

225-70



1:200



Boundaries of Zone 5

MAP 12508-ESCONDIDO T.C.T. NO. 723



**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 6**

All parcels are located within the City of Escondido, Tract 611-R  
Assessor Parcel Book 227 Page 680

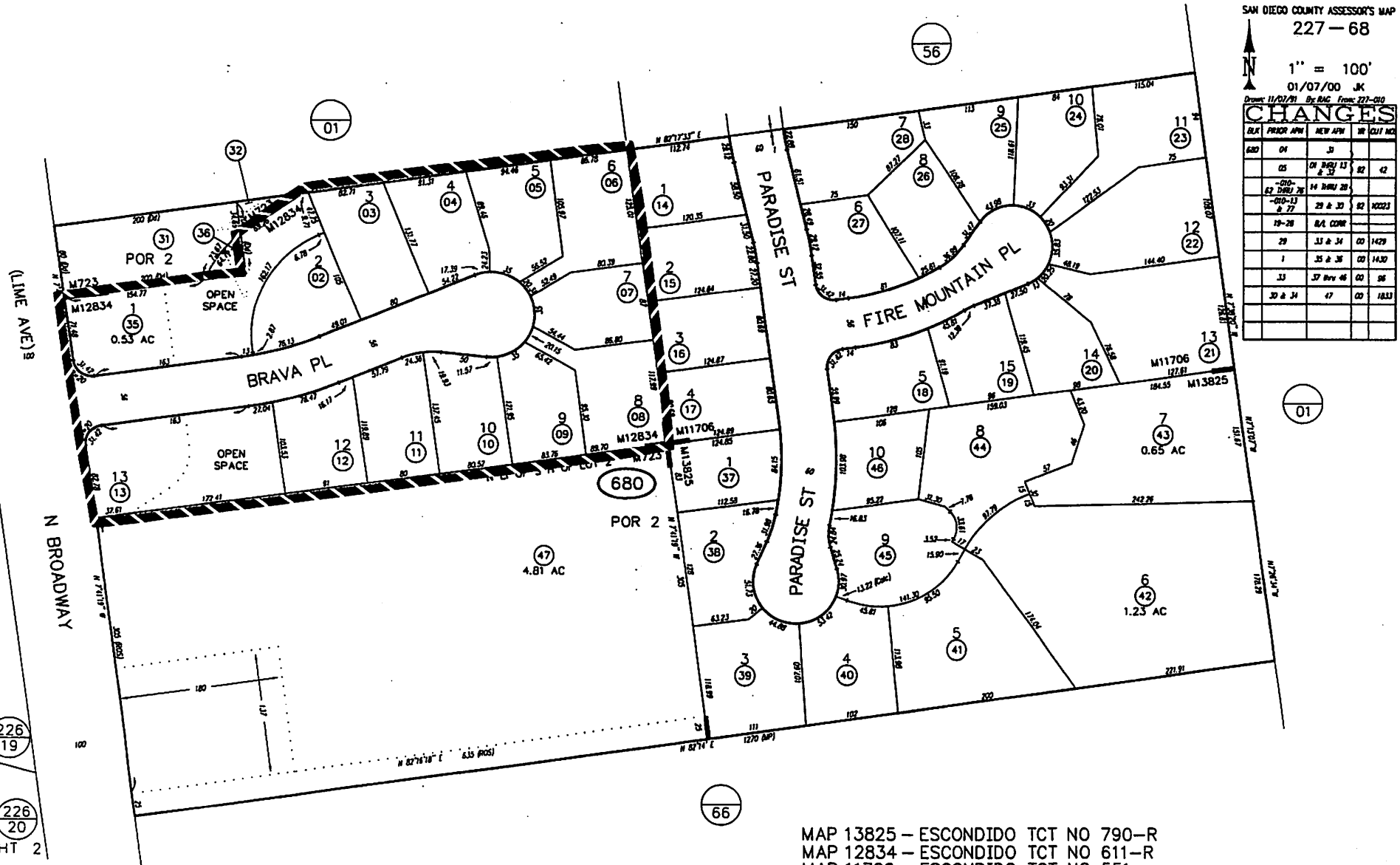
04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Fri Jan 07 15:33:33 2000

226  
19226  
20

SHT 2



MAP 13825 - ESCONDIDO TCT NO 790-R  
 MAP 12834 - ESCONDIDO TCT NO 611-R  
 MAP 11706 - ESCONDIDO TCT NO 551  
 MAP 723 - RHO RINCON DEL DIABLO RESURVEY BLK 422  
 ROS 10163

Boundaries of Zone 6

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 7**

All parcels are located within the City of Escondido, Tract 733-R  
Assessor Parcel Book 225 Page 710

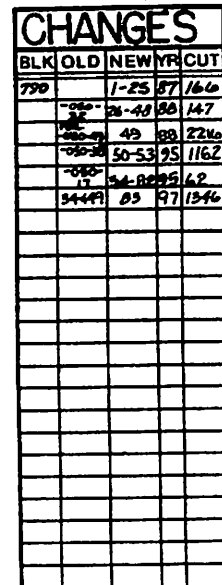
[illegible]

MAP 12981 - ESCONDIDO TCT NO 733-R  
MAP 803 - MOE'S SUB LOT 8  
SEC 2 - T12S - R2W - POR SEQ

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 8**

All parcels are located within the City of Escondido, Tract 789  
Assessor Parcel Book 231 Page 790



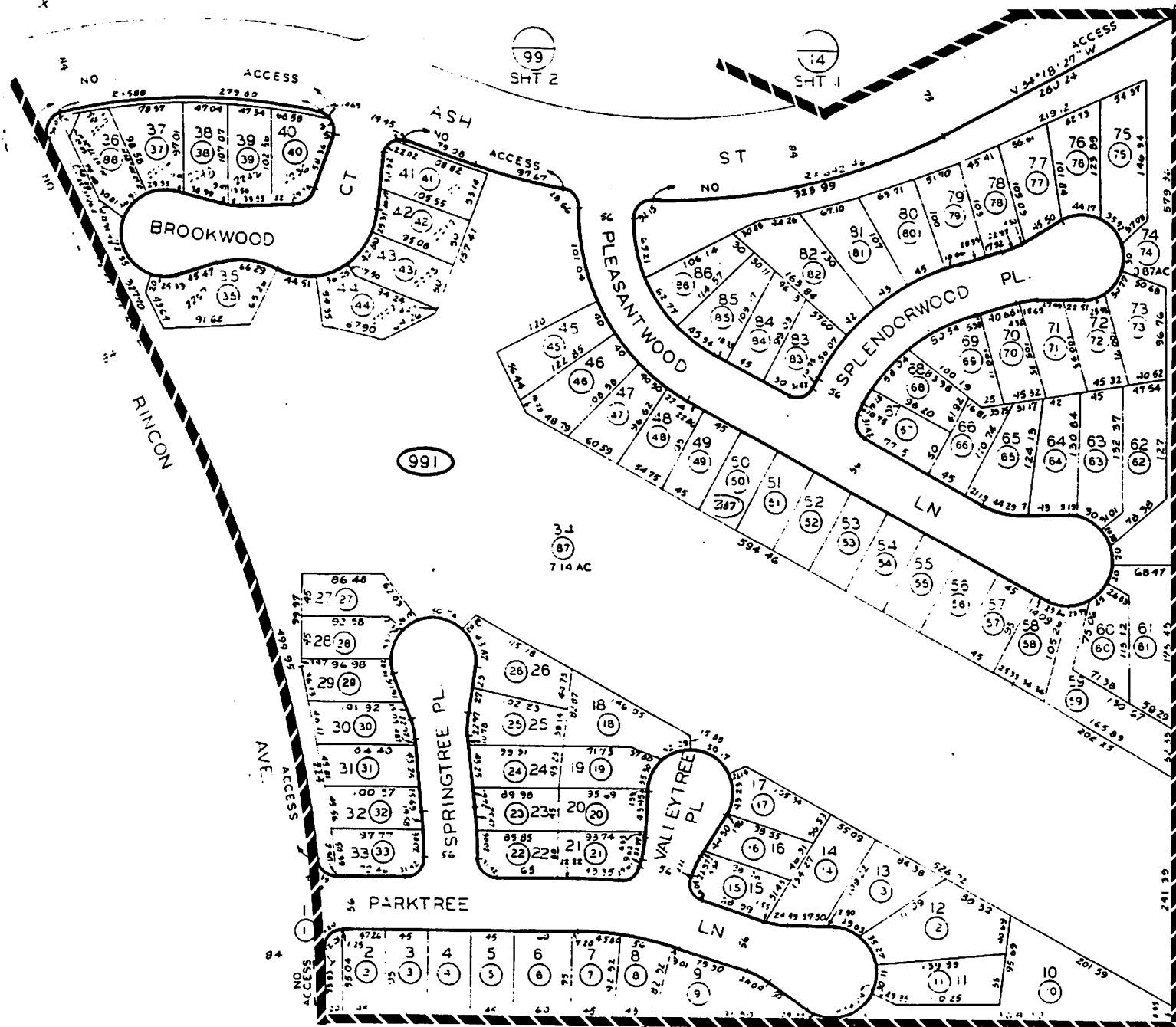
### Boundaries of Zone 8

MAP 13155-ESCONDIDO TCT NO 789  
MAP 11886-ESCONDIDO TCT. NO. 673  
MAP 11635-ESCONDIDO TCT. NO. 625  
MAP 723 (349)-RHO. RINCON DEL DIABLO RESURVEY - BLK. 245

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 9**

All parcels are located within the City of Escondido, Tract 655  
Assessor Parcel Book 224 Page 991 and 992

224 - 99  
SHT. 1 OF 2

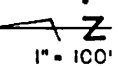
1" = 100'

Boundaries of Zone 9

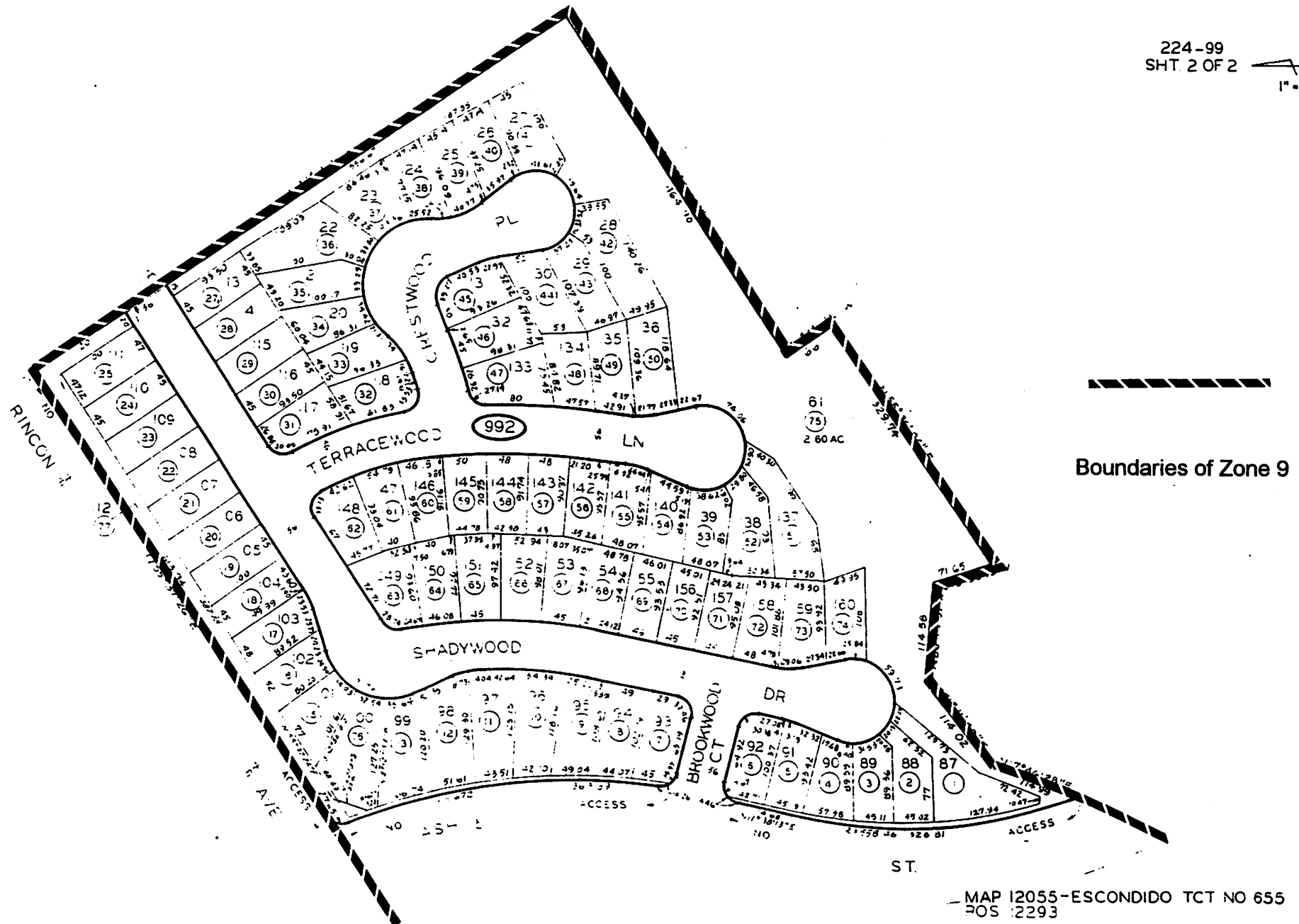
MAP 12055-ESCONDIDO T.C.T. NO. 655  
ROS 12293



224-99  
SHT. 2 OF 2



1" = 100'



**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 10**

All parcels are located within the City of Escondido,  
Country Club Lane

CHANGES				
BLK	OLD	NEW	VR	CUT
	27	26-31	73	10168
051	26 1/2	1-1600	72	5784
	23	22-23	77	1551
157	29	22 1/2		
051	15 1/2	3 1/2	77	17023
	20-31	1-1000	77	60
	11 1/4	1-1000	77	96
	1 1/4	1-1000	77	10077
	9 1/8	1-1000	77	4070
	23	23 1/2	77	1803
051	12 1/4	3 1/2	77	202
253	1 1/2	1-6	70	10064
051	10	1-1000	77	553
051	16 1/2	5 1/2	78	97
051	1 1/4	37-39	78	1424
053	3 1/2	7 1/2	78	1625
053	1 1/2	2 1/2	78	212
051	15	1000	81	590
051	37			
153	1	20-30	83	732
051	10	25-36	86	55
051	40			
053	9 1/2	7 99	88	64
053	10 1/4	1-1000		
053	8	2 1/2	83	10122
051	32	15 1/2	90	1818
051	4 1/2	31	95	10020
051	4 1/2	51 00 95	1431	

SAN DIEGO COUNTY ASSESSOR'S MAP BR 22-1 PG 15 SH 153

PM

5 SHY 2

CHAP 806 - K70 LOS VALLECITOS DE SAN MARCOS - POR BLK 14  
RCS 5162

21-11-15

48

RUBY RD

In

(23)

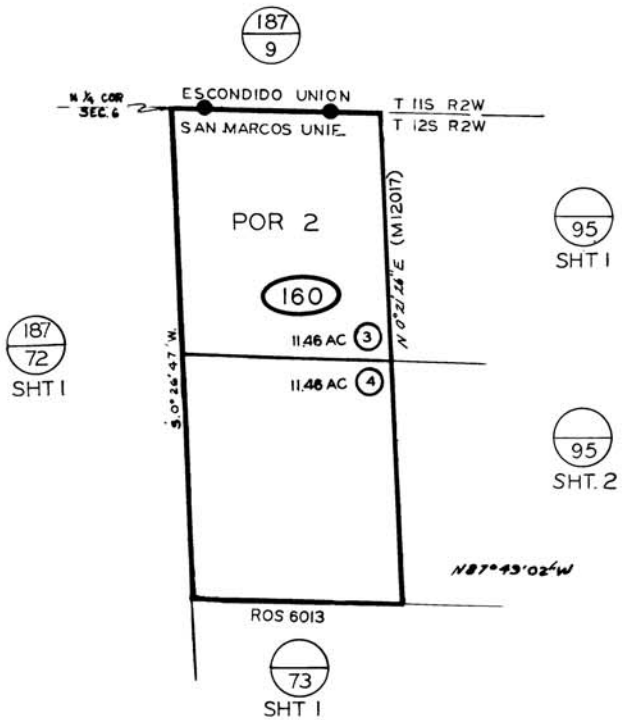
## Boundaries of Zone 10

CHANGES	
1	
2	
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95	
96	
97	
98	
99	
100	

[illegible]

SEC 6 - T12S-R2W  
ROS 6013

04  Provided by:  
PARCELQUEST



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JPM  
10-13-72

SAN DIEGO COUNTY ASSESSOR'S MAP BK 224 PG 16 SHT 1 OF 3

SAN DIEGO COUNTY  
ASSESSORS MAP  
BOOK 224 PAGE 16 SHT. 3 OF 3

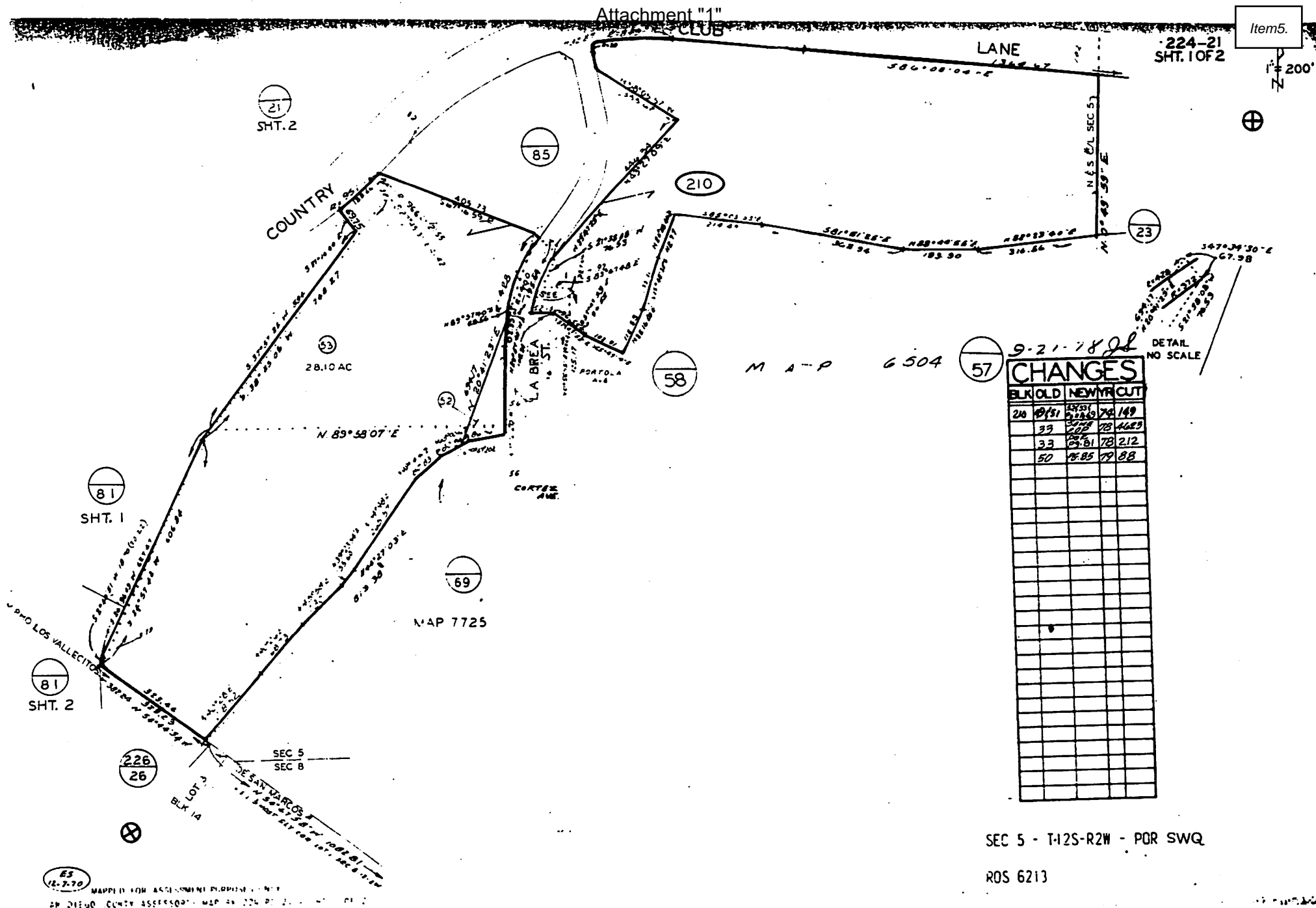
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

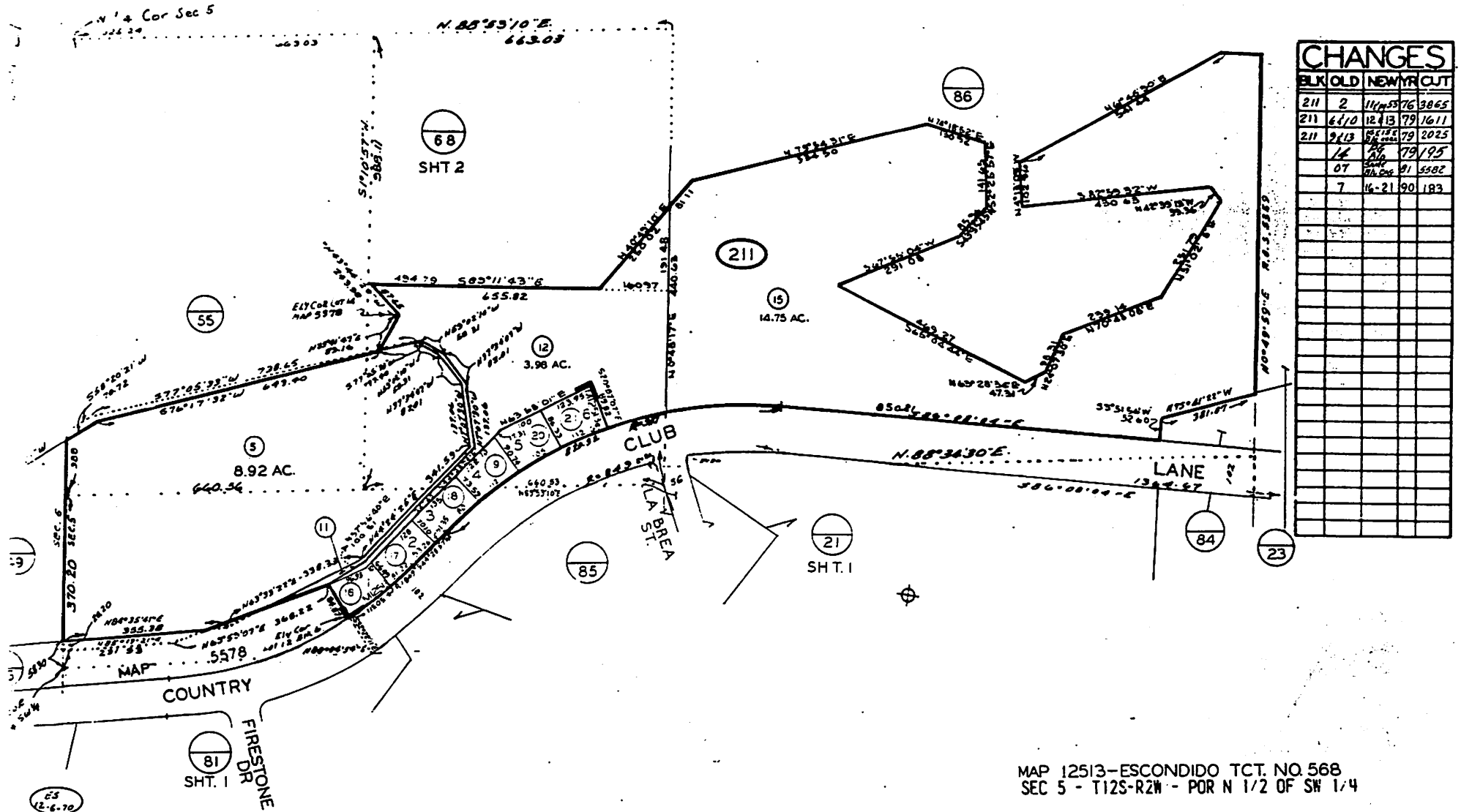
JMAP 11017 - ESCONDIDO TCT. NO. 533

[illegible]

224-16  
SHT. 3 OF 3



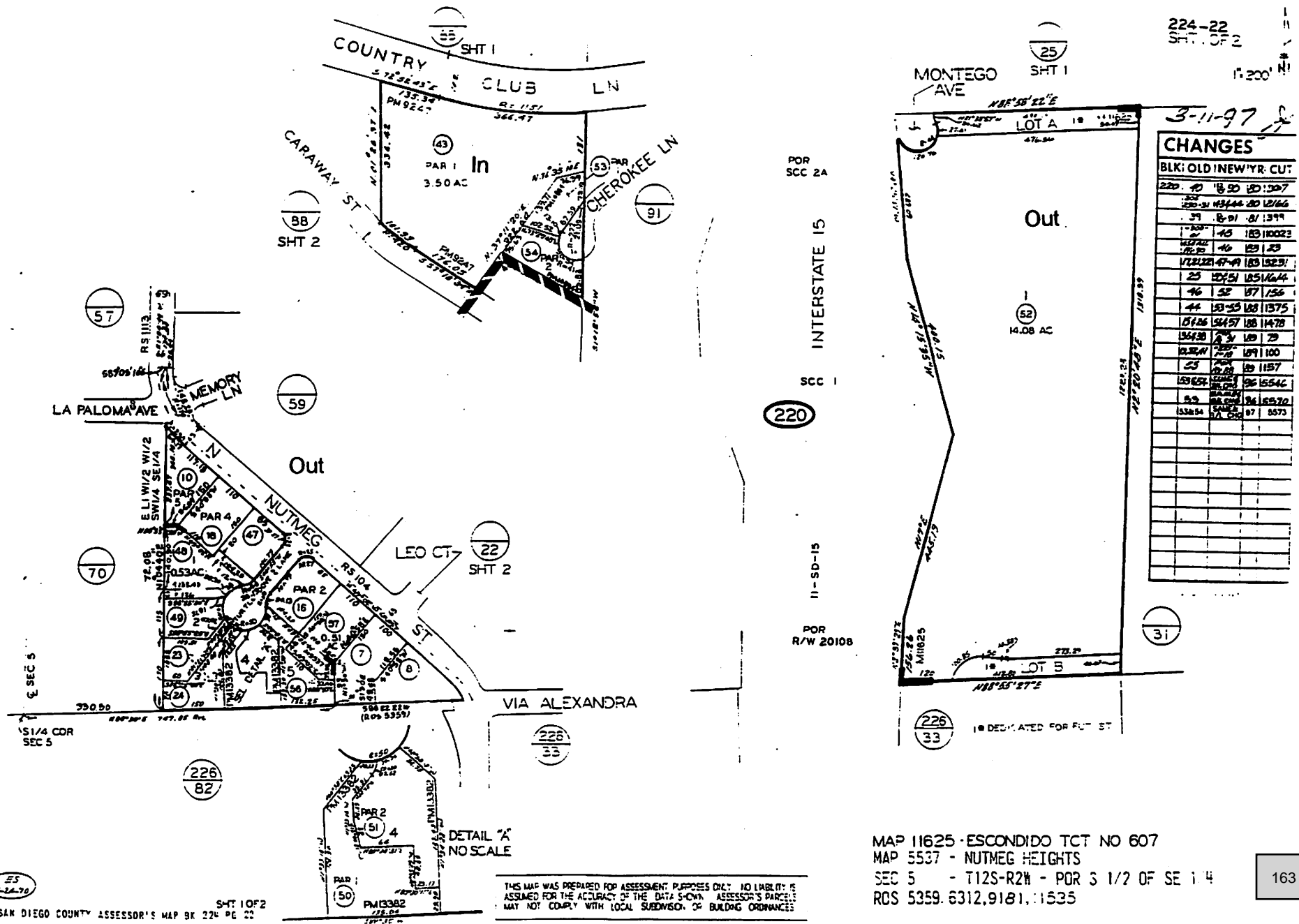






55

22.1 - 22.23, 50



MAP 11625 - ESCONDIDO TCT NO 607  
MAP 5537 - NUTMEG HEIGHTS  
SEC 5 - T12S-R2W - POR 3 1/2 OF SE 1/4  
RCS 5359. 6312, 9181, 11535

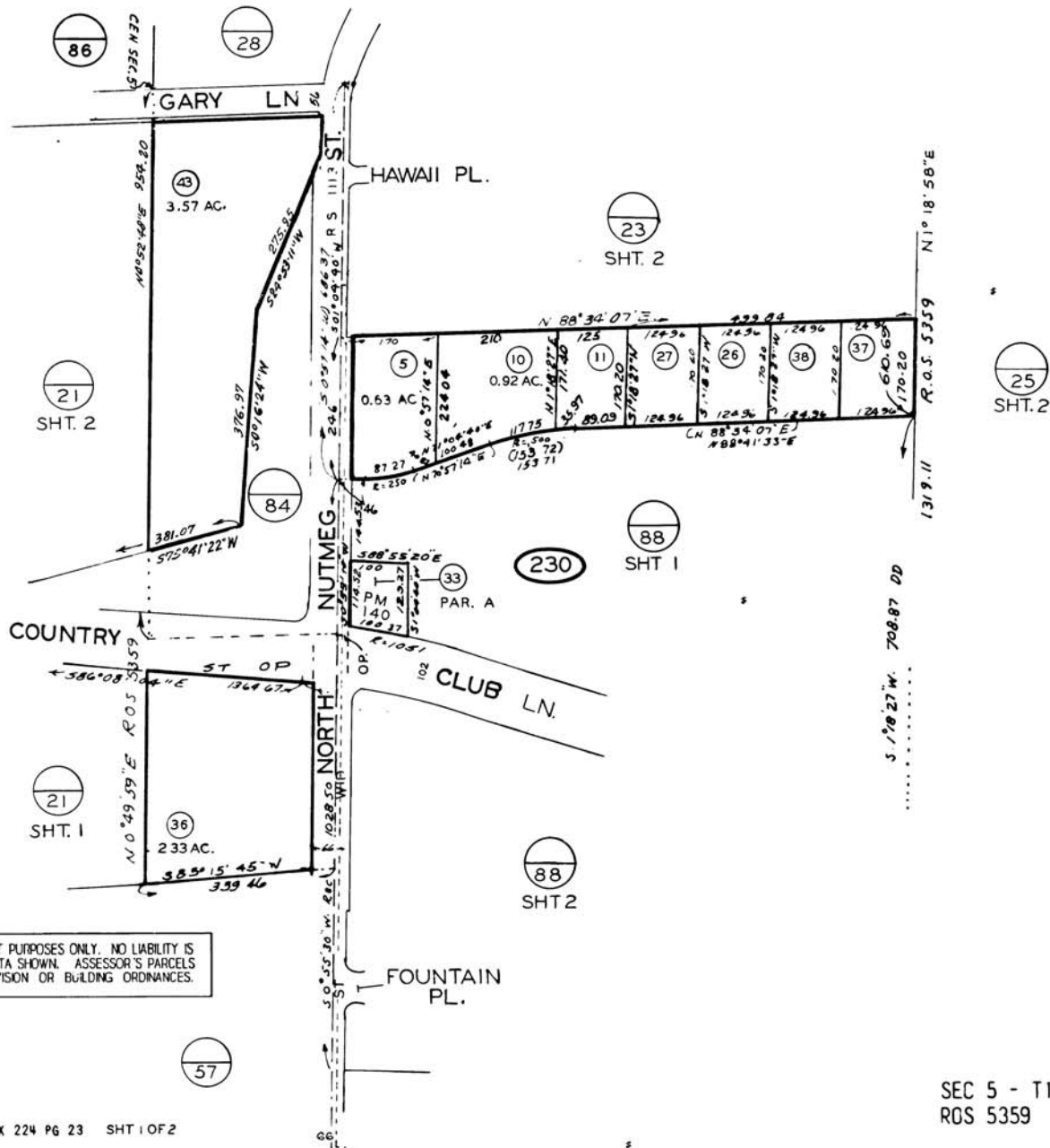
224-23  
SHT. 1 OF 2



Provided by:



PARCELQUEST



CHANGES			
BLK	OLD	NEW	YR CUT
	20	39-41	
	211-4	41	72 94.5
	41	86.81	79 87
	39/40	82.43 81.00	79 202.5
	42	75 74.0	79 195
	30	PG 88 SMT 2	80 47
	23/34	PG 88 SMT 1	80 83
	31	220 120-43	80 2166
	32	3445 1 INCD	81 6836
	243	20 23 SMT 2	83 25
	32	PG 88 SMT 6	83 221

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Item5.

224-23  
SHT. 2 OF 2

$$\frac{1}{N} = \frac{1}{100}$$


10-07-88 CVM

[illegible]

  
SHT, 2

GARY LN.

23  
SHT 1

NUTMEG

SHT 1

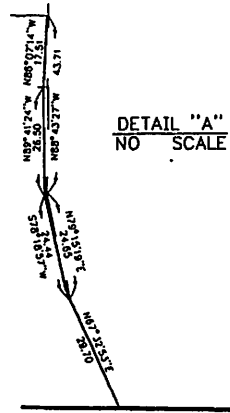
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 224 PAGE 23 SHT 2 OF 2

MAP 10380 - ESCONDIDO TCT. NO. 429

04

224-250



DETAIL "A"  
NO SCALE

25  
SHT. I

224-25  
SHT. 2 OF 2

$$I^H = 100^T$$

12/1/00 AW

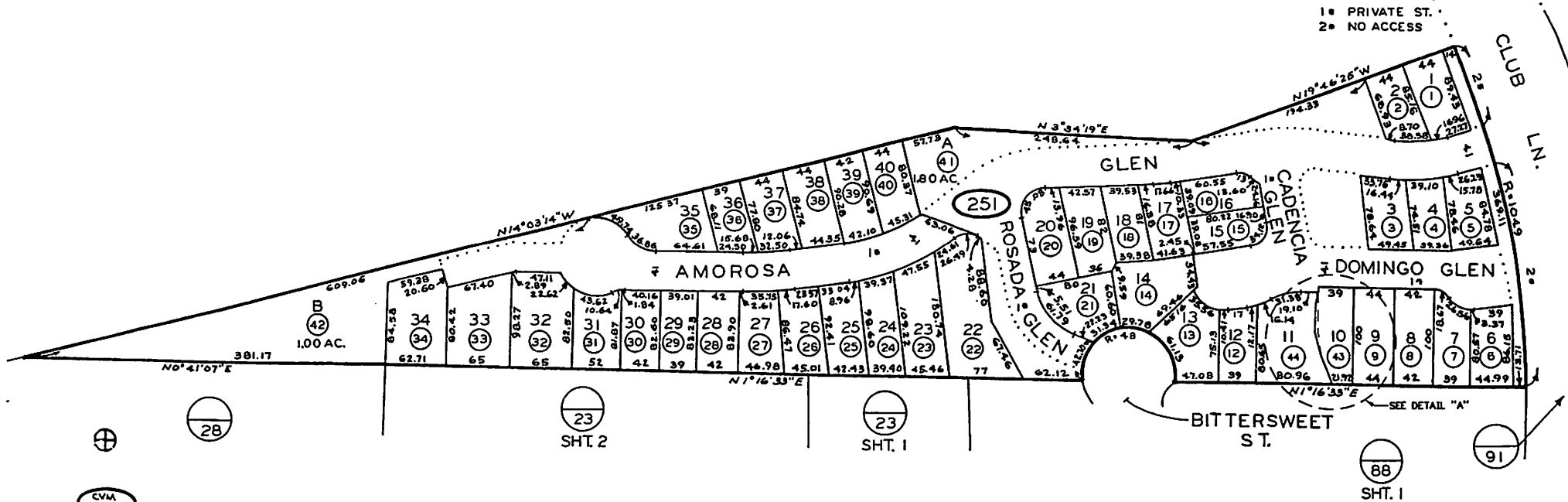
[illegible]

INTERSTATE 15

FRWY OP.

**XI-SD-15**

1. PRIVATE ST. 4  
2. NO ACCESS



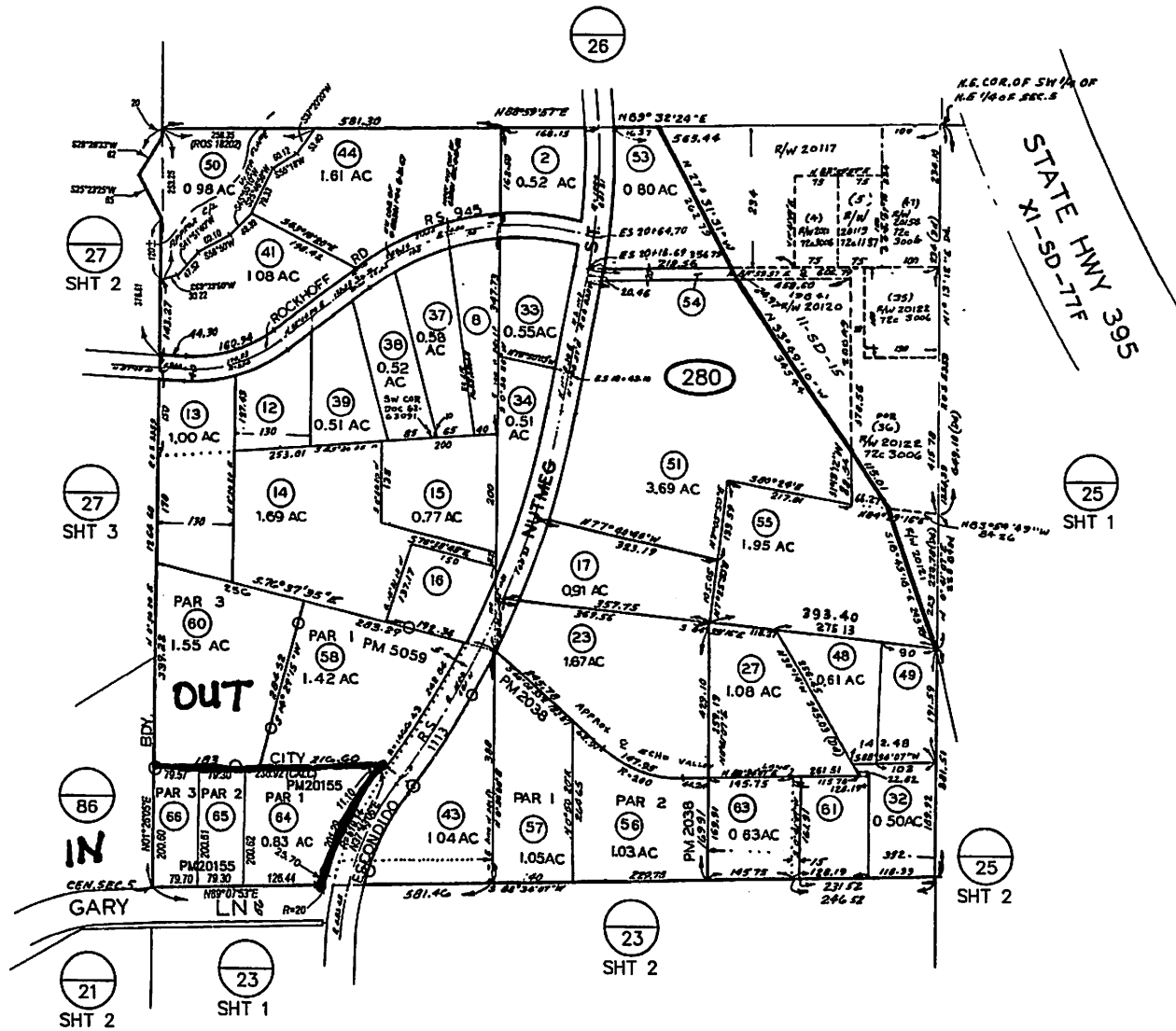
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 12175-ESCONDIDO TCT. NO. 637

04

224-28

1"=200'



01/16/2007 ED				
CHANGES				
BLK	OLD	NEW	YR	CUT
280	3	4647	70	2148
	30	48,49	71	6409
	2,19	421,51	71	7112
	458	COAR		
PICK 270	53	50,	72	2121
	20,29	51-53	72	3007
PICK-UP PICK-UP	52	54	73	4148
	52	55	73	4149
	22	56-57	74	4918
	42	57-58	76	488
	42	58-60	77	3401
	31	61-62	79	2147
	19662	63	80	2102
	59	64-66	07	1723

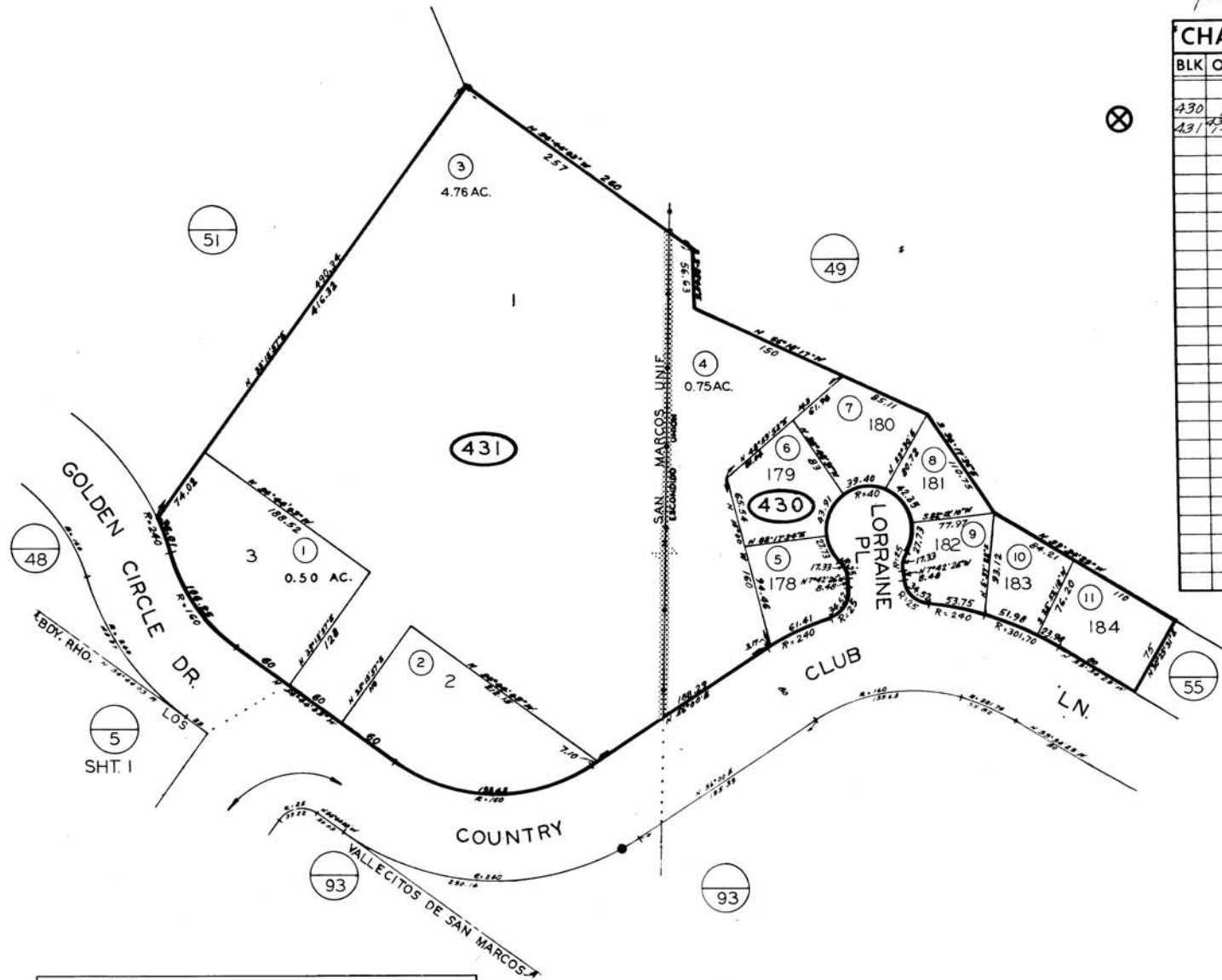
ES  
12-18-79

**SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 224 PAGE 28**

**THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.**

SEC 5 - T12S-R2W { POR SH OF NW 1/4 &  
SW 1/4 OF NE 1/4  
ROS 5359, 5411, 5481, 6300, 6709, 6740, 18202

224-43



224-43

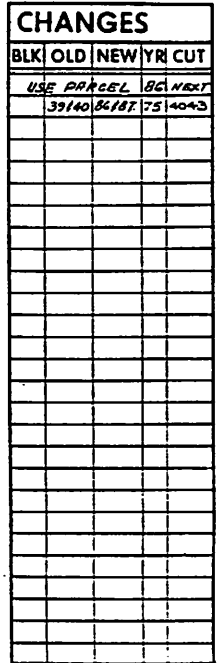
1-21-22

$$\frac{1}{Z} = 100$$
[illegible]

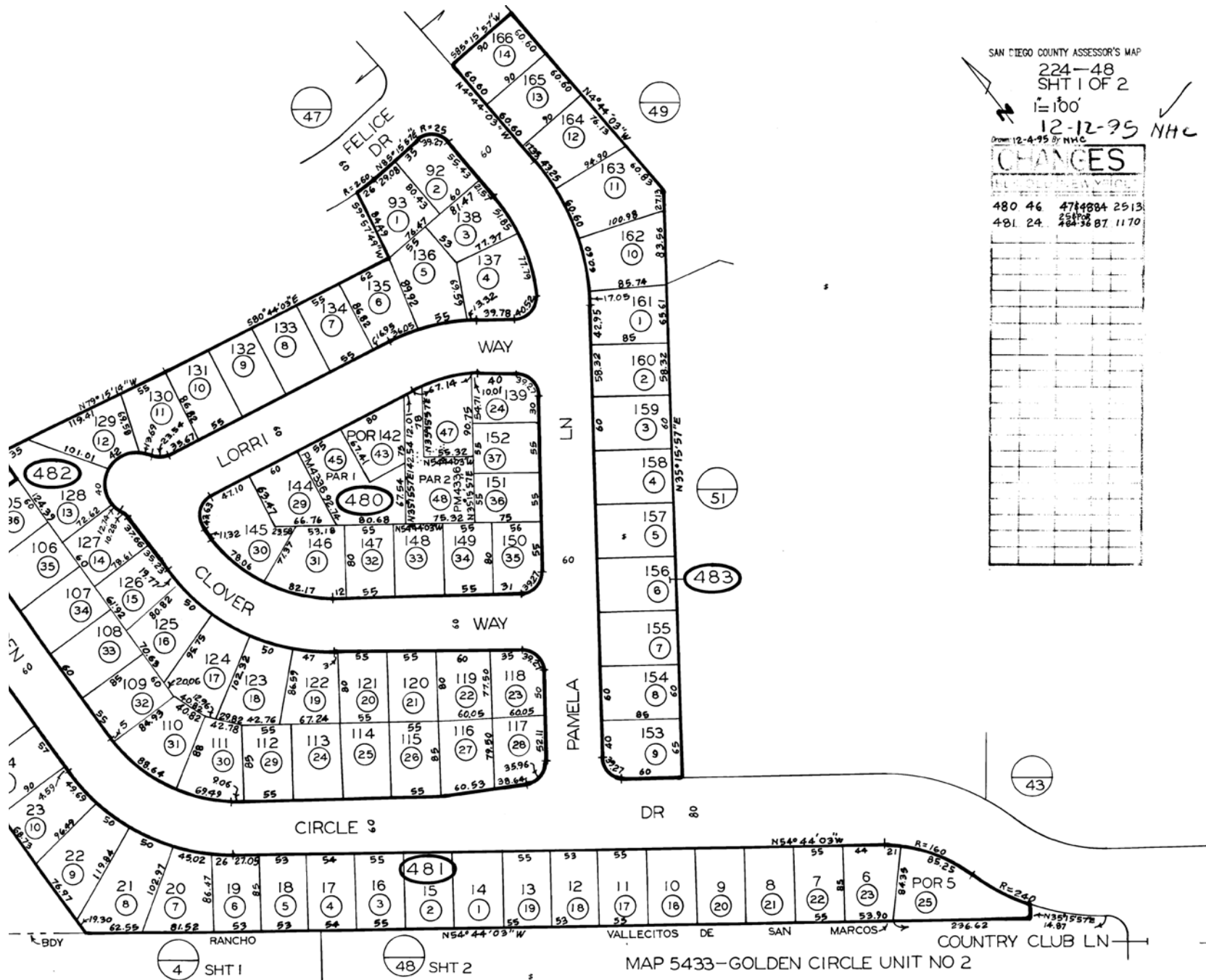
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 224, PAGE 43

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

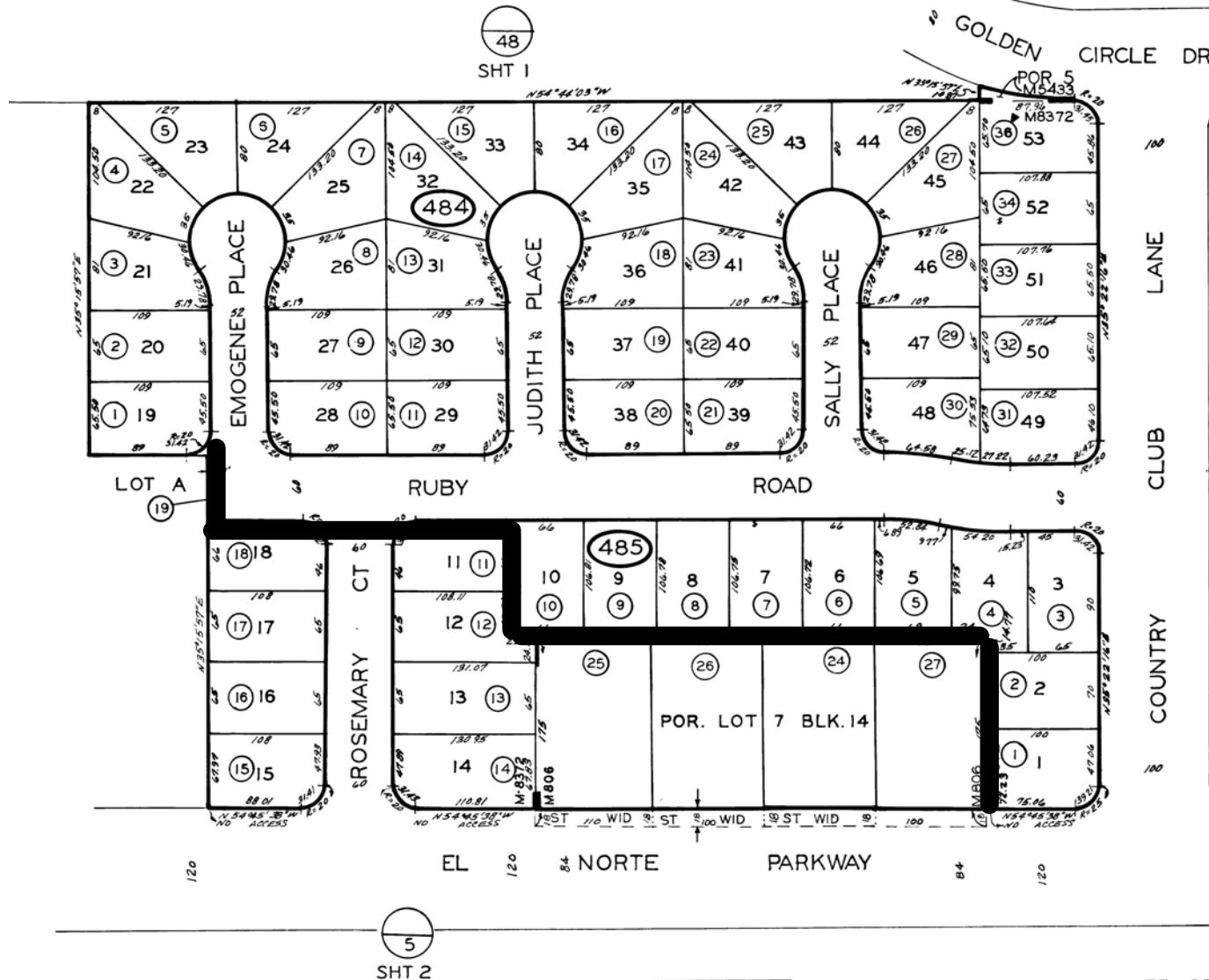
MAP 5433-GOLDEN CIRCLE UNIT NO.2



48





224-48  
SHT 2 OF 2

8-12-24

CHANGES				
BLK	OLD	NEW	YR	CUT
485	1-19	77	96	
485	20-23	77	10077	
485	24	87	1170	
485	22	92	1976	CANC.
485	20	92	2217	CANC.
485	21	92	2385	CANC.
485	23	93	1063	CANC.

SSOR'S MAP BK 224 PG 48 SHT 2 OF 2

SHT 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 8372 - ESCONDIDO TRACT NO. 284  
MAP 806 - RHO LOS VALLECITOS DE SAN MARCOS  
RSI4530

Provided by:



PARCELQUEST

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

224-49

224-49

"= 200'

8 DAVID DR.

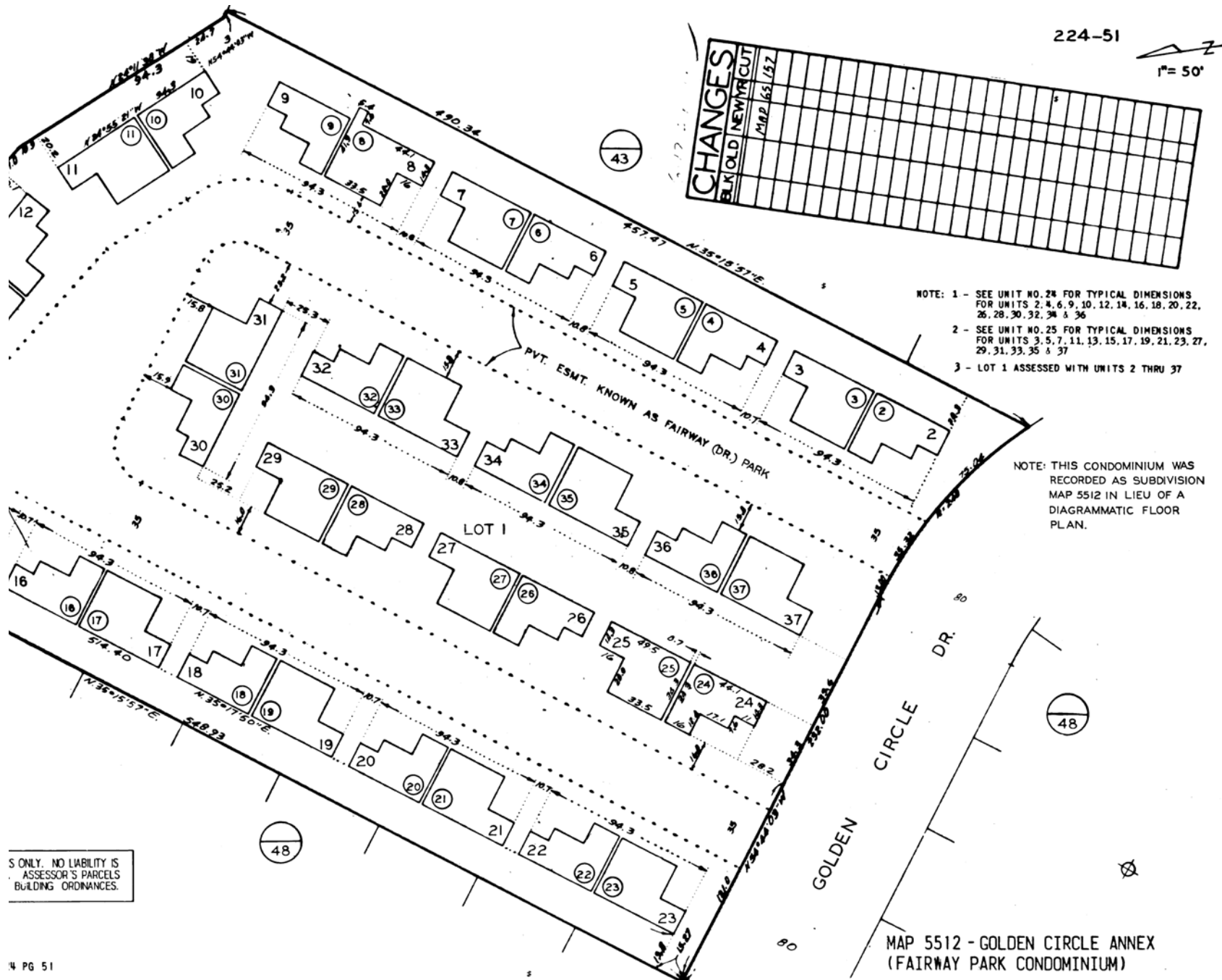
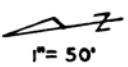
DETAIL  
NO SCALE

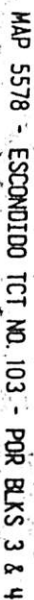
## CHANGES

[illegible]

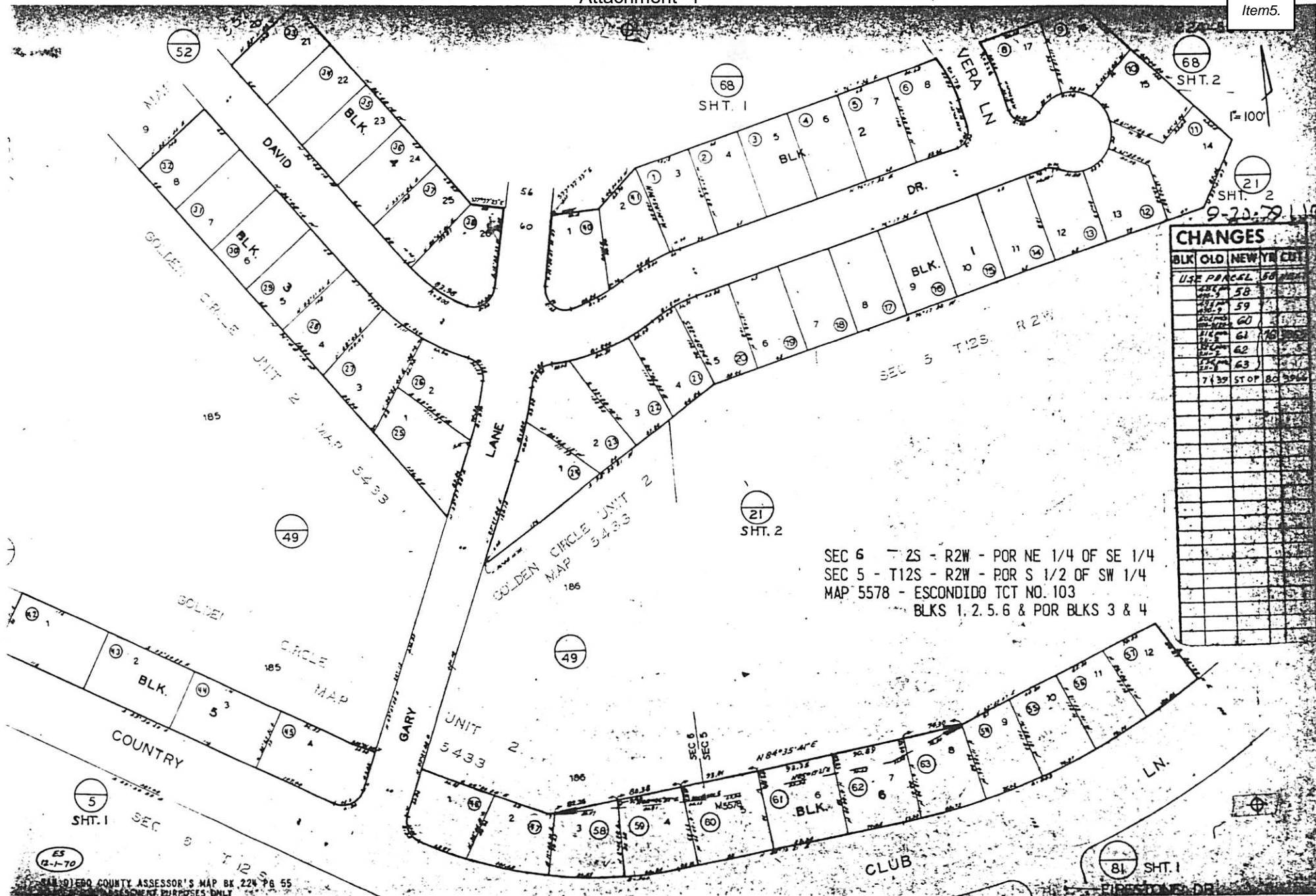
MAP 5433 - GOLDEN CIRCLE UNIT NO. 2  
MAP 5174 - GOLDEN CIRCLE UNIT NO. 1

224-51



$r = 100$ 

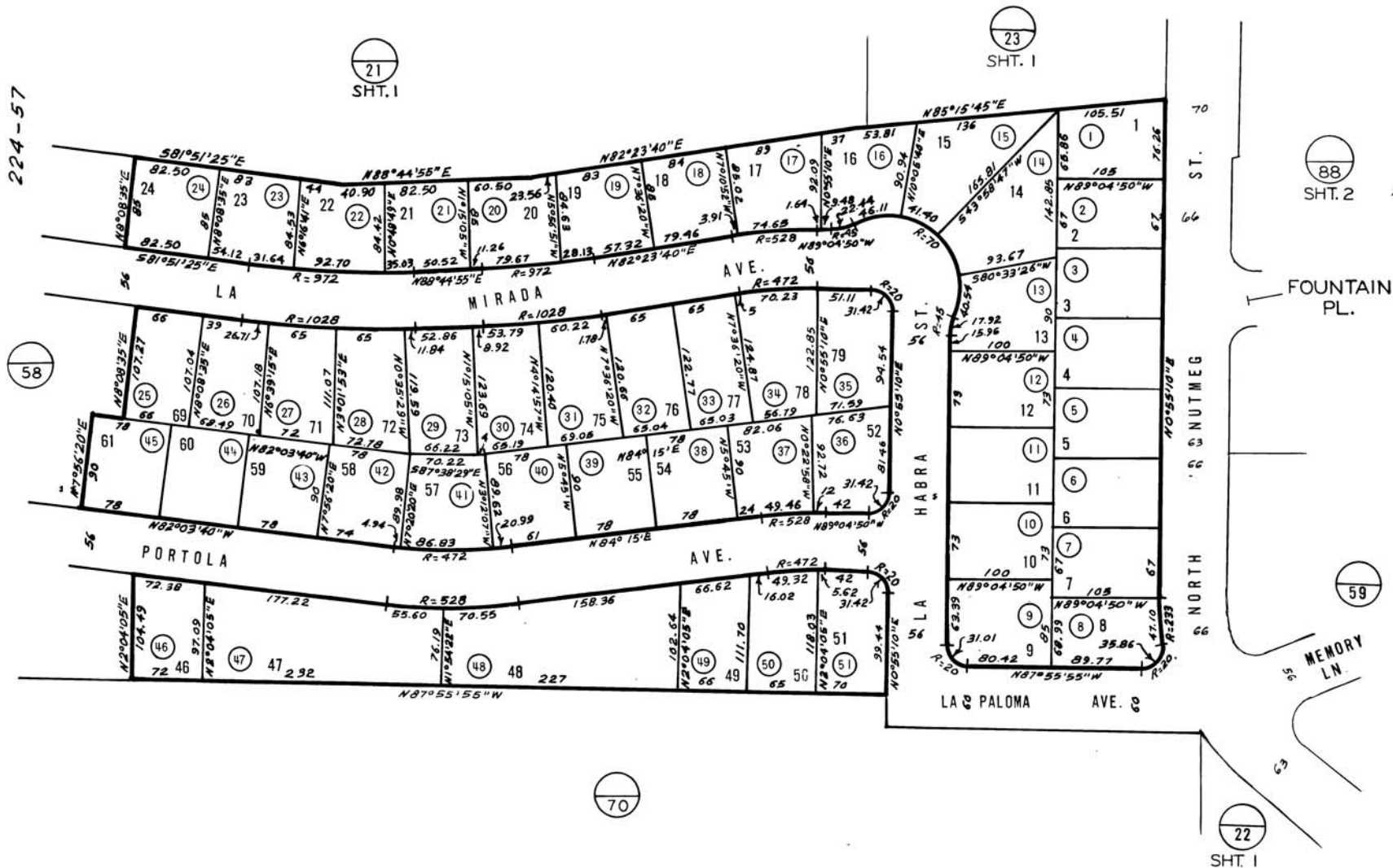
PROPERTY TAX MAP FOR 2024  
COUNTY ASSESSOR'S MAP NO. 224 PG. 54  
MAPPED FOR ASSESSMENT PURPOSES ONLY





224-57

100'

[illegible]

ES  
12-11-70

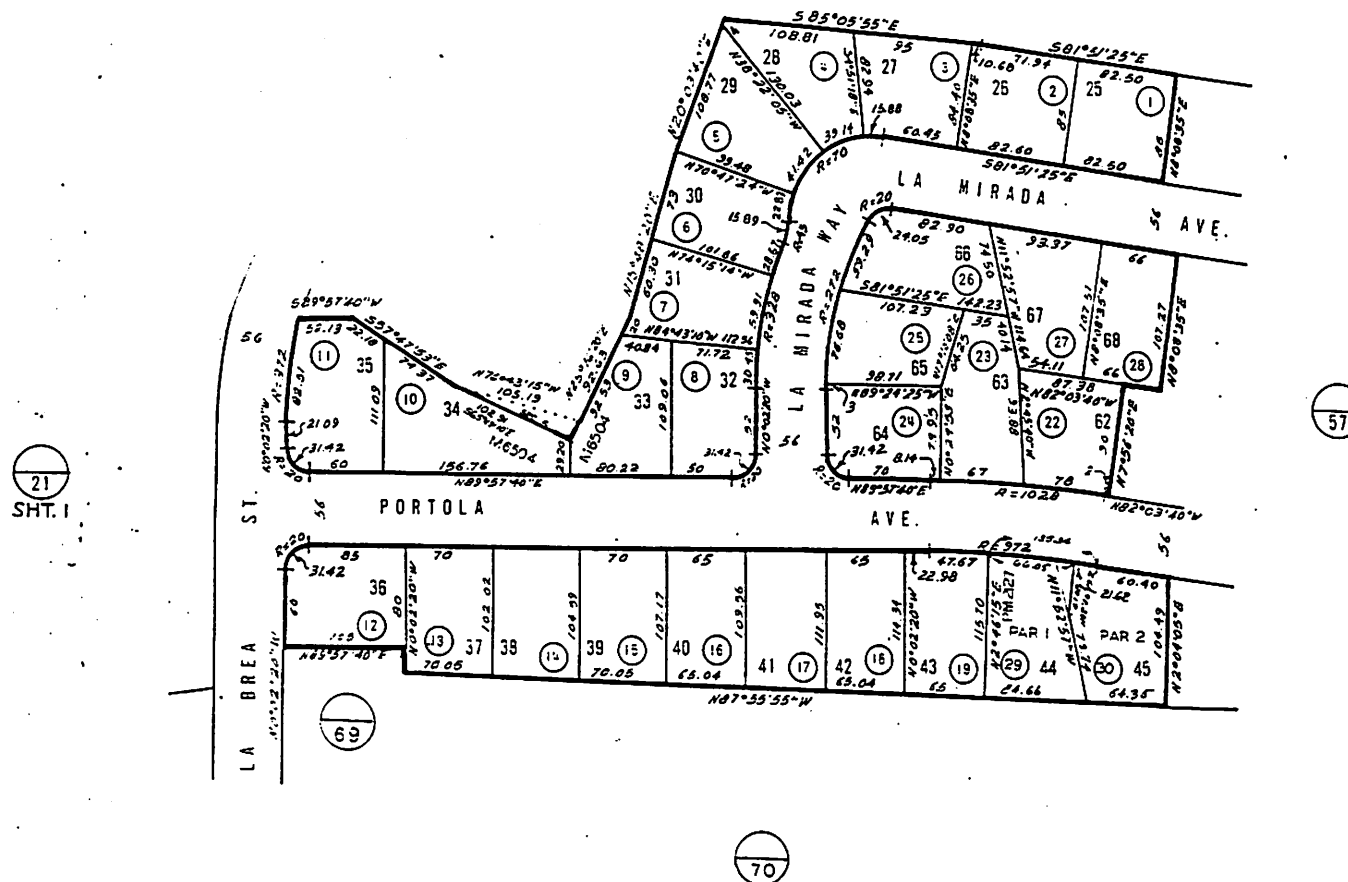
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY ASSESSOR'S MAP BK 224 PG 57

MAP 6504 - ESCONDIDO TCT NO. 149

21  
SHT. 1

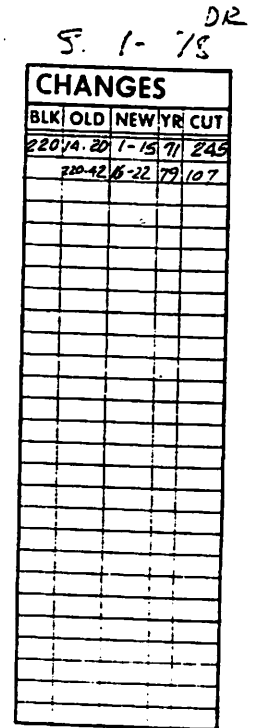
4.25-74.

[illegible]

ES  
12-10-70

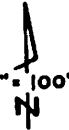
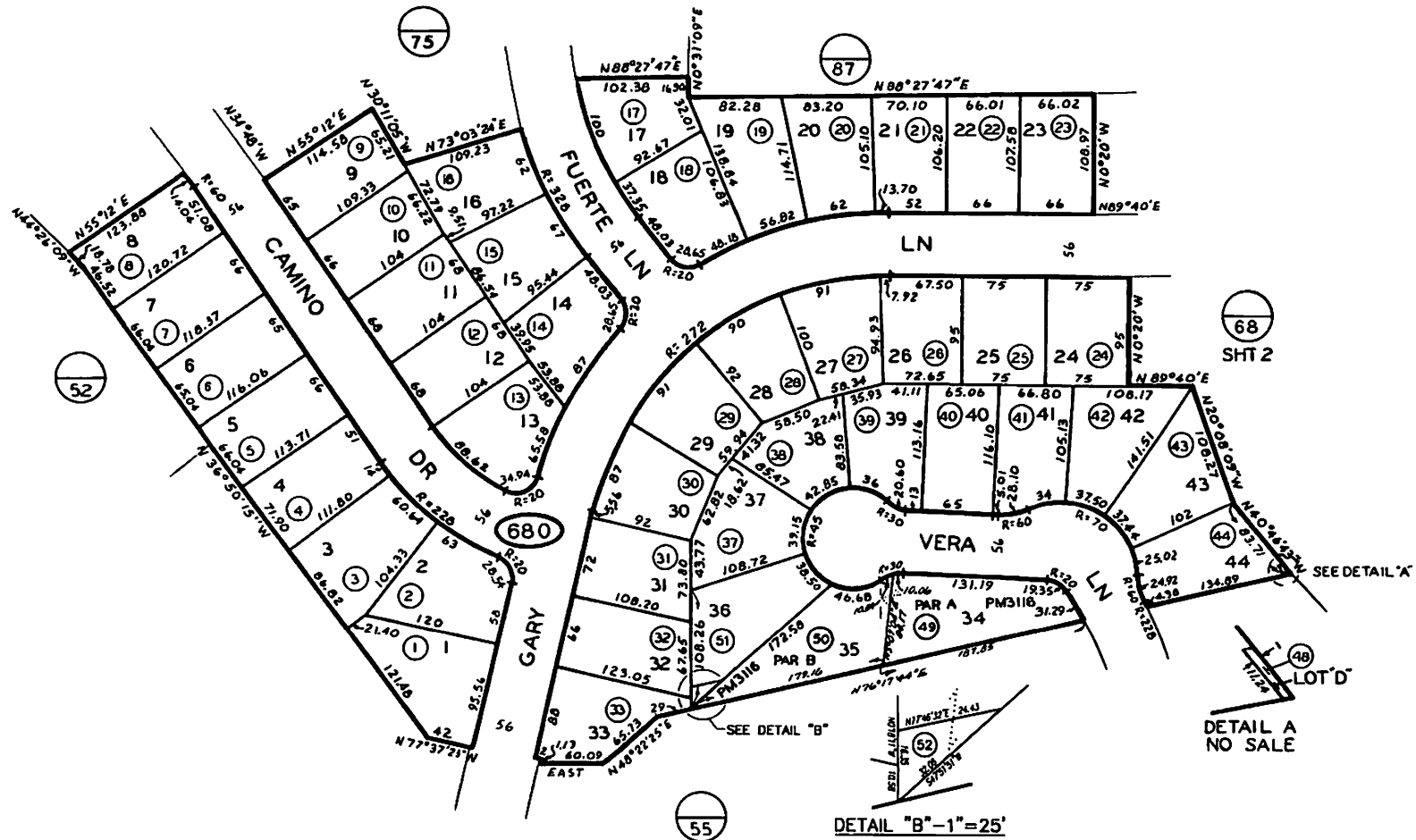
SAN DIEGO COUNTY ASSESSOR'S MAP BK 224 PG 58

MAP 6504 - ESCONDIDO TCT NO. 149 - LOTS 25-45. 62-68



ES  
3-5-71



224-68  
SHT 1 OF 2224-16 SHT 1  
224-21 SHT 2

8/6/14 PSE

**CHANGES**

BLK	OLD	NEW	YR	CUT
208	208			
180	180			
34-35	34-35			
45-47	45-47			
35	35			

766  
6-28-79  
DEGRASS

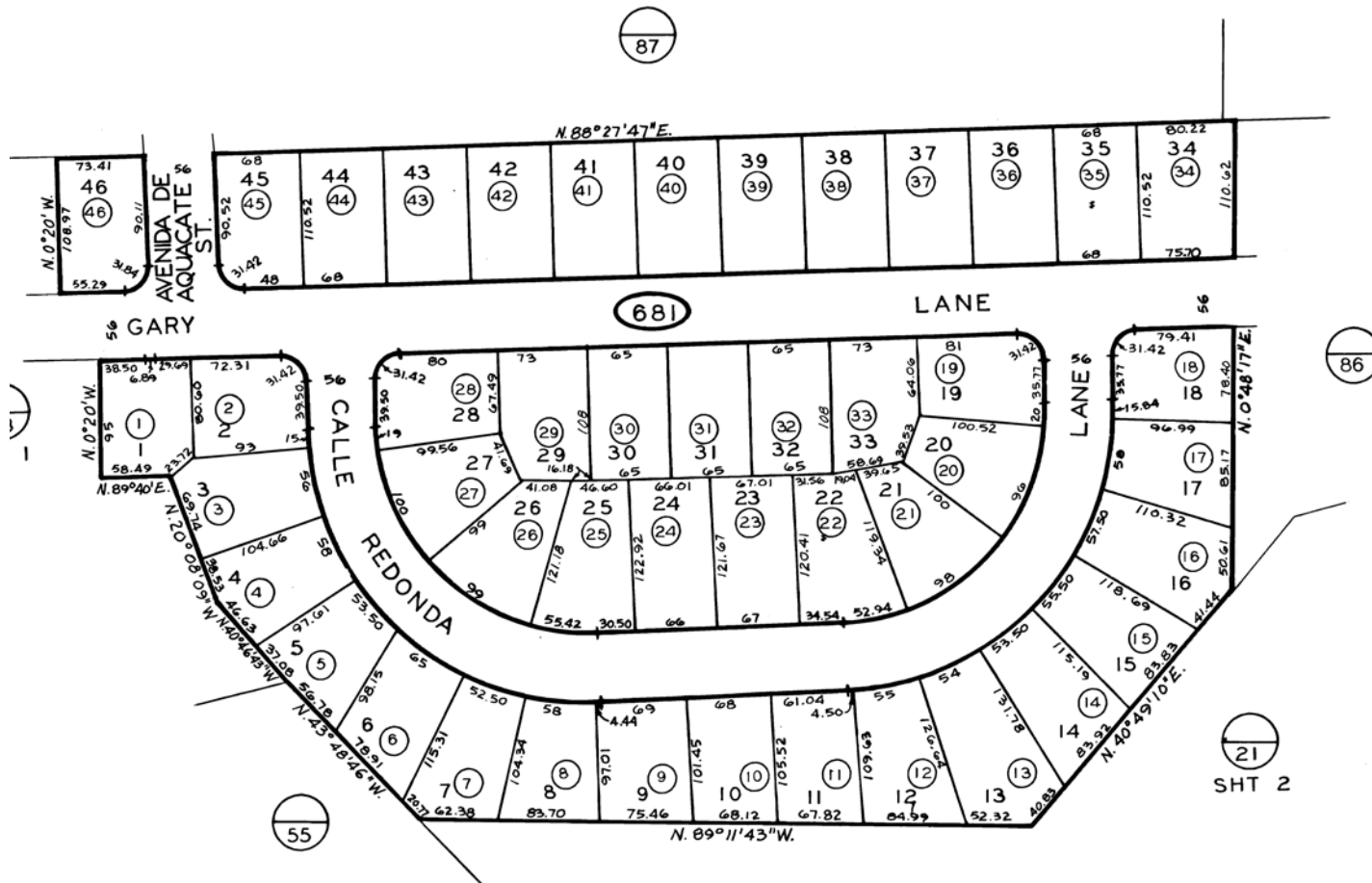
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SAN DIEGO COUNTY ASSESSOR'S MAP 224 PG 68 SHT. 1 OF 2

MAP 7661 - ESCONDIDO TRACT NO. 196 - A  
ROS 15695

224-68  
SHT. 2 OF 2

**"= 100"**  
**N**



1/10/2000 JS

[illegible]

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 7984 - ESCONDIDO TRACT NO. 196-B



181

(36)

(37)

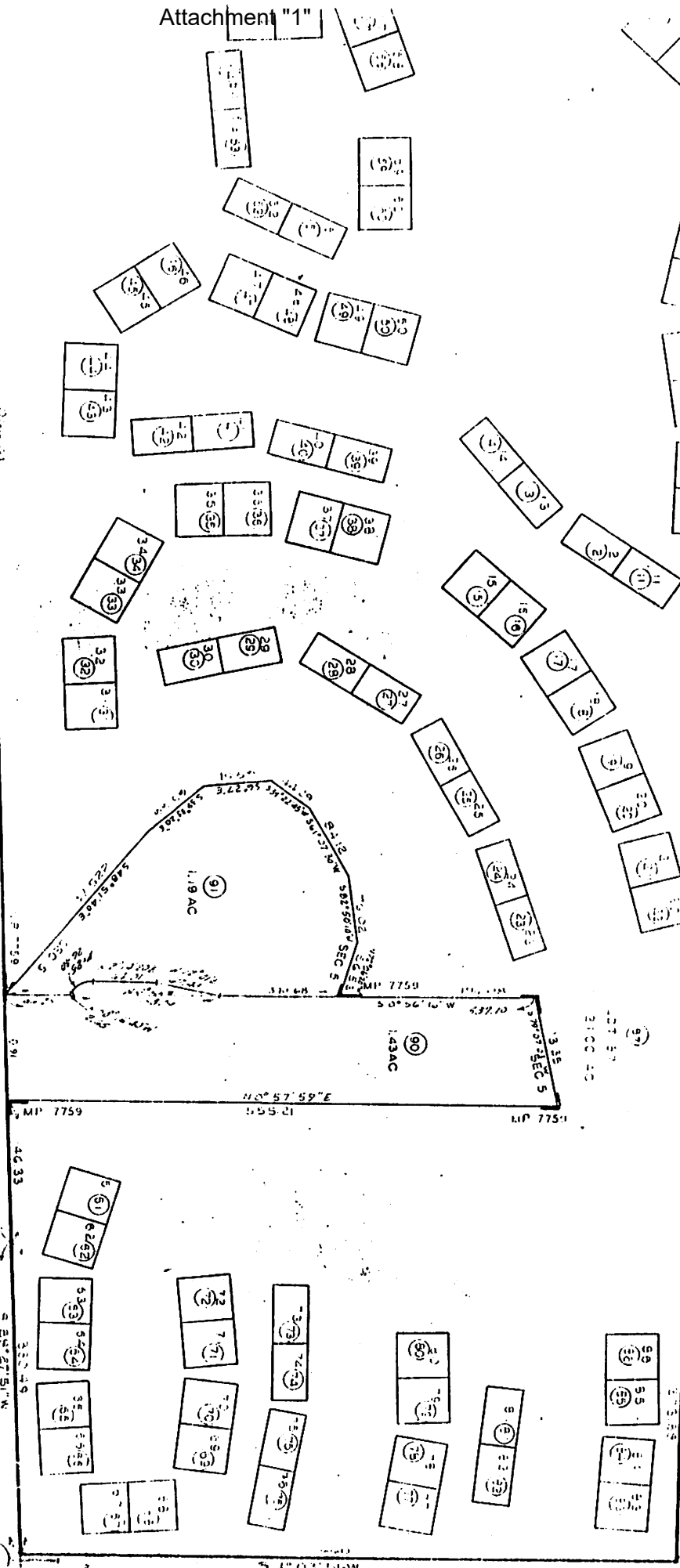
⊕

LA HABRA ST

224-70

LA PALOMA  
AVENUE N

Attachment "1"



CHANGES				
BLK	OLD	NEW	YR	CUT
100	100	100	100	100
101	101	101	101	101
102	102	102	102	102
103	103	103	103	103
104	104	104	104	104
105	105	105	105	105
106	106	106	106	106
107	107	107	107	107
108	108	108	108	108
109	109	109	109	109
110	110	110	110	110
111	111	111	111	111
112	112	112	112	112
113	113	113	113	113
114	114	114	114	114
115	115	115	115	115
116	116	116	116	116
117	117	117	117	117
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121	121	121	121	121
122	122	122	122	122
123	123	123	123	123
124	124	124	124	124
125	125	125	125	125
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131	131	131	131	131
132	132	132	132	132
133	133	133	133	133
134	134	134	134	134
135	135	135	135	135
136	136	136	136	136
137	137	137	137	137
138	138	138	138	138
139	139	139	139	139
140	140	140	140	140
141	141	141	141	141
142	142	142	142	142
143	143	143	143	143
144	144	144	144	144
145	145	145	145	145
146	146	146	146	146
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167	167	167	167	167
168	168	168	168	168
169	169	169	169	169
170	170	170	170	170
171	171	171	171	171
172	172	172	172	172
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191	191	191	191	191
192	192	192	192	192
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194	194	194	194	194
195	195	195	195	195
196	196	196	196	196
197	197	197	197	197
198	198	198	198	198
199	199	199	199	199
200	200	200	200	200

SAN DIEGO COUNTY ASSESSOR'S MAP BK 3 PG

DETAIL LOT TYPE A

SCALE 1"=40'

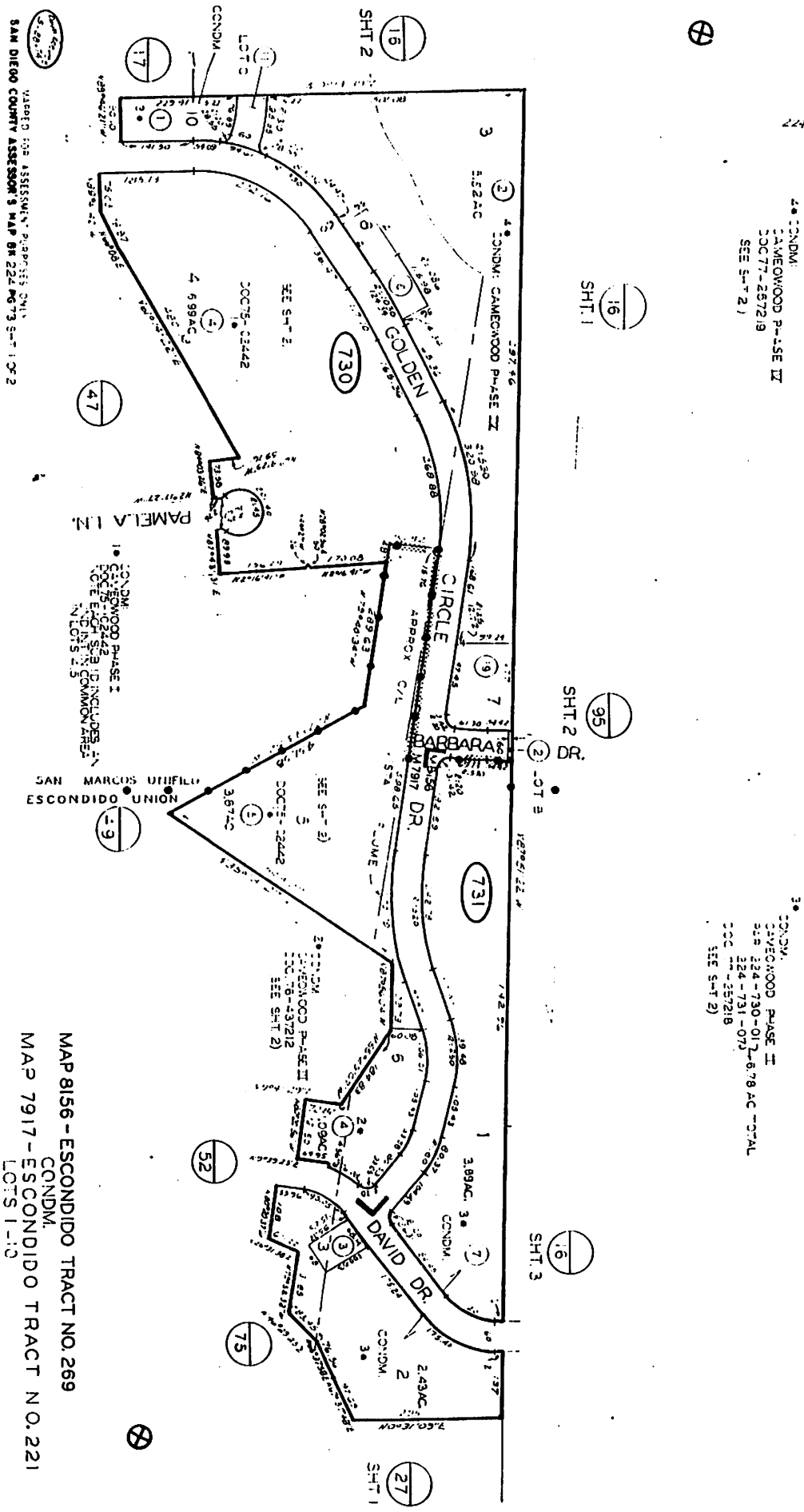
DETAIL LOT TYPE B

SCALE 1"=40'

SEC. 5-T.12S-R.2W.-SE 1/4 OF SW 1/4 - POR.  
AP 7759 - ESCROWED TRACT NO. 215 - LOTS 1-17

[illegible]

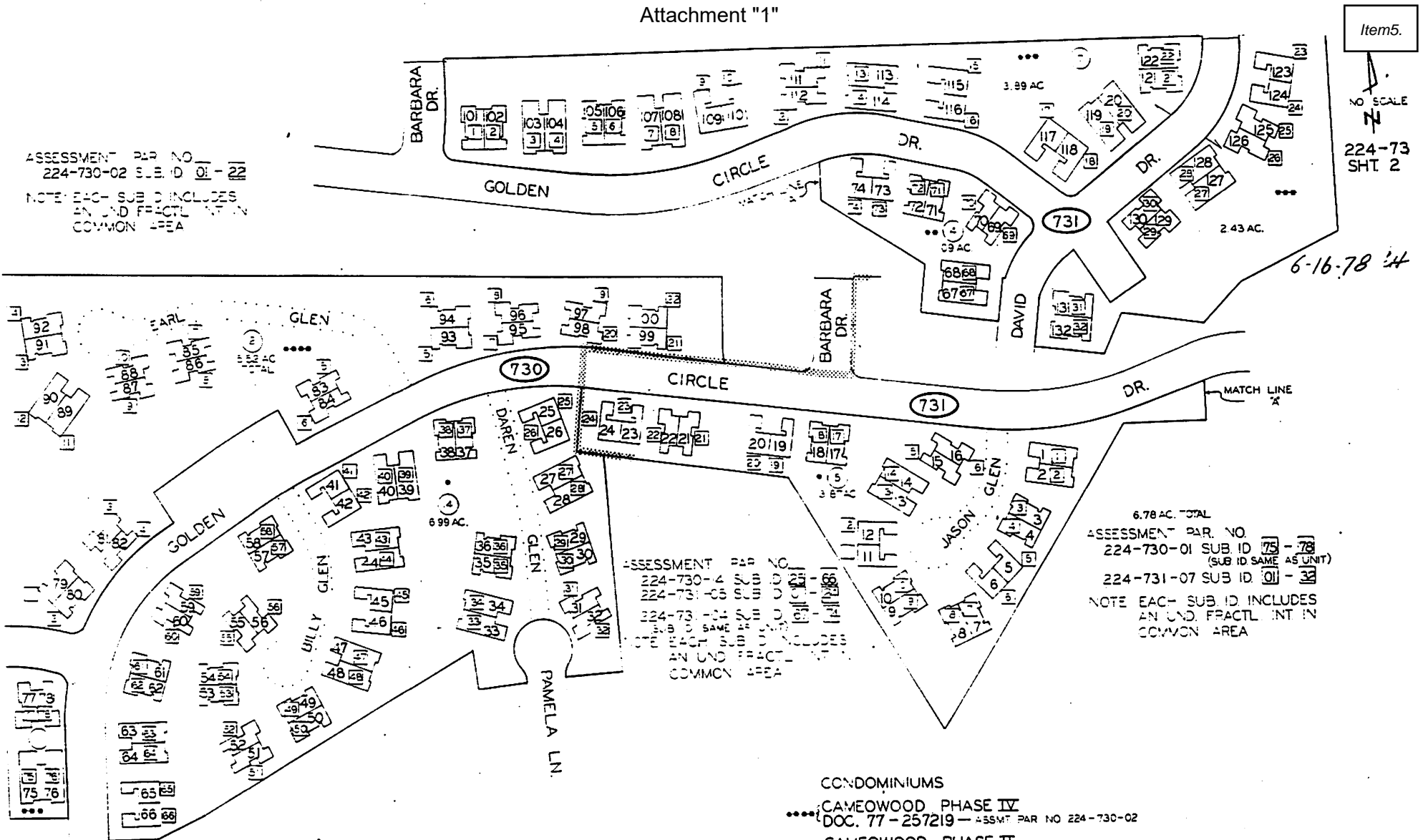
224-73  
SHT 1 OF 2  
07-16-85  
1"=200'  
N



# Attachment "1"

ASSESSMENT PAR. NO.  
224-730-02 SUB ID 01 - 22

NOTE EACH SUB ID INCLUDES  
AN UND. FRAC. INT. IN  
COMMON AREA



Item5.

NO SCALE

224-73  
SHT 2

6-16-78 '4

ASSESSMENT PAR. NO.  
224-730-4 SUB ID 21 -  
224-731-05 SUB ID 01 -  
224-731-04 SUB ID 01 -  
NOTE EACH SUB ID INCLUDES  
AN UND. FRAC. INT. IN  
COMMON AREA

6.78 AC. TOTAL  
ASSESSMENT PAR. NO.  
224-730-01 SUB ID 75 - 78  
(SUB ID SAME AS UNIT)  
224-731-07 SUB ID 01 - 35  
NOTE EACH SUB ID INCLUDES  
AN UND. FRAC. INT. IN  
COMMON AREA

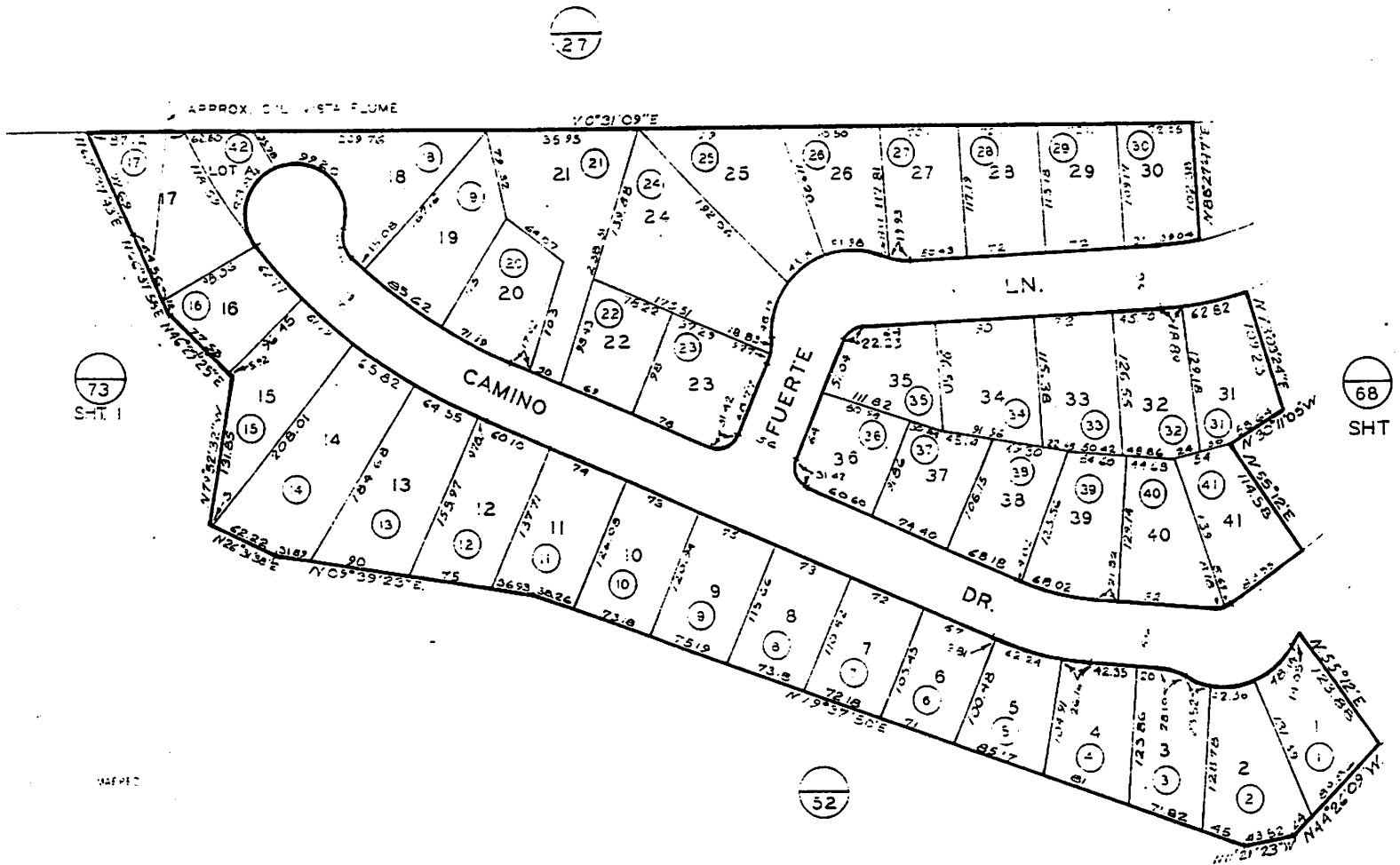
## CONDOMINIUMS

- CAMEOWOOD PHASE IV  
DOC. 77-257219 - ASSMT PAR NO 224-730-02
- CAMEOWOOD PHASE II  
DOC. 77-257218 - ASSMT PAR NO 224-730-01 & 224-731-07
- CAMEOWOOD PHASE III  
DOC. 76-437212 - ASSMT PAR NO 224-731-04
- CAMEOWOOD PHASE I  
DOC. 75-102442 - ASSMT PAR NO 224-730-14 & 224-731-05  
MAP 7917 - ESCONDIDO TRACT NO. 221 - LOTS 3-6 & 10  
MAP 8156 - ESCONDIDO TRACT NO. 269 - LOTS 1 & 2

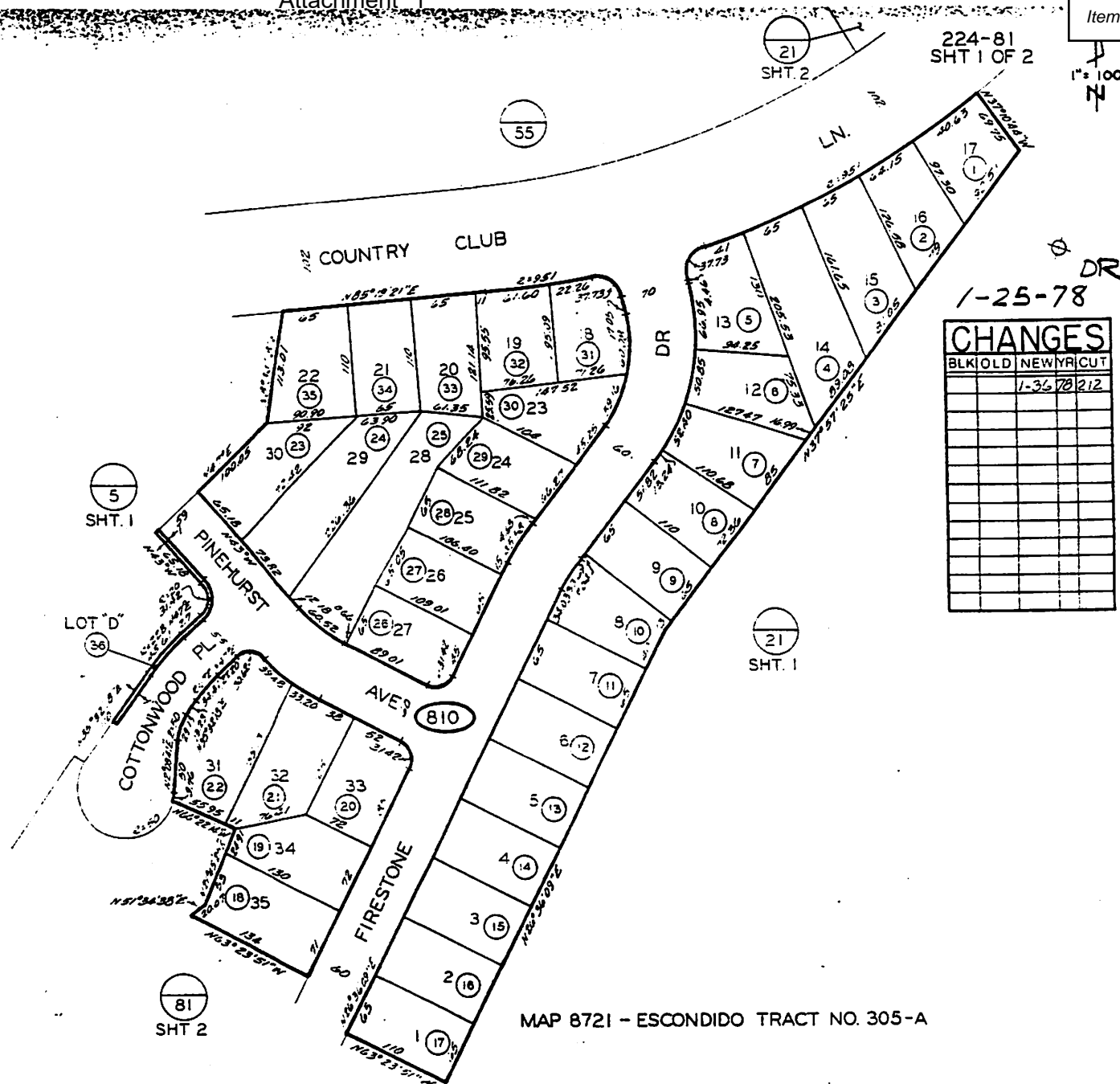
∴ = 100'


⊕

1-13-78 J. A

[illegible]

7111



  
 SAN DIEGO COUNTY  
 DEEDS MAP  
 BOOK 224 PAGE 81 SHT 1 OF 2  
 ISSUED FOR ASSESSMENT PURPOSES ONLY



224-81  
SHT 2 OF 2

1-2-100  
N

In

SHT. I

10-2-91 AW

## CHANGES

[illegible]

WOODBRIDGE RD

78

811

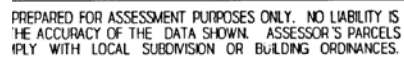
226  
33

226  
83  
SHT 2

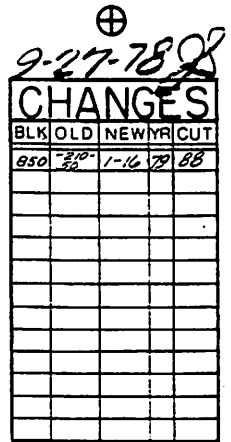
$$\frac{226}{4}$$

MAP 8747 - ESCONDIDO TRACT NO. 305-B  
MAP 806 - RANCHO LOS VALLECITOS  
DE SAN MARCOS - POR BLK 14

NO COUNTY  
PS MAP  
14 PAGE 81 SHT 2 OF 2  
FOR ASSESSMENT PURPOSES ONLY



1" = 100'



B V B  
9.8.78

[illegible]

189



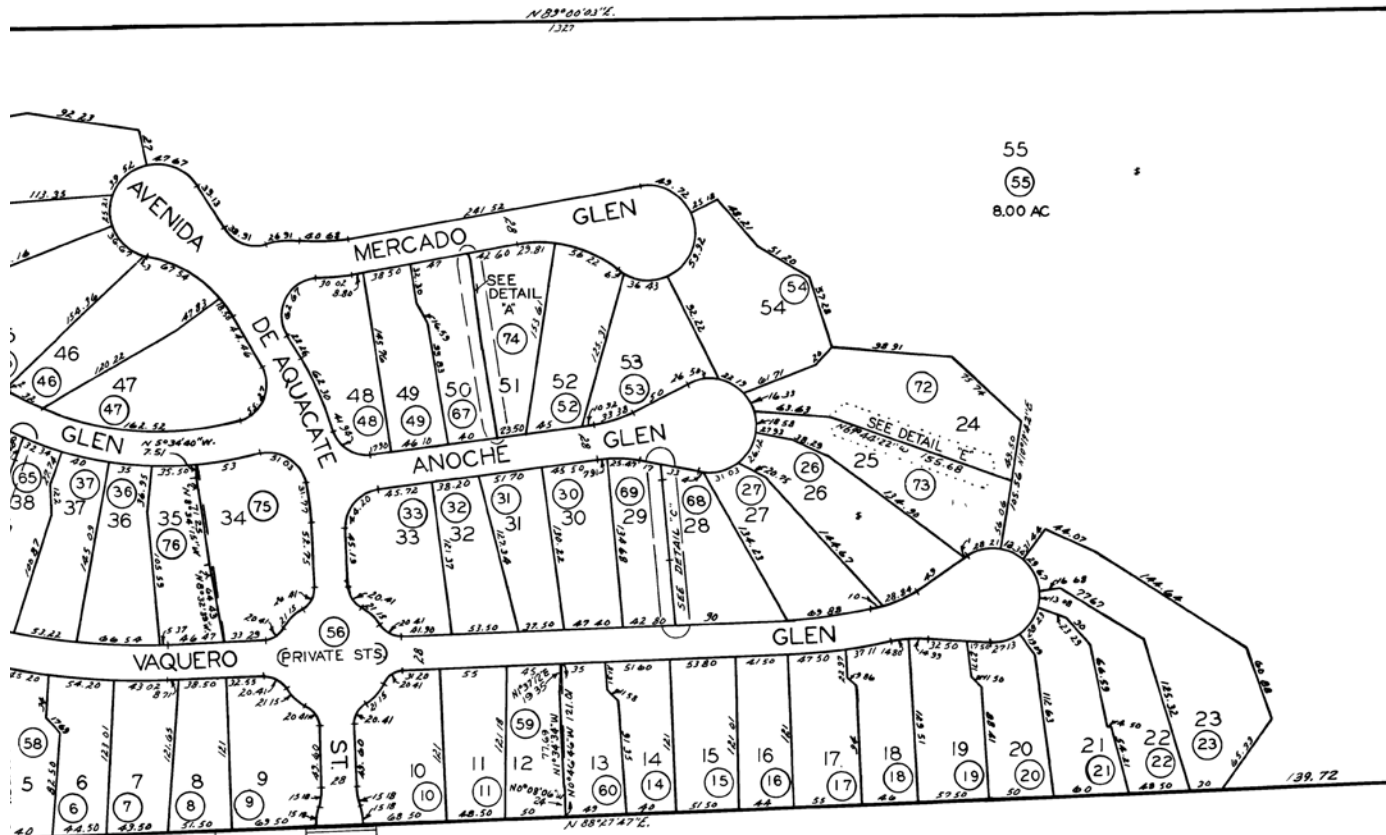
PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS  
 THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS  
 ONLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

27  
 SHT. 1

DETAIL "E"  
 NO SCALE

224-87

1" = 100'  
 N



CHANGES			
BLK	OLD	NEW	CUT
		1-50	79 221
465	57458	83	2983
12413	59460	83	2984
50451	61-64	83	2985
38439	65460	83	3087
61460	67	84	2514
28429	68469	84	2515
41442	70471	84	3091
24425	72473	84	2672
62443	74	84	2677
870	34435	75476	84 3596

27  
 SHT. 4

MERCADO GLEN  
 LOT 50  
 N12°21'16"W  
 6.60

DETAIL "A"  
 NO SCALE

8  
 SHT. 1  
 DETAIL "D"  
 NO SCALE

DETAIL "B"  
 NO SCALE

68  
 SHT. 2  
 DETAIL "C"  
 NO SCALE

MAP9034 - ESCONDIDO TCT. NO. 350

1" = 100'

[illegible]

22  
SHT. 1

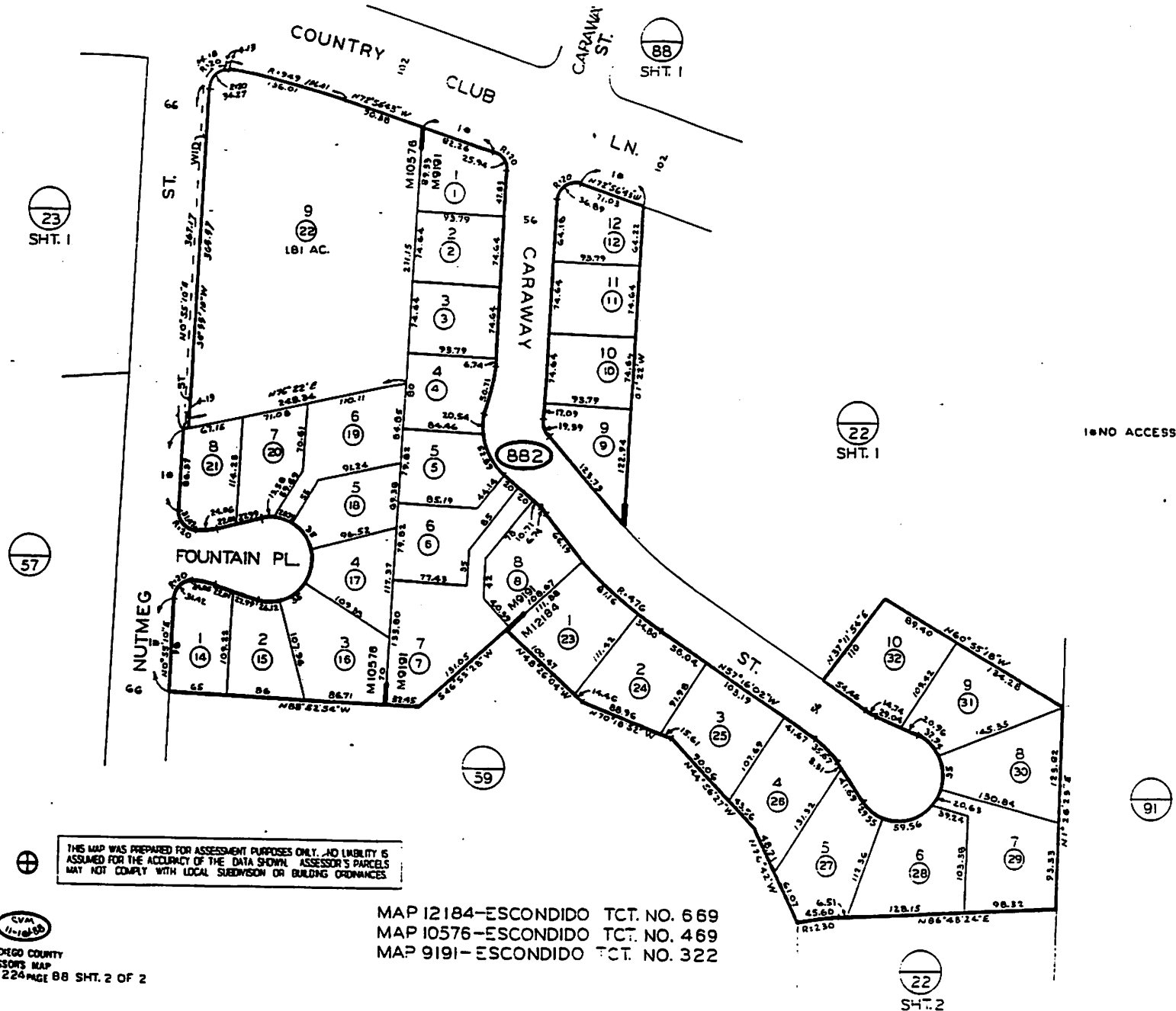
91

192

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 224 PAGE 88 SHT 1 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

224-220



7-20

3-25-97 Bk

[illegible]



3/10/97 SN1

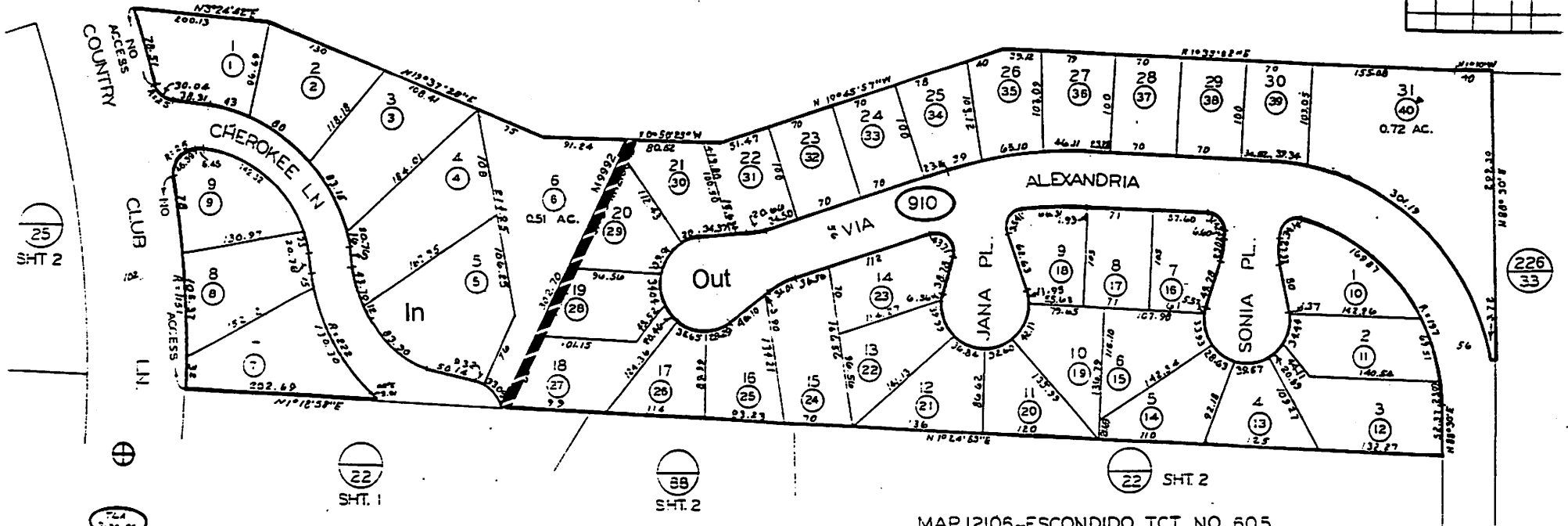
# CHANGES

B. K. OLD NEW YORK

9/0	1-9	10/13/97
10	10-40	891 79
15-9	10/13/97	961854
5	10/13/97	961854
5-8	10/13/97	557

INTERSTATE 15

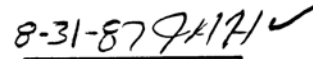
11-50-15



MAP 12106-ESCONDIDO T.C.T. NO. 605  
MAP 9992-ESCONDIDO T.C.T. NO. 328

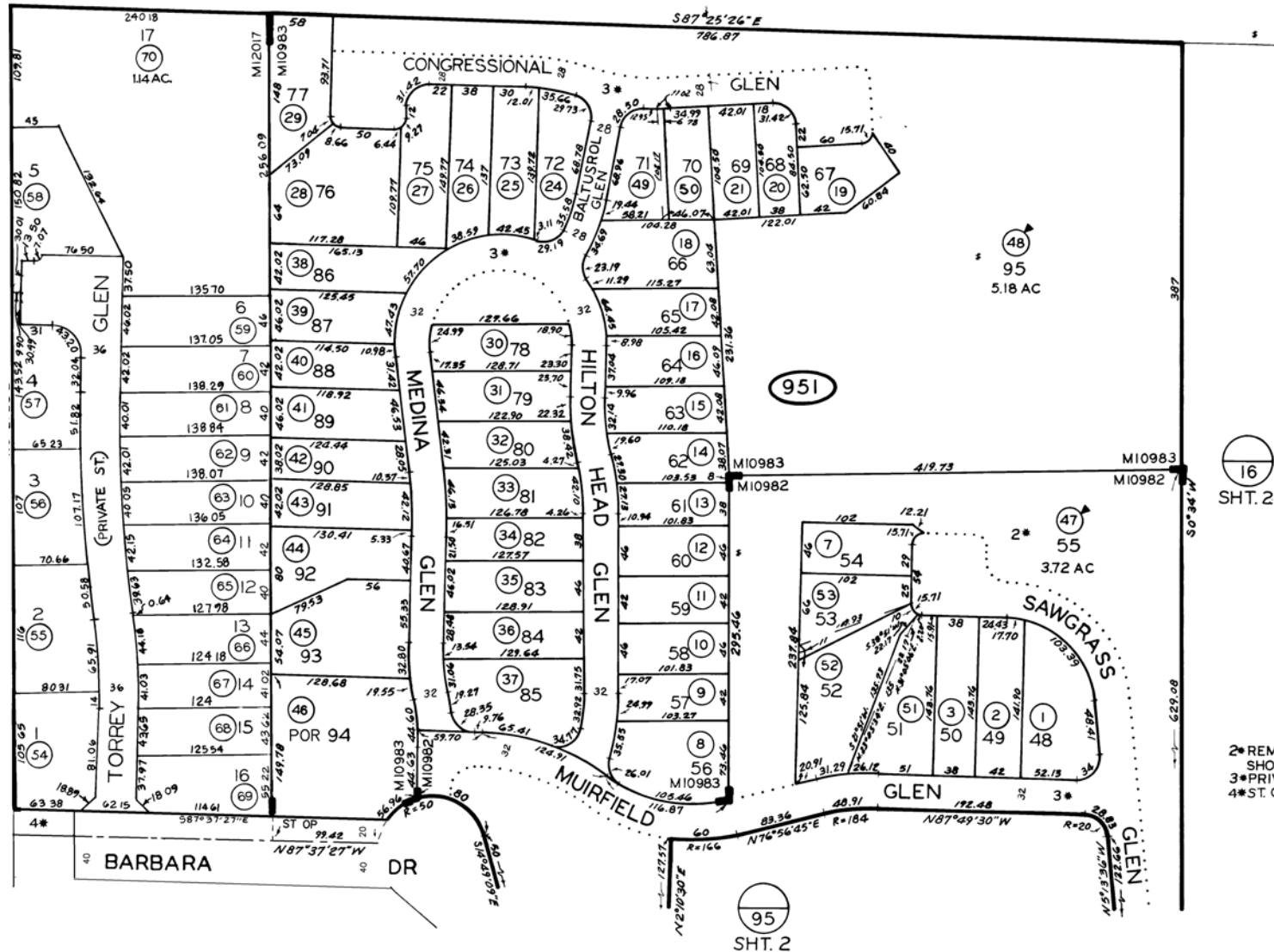
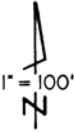
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



$$\angle Z = 80^\circ$$
[illegible]

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MAP 10553 - ESCONDIDO TCT. NO. 503

224 - 95  
SHT. 1 OF 2

7-26-99 BAC

CHANGES				
BLK	OLD	NEW	YR	CUT
95/		1-48	85	109
	24-23	48-50	87	1172
	45-46	51-53	87	1176
	160-36	54-70	88	278
	46	SAME	80	4607
		ST 02	00	

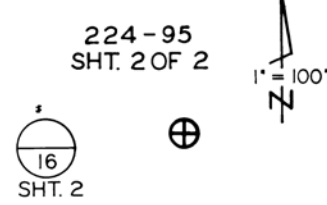
16  
SHT. 2

2\* REMAINDER OF LOT 55  
SHOWN ON SHT. 2  
3\* PRIVATE STS.  
4\* ST. OFFERED & NOT ACCEPTED

SHT. 1 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 12017 - ESCONDIDO TCT. NO. 676  
MAP 10983 - ESCONDIDO TCT. NO. 499 - C  
MAP 10982 - ESCONDIDO TCT. NO. 499 - B

[illegible]

10 PRIVATE STS.

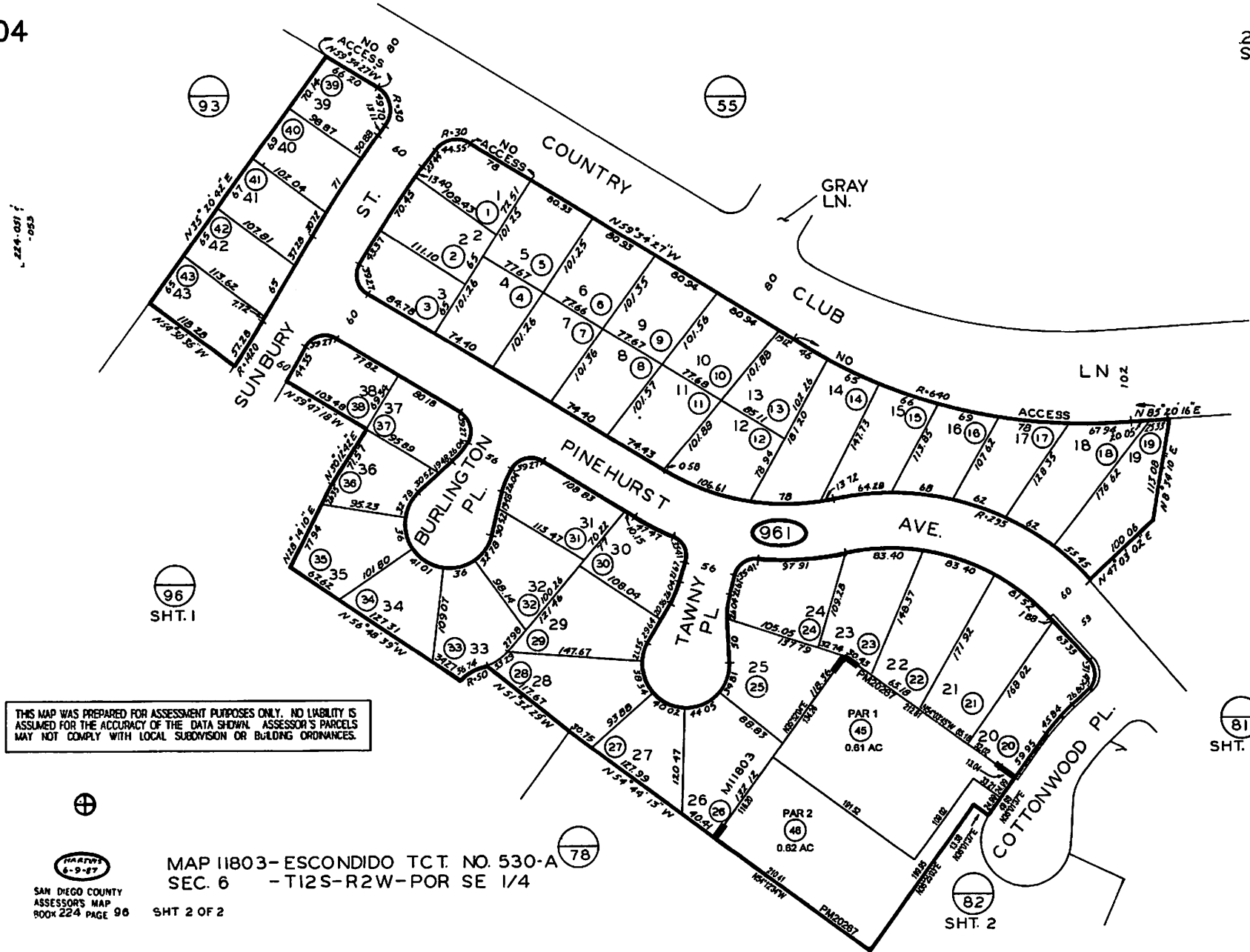
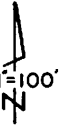
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

73  
SHT. I

MAP 10984 - ESCONDIDO TCT NO. 499 - D  
MAP 10982 - ESCONDIDO TCT NO. 499 - B  
MAP 10981 - ESCONDIDO TCT NO. 499 - A



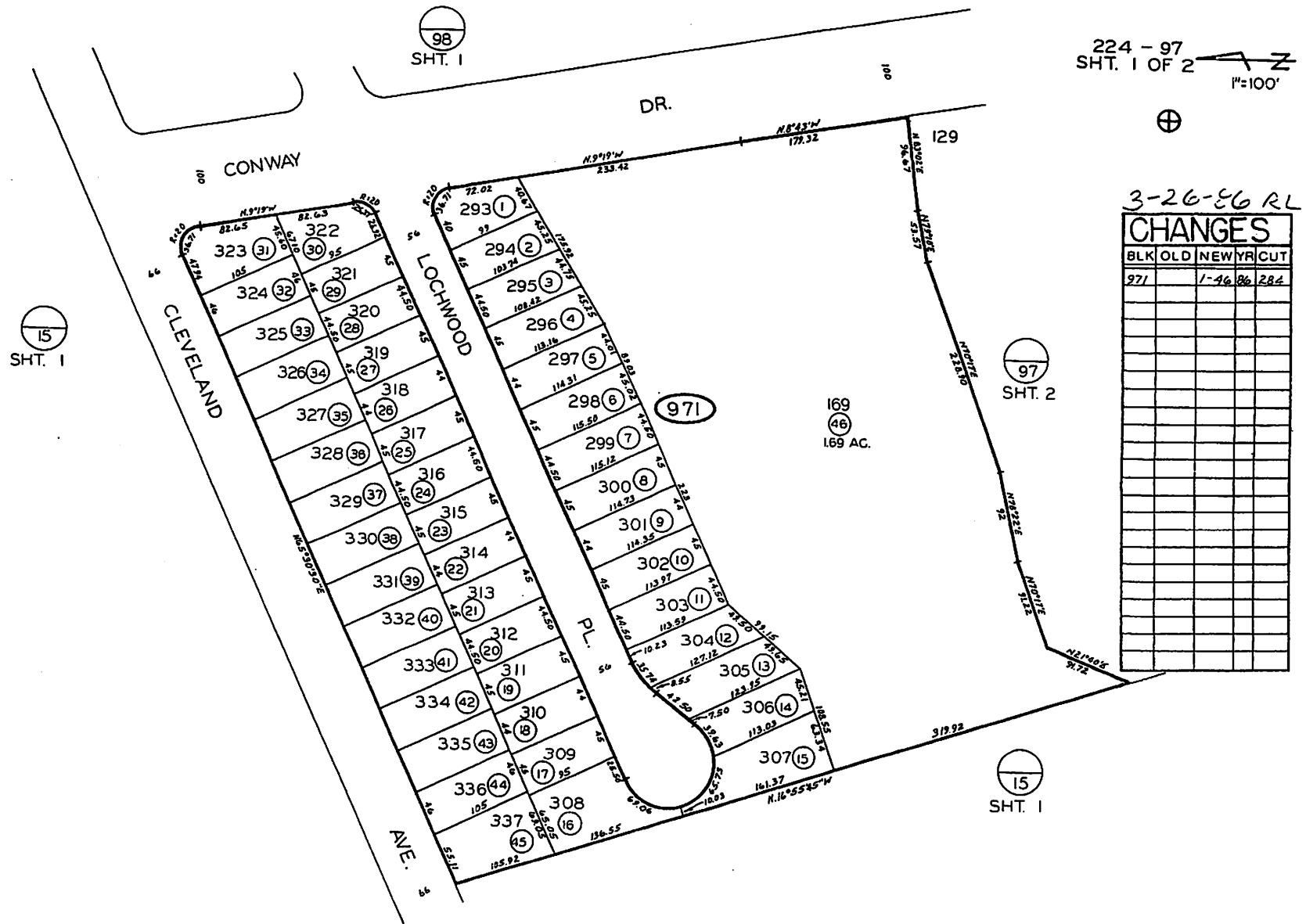
224-96  
SHT 2 OF 2

[illegible]

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 11**

All parcels are located within the City of Escondido,  
Parkwood



SAN DIEGO COUNTY  
ASSESSORS MAP  
BOOK 224 PAGE 97 SHT. 1 OF 2  
MAPPED FOR ASSESSMENT PURPOSES ONLY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 11453 - ESCONDIDO TCT. NO. 583R-C







THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

*Item5.*

1"=100'

[illegible]

SHT. 2

SHI.

FAIR OAK  
CT.

CONWAY 2  
N18972  
141

RINCON

AVE.

STONE VALLEY  
PL.

MAP 11438 - ESCONDIDO TCT. NO. 583R-B  
MAP 11384 - ESCONDIDO TCT. NO. 583R-A

CREEK \_\_\_\_\_  
HOLLOW PL.

8. LOVE  
 3-19-86  
 544 BEND CO. VA.  
 88-224  
 98 SHT. 2 OF 2  
 MADE FOR 88-224

SHT. 3

204

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 12**

All parcels are located within the City of Escondido,  
Reidy Creek



## 04

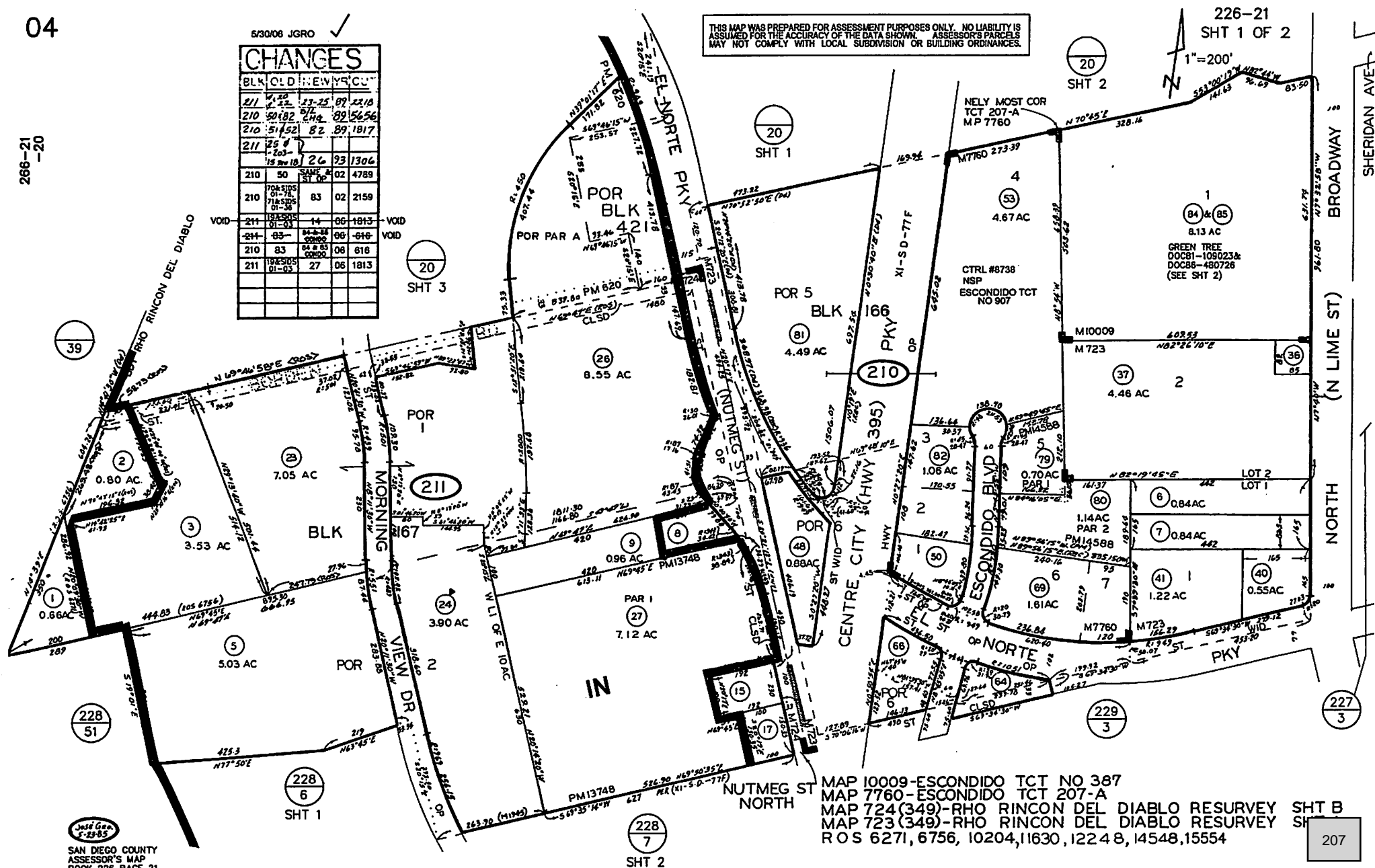
266-21  
-20

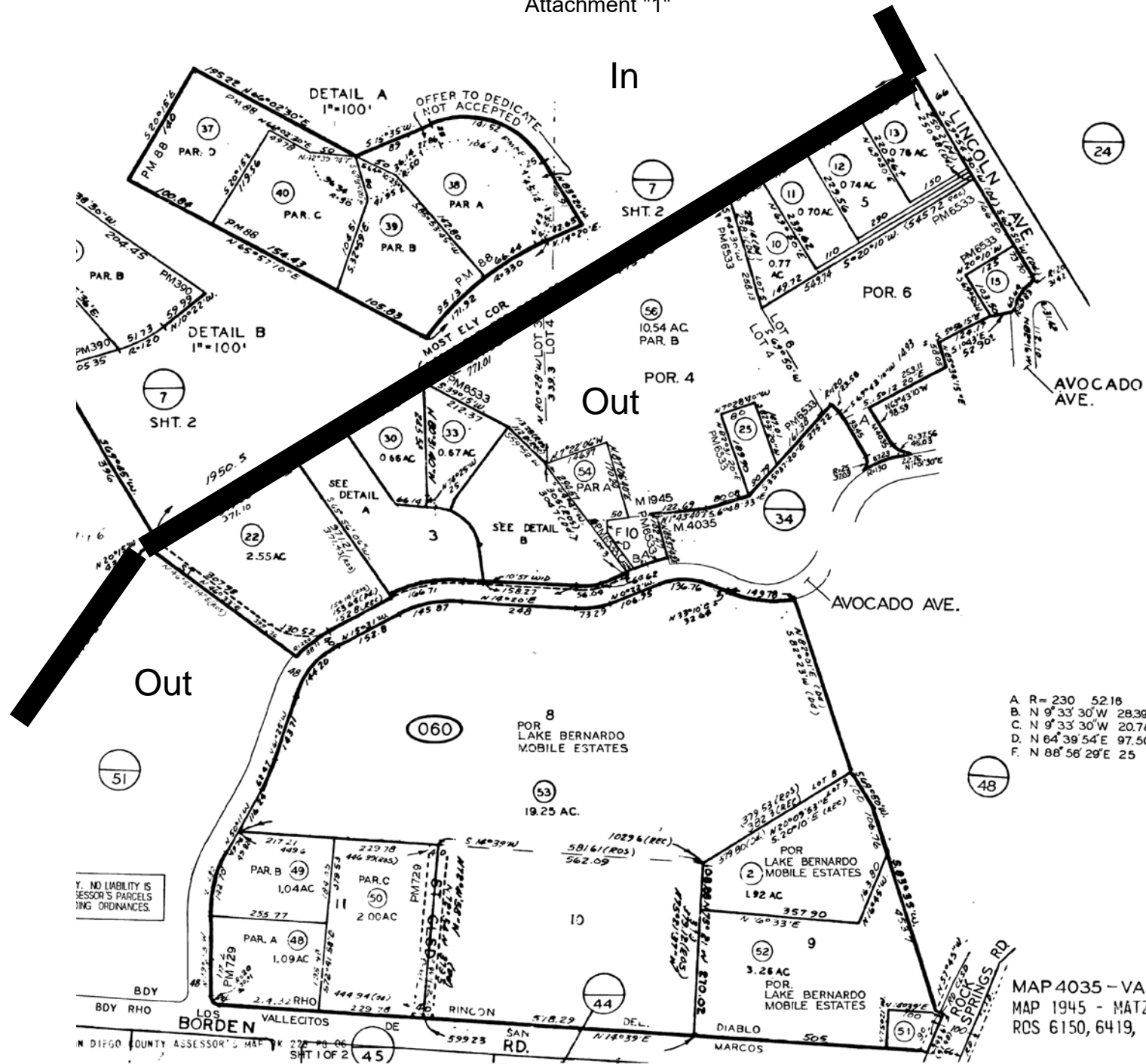
5/30/08 JGRO ✓

# CHANGES

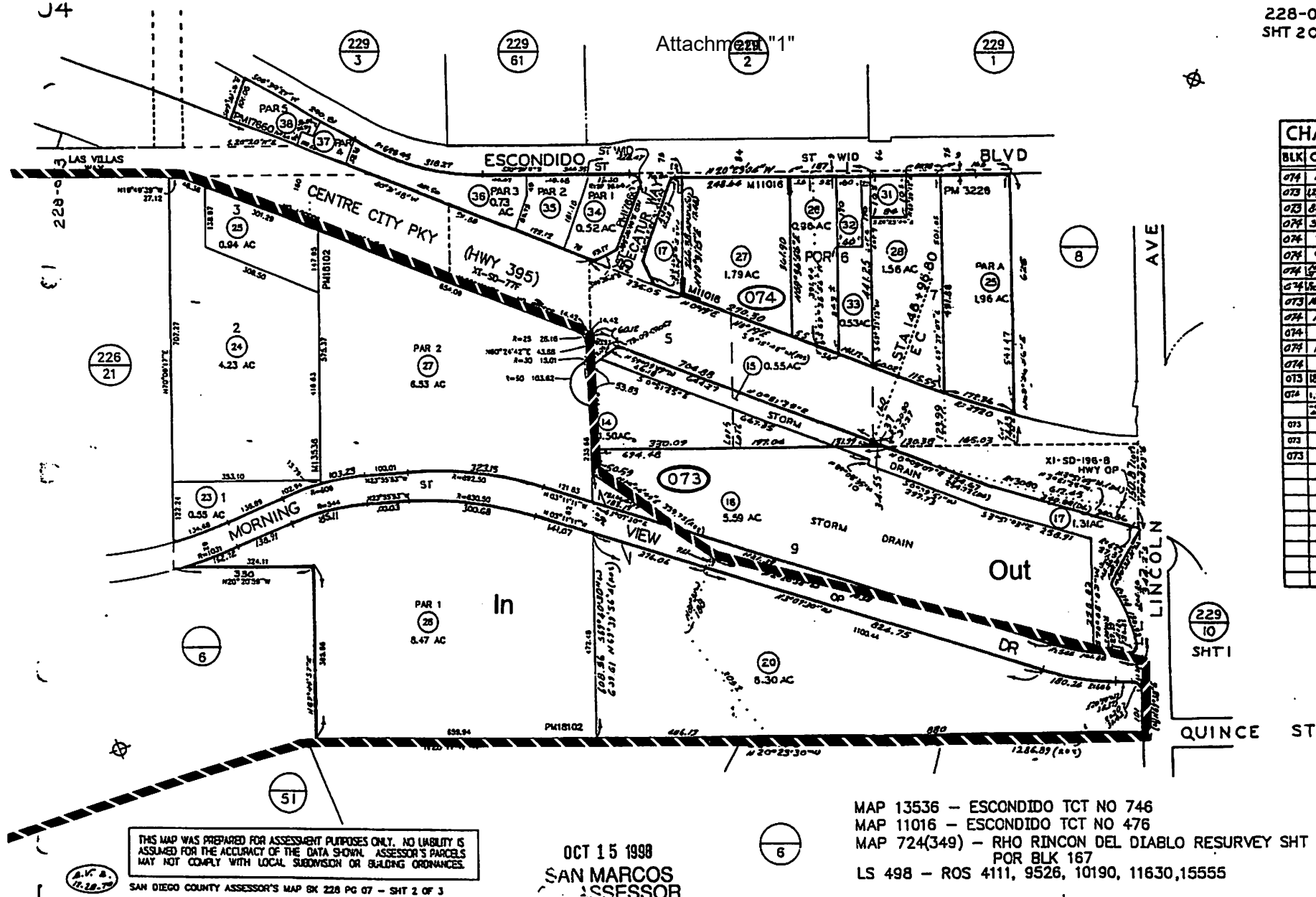
BLK	OLD	NEW	YR	CU
2/1	4-20	23-25	07	1218
210	50182	51-249	09	5656
210	51-52	82	09	1817
211	25-200	26	93	1306
210	50	SAME	02	4789
210	70-5105 01-78 01-56	83	02	2159
211	10-5105 01-53	14	06	1013
214	83	50-2-24 50-60	06	610
210	83	50-6-63 50-60	08	616
211	10-5105 01-53	27	06	1817

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.





CHANGES				
BLK	OLD	NEW	YR	CUT
074	17	17 1/2	20	359 5/8
073	12 3/4	18 1/4	54	311
073	24 1/2	20	54	36 2/3
074	3-6	27	65	144
074	9	20	66	35 5/8
074	9	20 1/2	66	117 1/2
074	15	20	66	57 6 1/2
074	15	20	56	22 2/3
073	14 1/2	23	57	142 1/2
074	16	20	57	174 1/2
074	10	20	52	130 3/4
074	15	20	52	146 3/4
074	18	20	52	22 1/2
073	18 1/4	21 1/2	55	177
074	1 29 3/4	24-18	56	198 1/2
073	22	24-18	58	465 1/2
073	21	23-25	59	1
073	22	28 1/2	59	153 1/2



MAP 13536 - ESCONDIDO TCT NO 746  
MAP 11016 - ESCONDIDO TCT NO 476  
MAP 724(349) - RHO RINCON DEL DIABLO RESURVEY SHT 8  
POR BLK 167  
LS 498 - ROS 4111, 9526, 10190, 11630, 15555

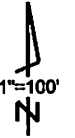
**.Boundaries of Zone 12 .** 

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 13**

All parcels are located within the City of Escondido,  
Centre City Parkway

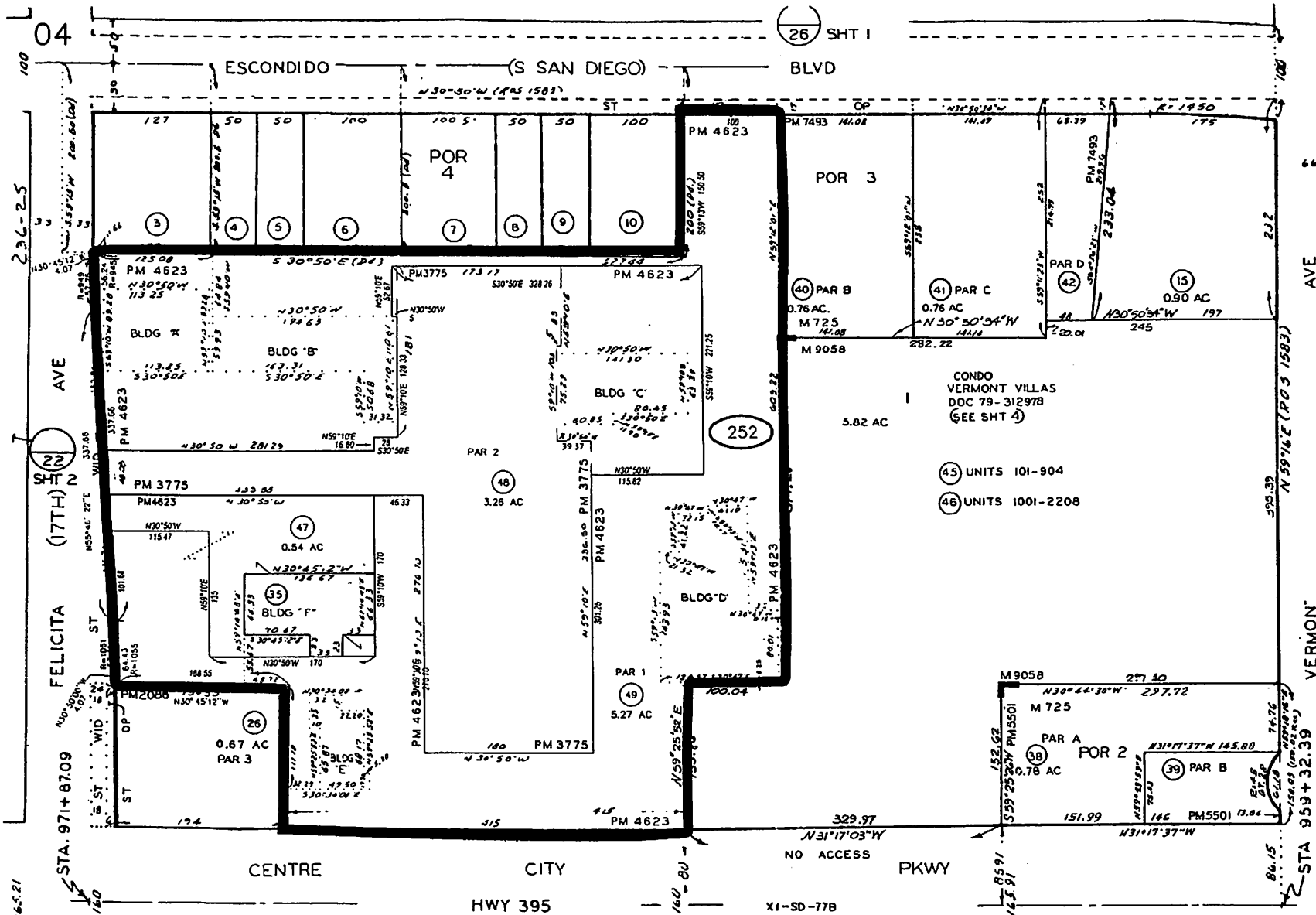


[illegible]

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MAP 6204 - ESCONDIDO TCT NO 135  
ROS 12591

236-25  
SHT 1 OF 4

[illegible]

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 9058 - ESCONDIDO TCT NO 352(CONDO)  
MAP 725 - RANCHO RINCON DEL DIABLO RESURVEY SHT C  
ROS 1149

### Boundaries of Zone 13

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 14**

All parcels are located within the City of Escondido, Tract 126  
Assessor Parcel Book 229 Page 091

227  
14

Attachment "1"

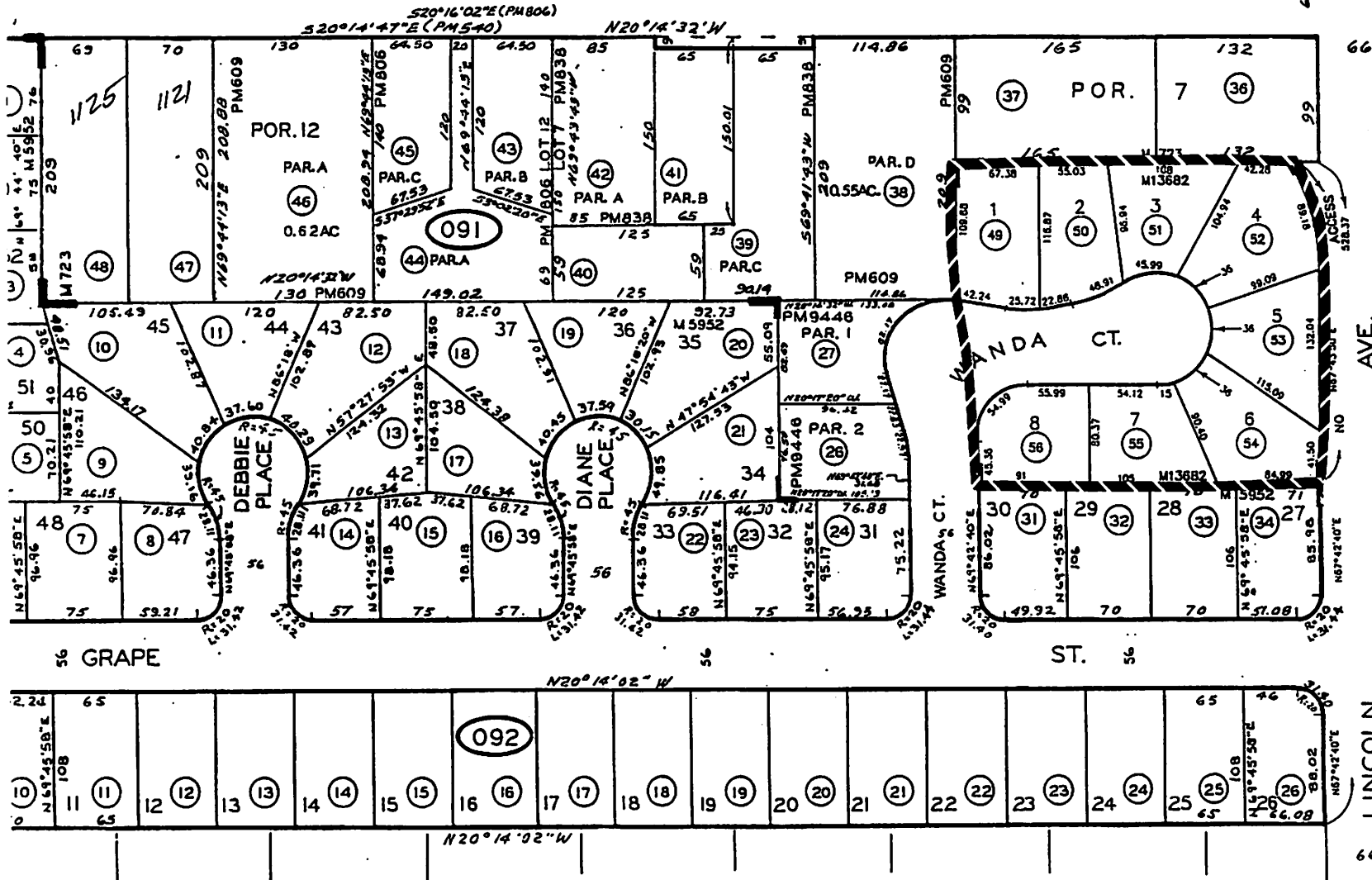
229-09

Item5.

SHT 1

FIG

ST.



01/07/99 JK

CHANGES				
BLK	OLD	NEW	YR	CUT
091	090- VANDER	1-48		
092	090- VANDER	1-26	81	10013
091	28 29 8 35	48-56	99	147
091	25 & 30	KILL	99	1907

Boundaries of Zone 14

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 13682 - ESCONDIDO TCT NO. 747

MAP 5952 - ESCONDIDO TCT NO. 126 - LOTS 1-54. A & B

MAP 723(349) - RHO RINCON DEL DIABLO RESURVEY SHT A - POR BLK 170 PM540, 609  
RQS 2161

JAN 26 1999

SAN MARCOS  
CO ASSESSOR

**City of Escondido**

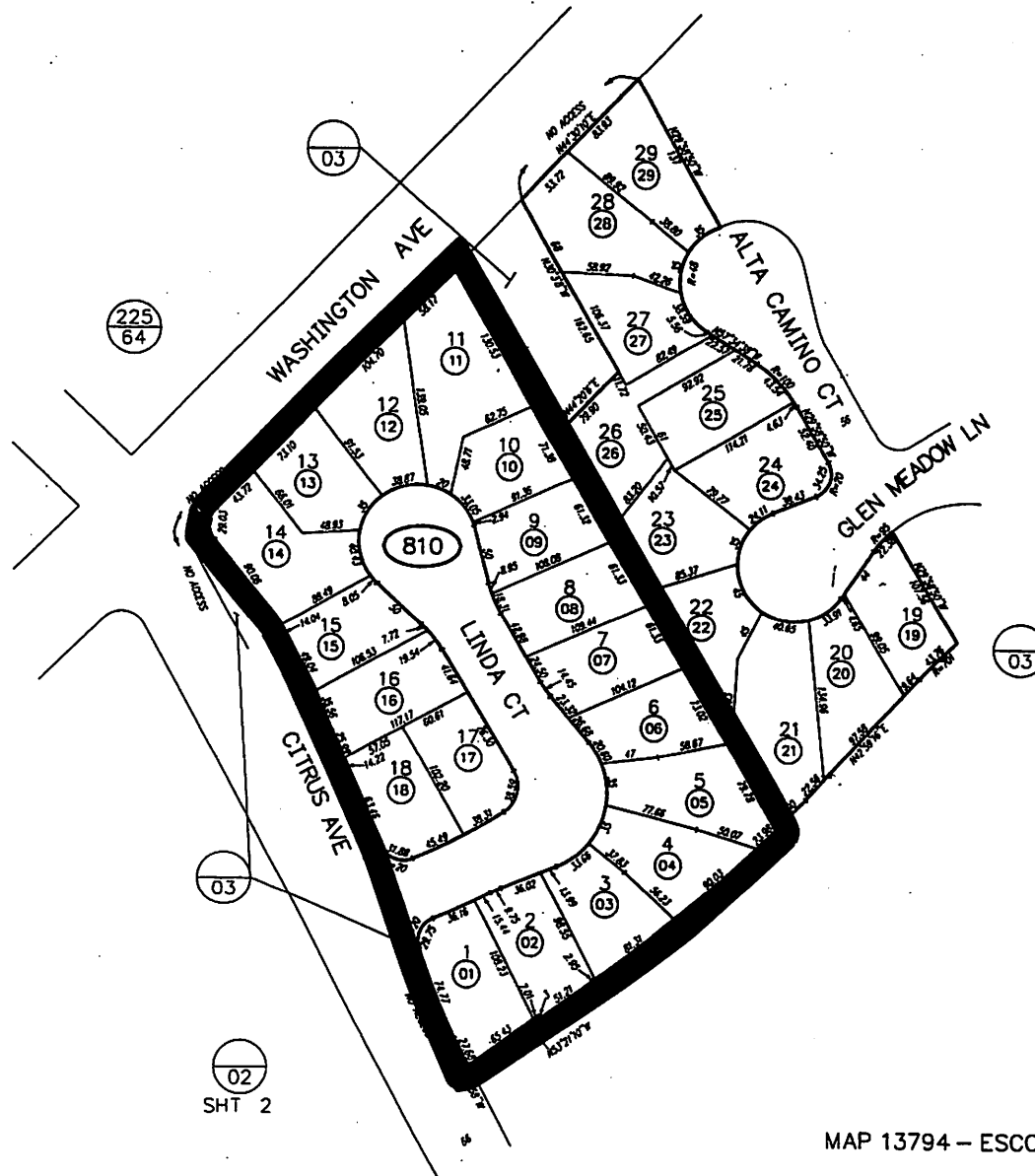
**Landscape Maintenance Assessment District No. 1  
Zone 15**

All parcels are located within the City of Escondido, Tract 805  
Assessor Parcel Book 231 Page 810

04

Fr 1 Sep 09:19:01 1999

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SAN DIEGO COUNTY ASSESSOR'S MAP  
231-81

231-81

$$1'' = 100'$$

Drawn: 9/15/99 By: LM From: 251-03

## CHANGES

[illegible]

MAP 13794 - ESCONDIDO TCT NO 805

## Boundaries of Zone 15

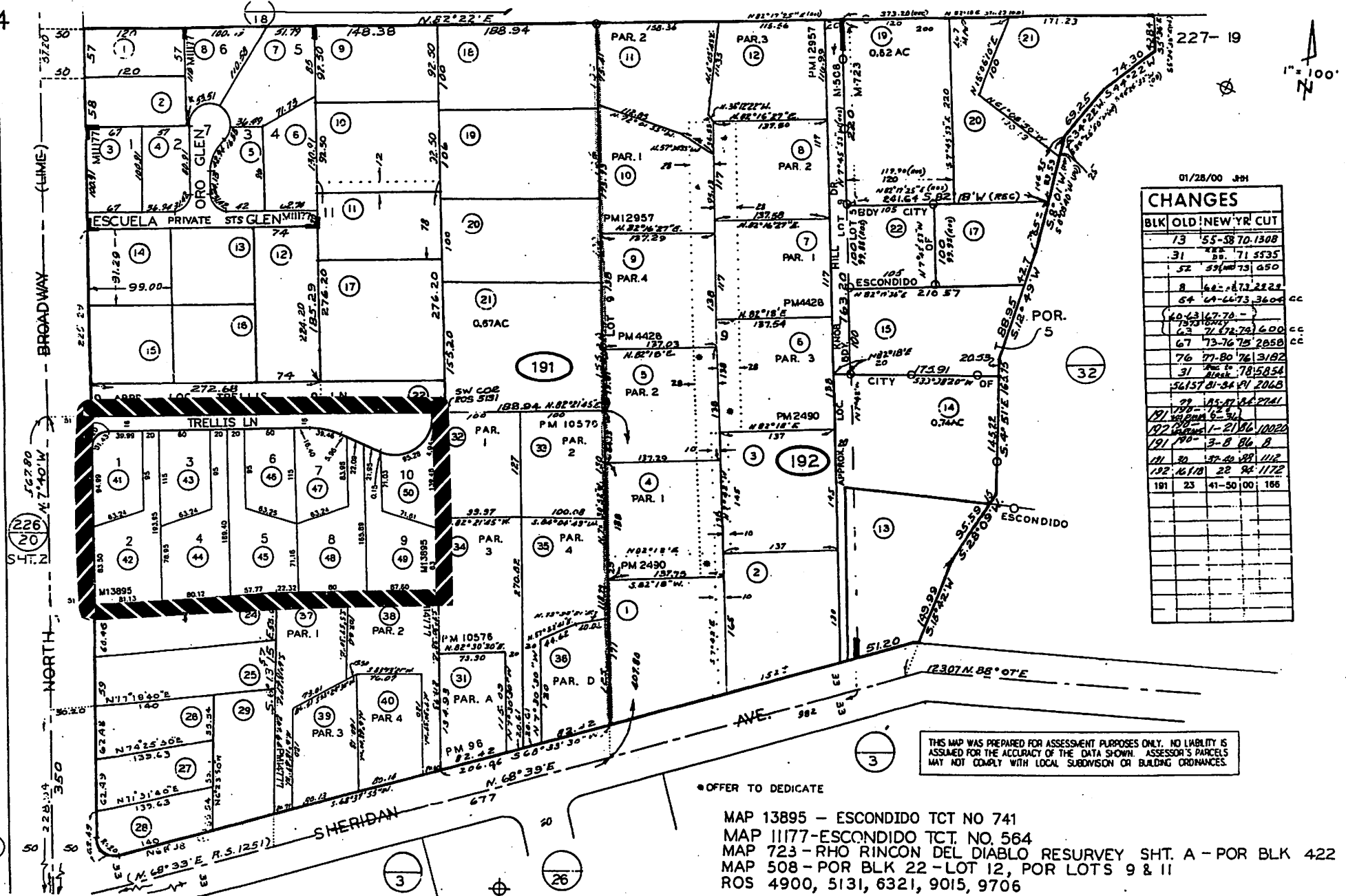
**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 16**

All parcels are located within the City of Escondido, Tract 741,  
Assessor Parcel Book 227 Page 191

04

127-19



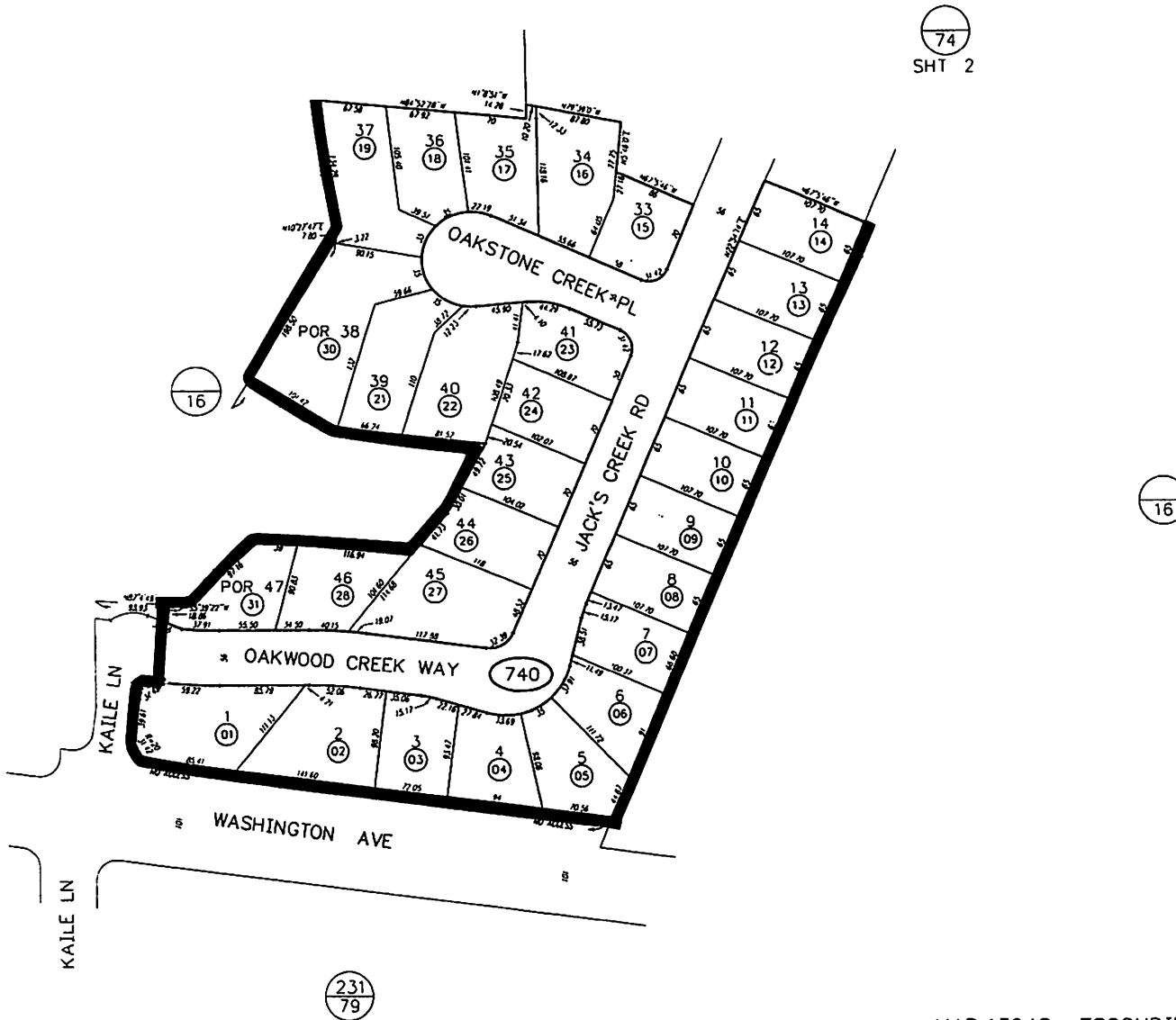


**City of Escondido**  
**Landscape Maintenance Assessment District No. 1**  
**Zone 17**

All parcels are located within the City of Escondido, Tract 800.  
Assessor Parcel Book 225 Page 740 and 741

04

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74  
SHT 2

16

$$\frac{231}{79}$$

SAN DIEGO COUNTY ASSESSOR'S MAP  
225-74  
SHT 1 OF 2  
1" = 100'  
7/25/2001 SM

[illegible]

MAP 13948 - ESCONDIDO TCT NO 800  
ROS 17070

### Boundaries of Zone 17

THIS MAP WAS  
PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF  
THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING  
ORDINANCES.



Drawn: 5/15/00 By: JORD From: 275-160

**CHANGES**

[illegible]

### Boundaries of Zone 17

**City of Escondido**

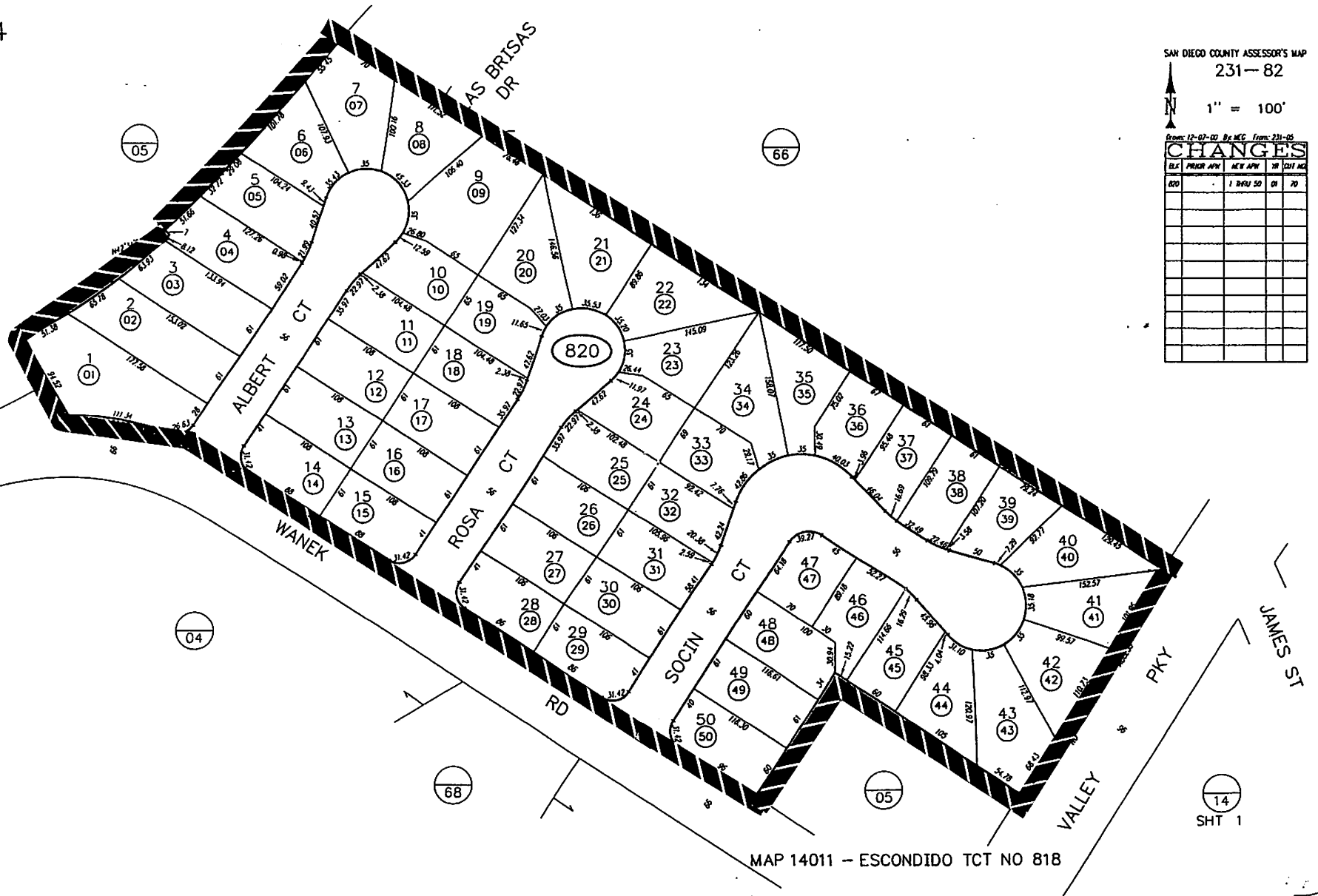
**Landscape Maintenance Assessment District No. 1  
Zone 18**

All parcels are located within the City of Escondido, Tract 818  
Assessor Parcel Book 231 Page 820

04

THIS MAP WAS FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE MAP. THE ASSessor'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE MAP. THE ASSessor'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE MAP.

Wed Dec 13 14:05 2000



Boundaries of Zone 18

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 19**

All parcels are located within the city of Escondido, Tract 819 and 844  
Assessor Parcel Book 224 Pages 011, 012, 150, 152, 154, 155, 156, 157, 158,  
and 159.

10/30/2003 12:49:21 PM

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



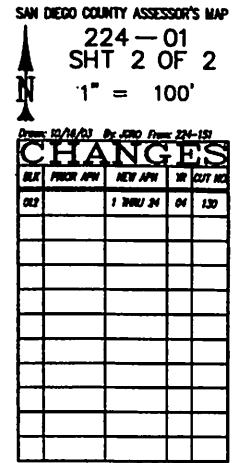
Drawn: 10/15/23 By: JGRO From: 224-151

**CHANGES**

[illegible]

10/30/2005 12:56:52 PM

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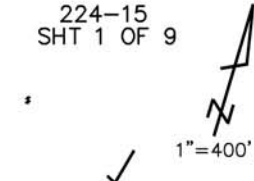
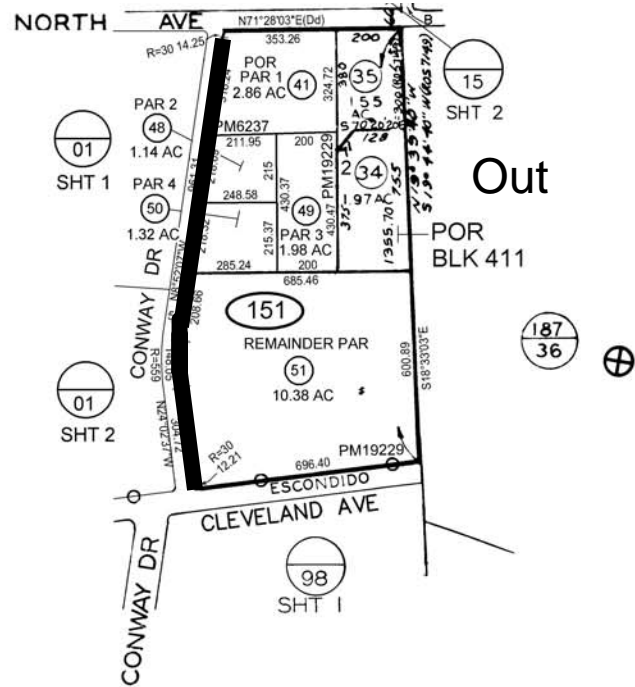
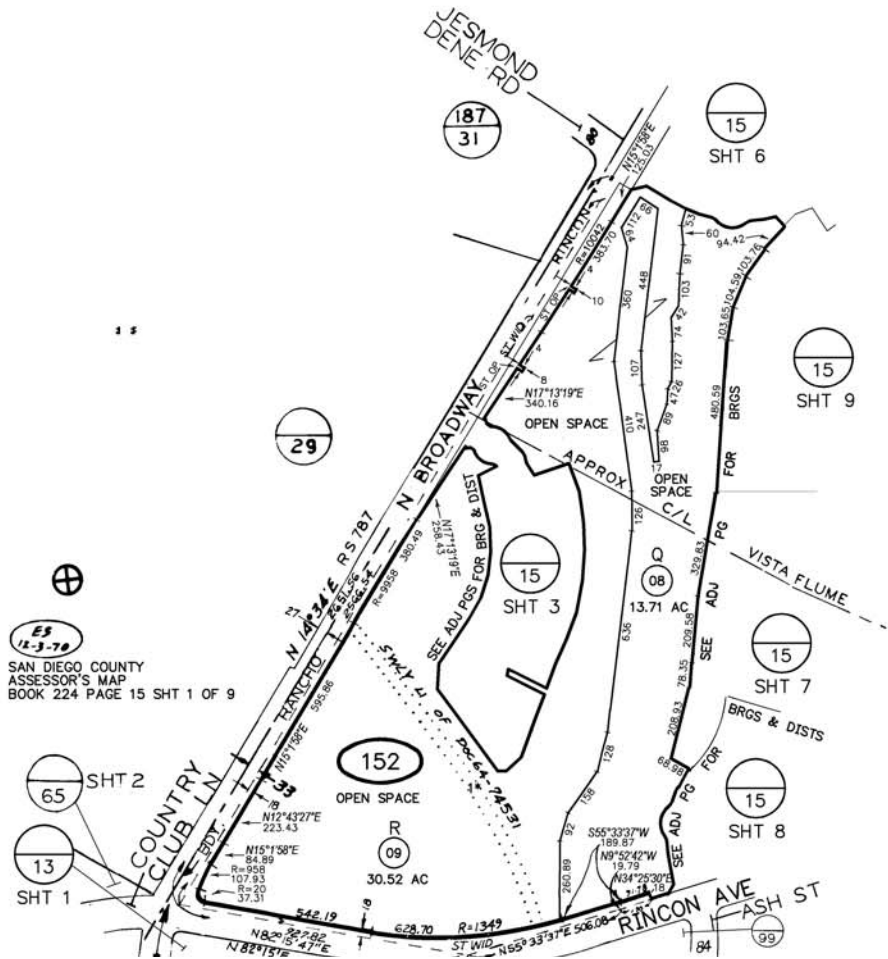
226



04  
ParcelQuest

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

224-15



04/23/04 JHH

CHANGES				
BLK	OLD	NEW	YR	CUT
151	33	34-36	72	2312
151	32	37-38	78	2257
152	3	4-5	80	1341
151	1	39-40		
152	1-2	6-7	83	3329
152	4-5	8-9	86	1947
152	8	PG 28	86	215
152	9	PG 12	86	284
152	6	PG 12	87	4680
152	6	SAME	90	4684
151	ST	SAME	91	4760
151	39-40	PG 15 &		
152	06-07	8,9,10	02	35
152	9	SAME & ST OP	03	4629
152	10 & POR PG 15	11 & POR PG 15	03	69
152	11	12 & POR PG 15 SH AS	03	121
152	12	POR PG 15 SHSHT 4	04	11
151	36-38 & POR -154-35	41-46 & -154-39	04	1532
151	36-38	OLSONLY 47-52		
151	42-45	47-51	04	1557
151	46-47	PG 01 SHS 182	04	130

(151 USE 53 NEXT)

B. KAYWOOD DR  
1\* S.D. CO. WATER AUTHORITY  
RIGHT-OF-WAY

MAP 14549 - ESCONDIDO TCT NO 819 UNIT NO 7  
MAP 14185 - ESCONDIDO TCT NO 819 - UNIT NO 1  
MAP 723(349) - RANCHO RINCHO DEL DIABLO RESURVEY SHT A  
ROS 7149,18084

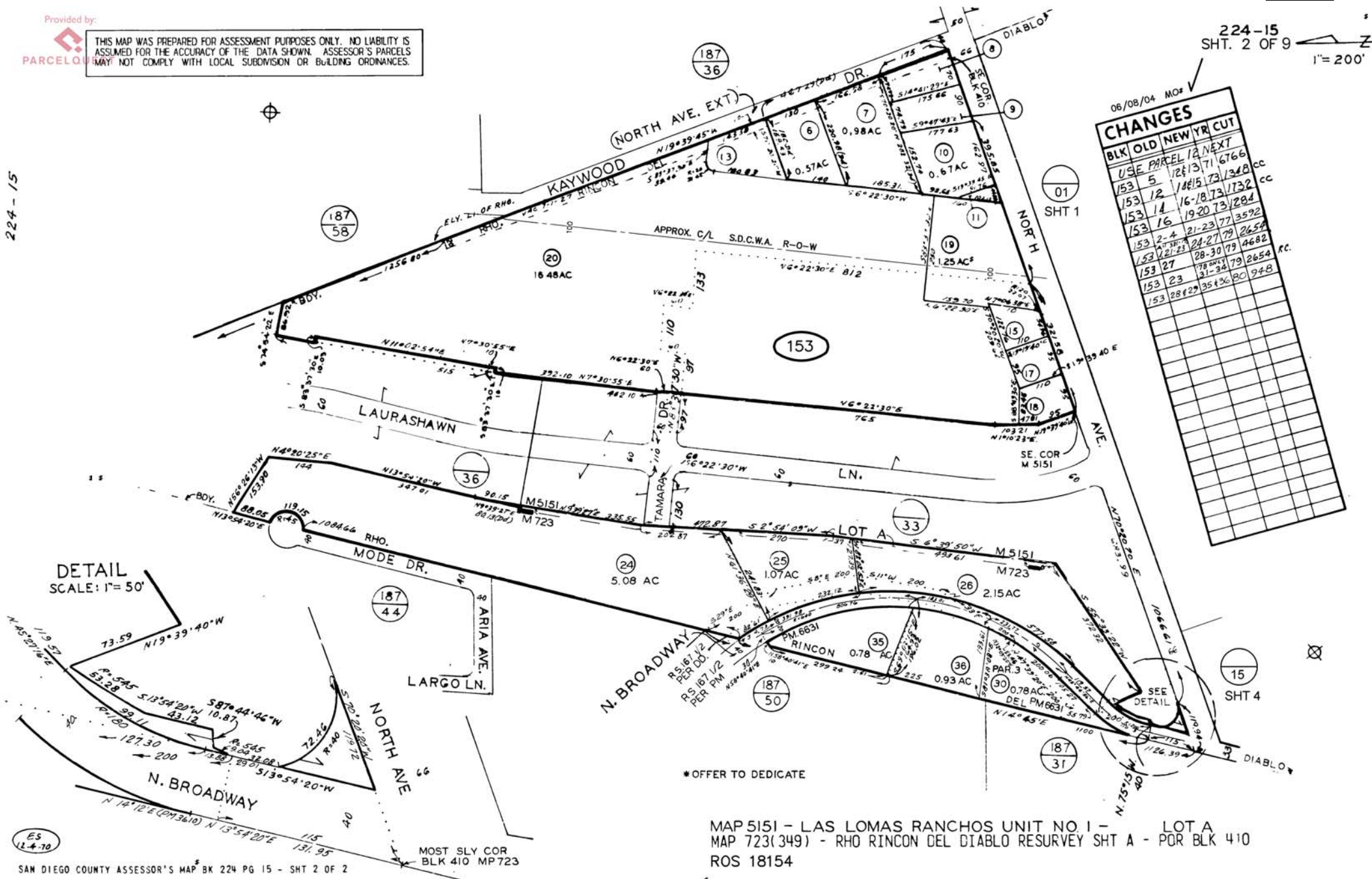
Provided by:

PARCELQUICK

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

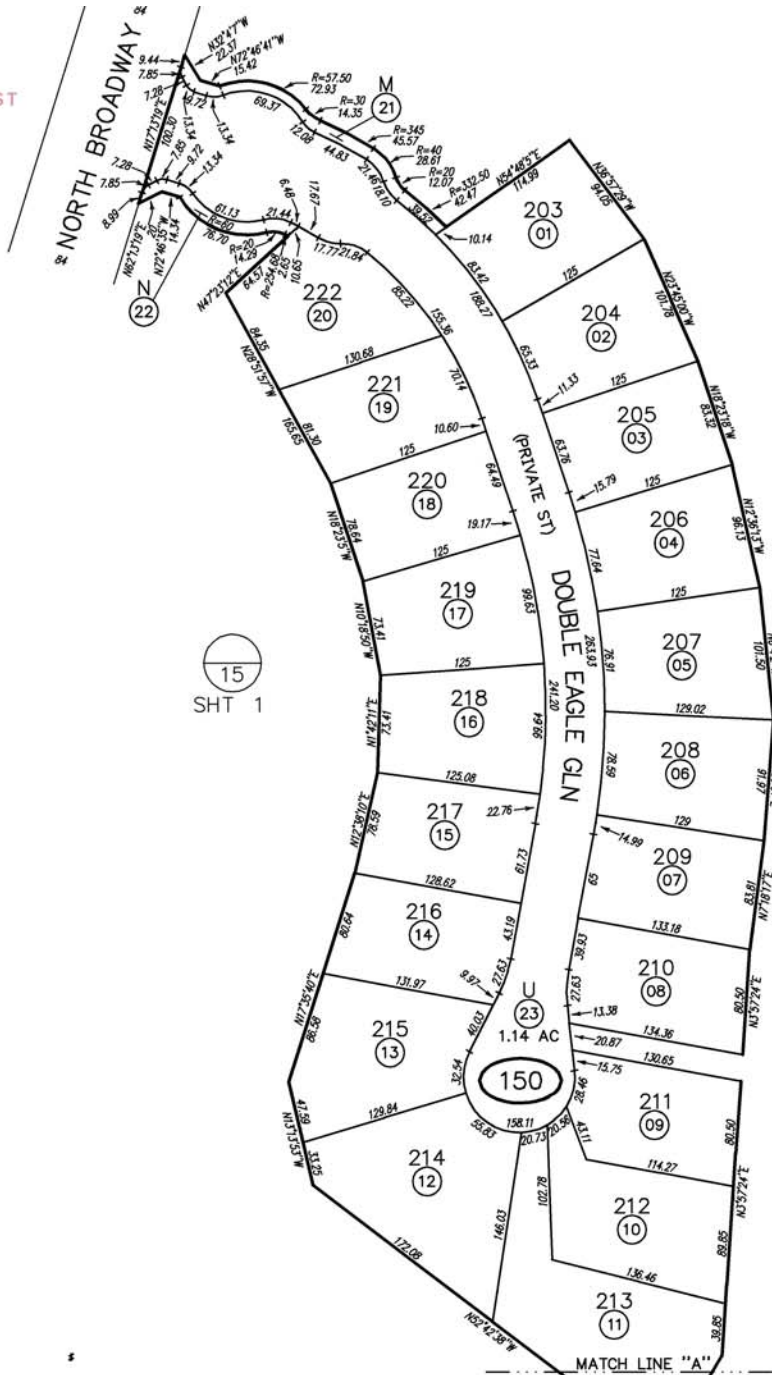
224-15  
SHT. 2 OF 9  
1"=200'

224-15



04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



224-15  
SHT 3 OF 9

1'' = 100'  
12/09/02 JAM ✓

Drawn: 06/08/01 By: JAM From: 224-15

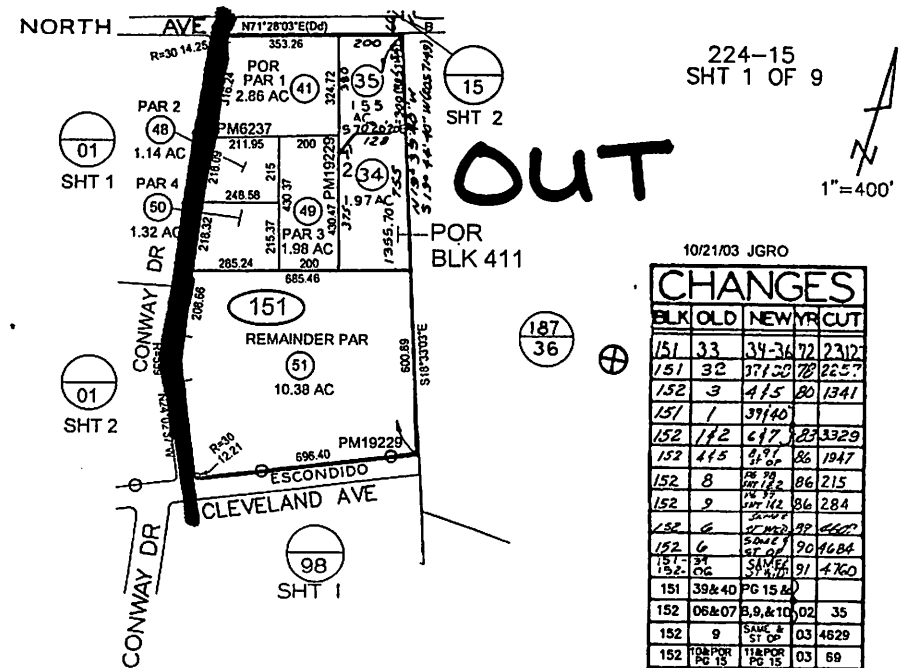
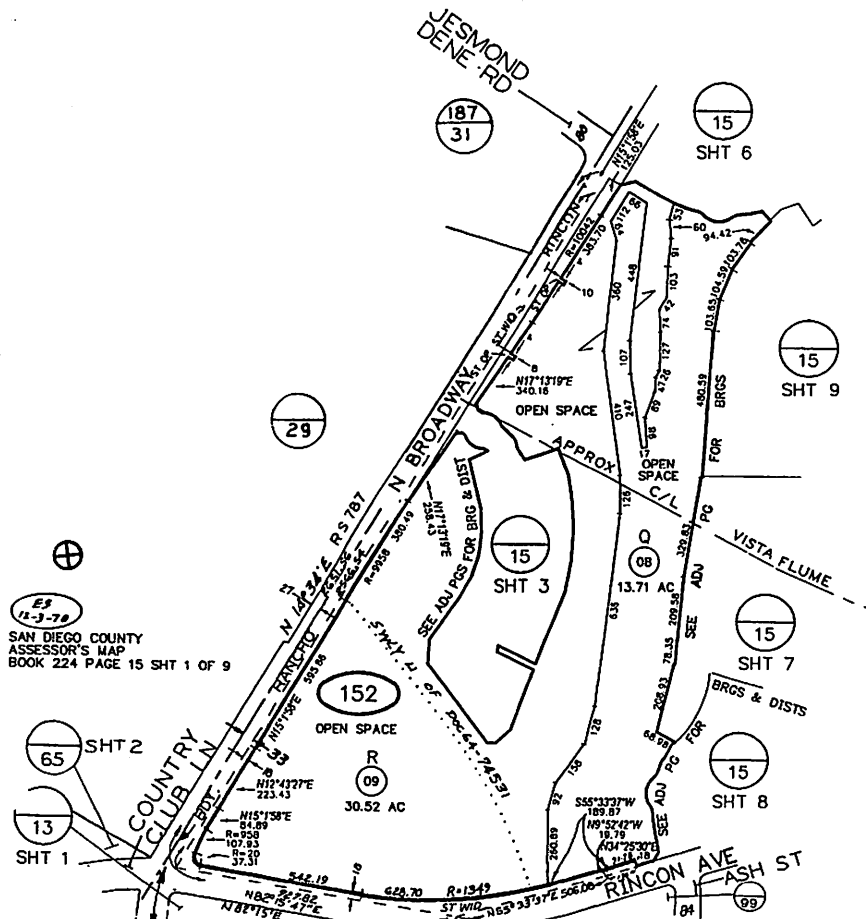
[illegible]

MATCH LINE "A"

229

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

224-15

[illegible]

B. KAYWOOD DR

MAP 14549 - ESCONDIDO TCT NO 819 UNIT NO 7  
MAP 14185-ESCONDIDO TCT NO 819-UNIT NO 1  
MAP 723(349) - RANCHO RINCON DEL DIABLO RESURVEY SHT A  
RDS 7149

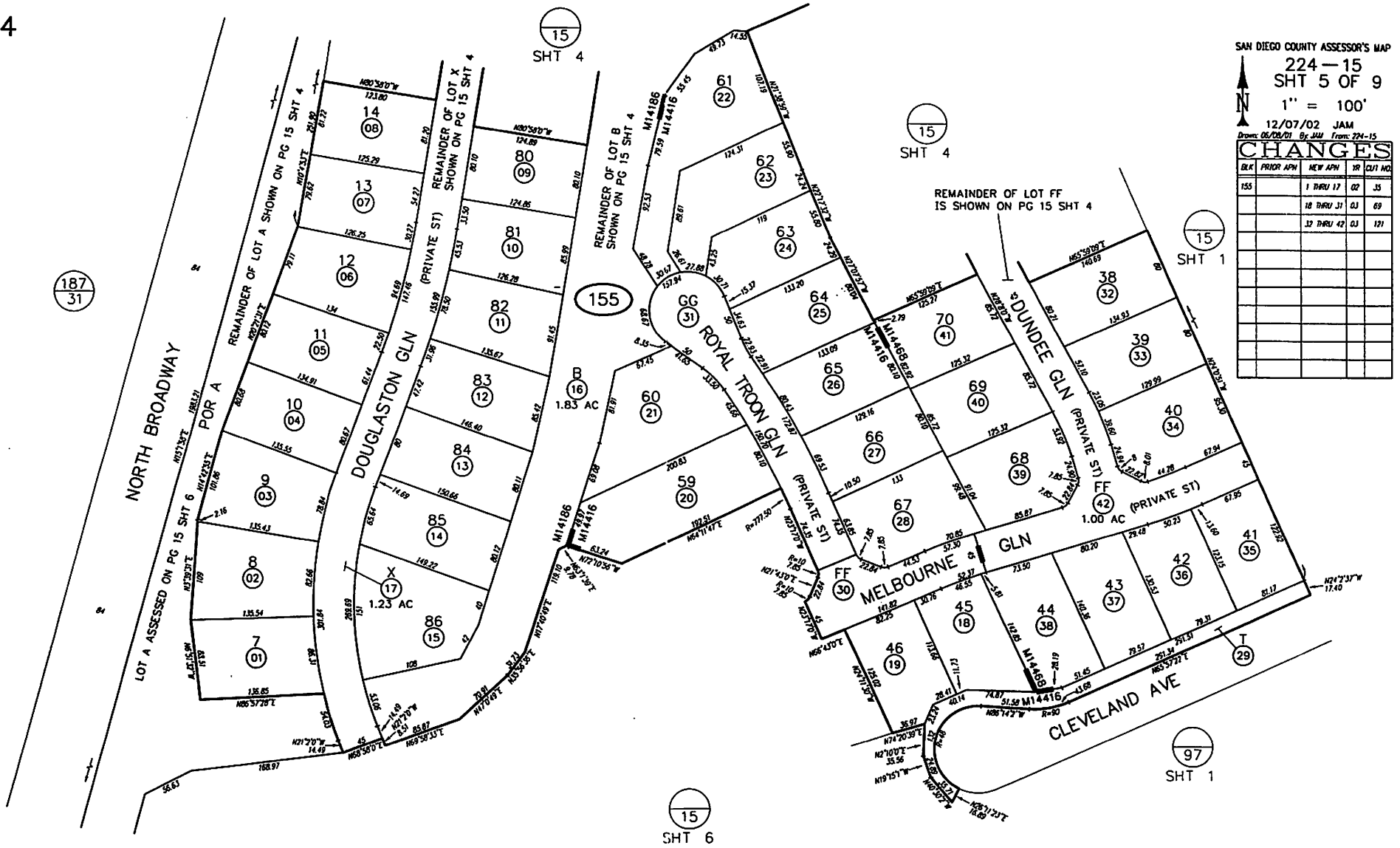




04

Fri Dec 20 '3: 29: 12 2002

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



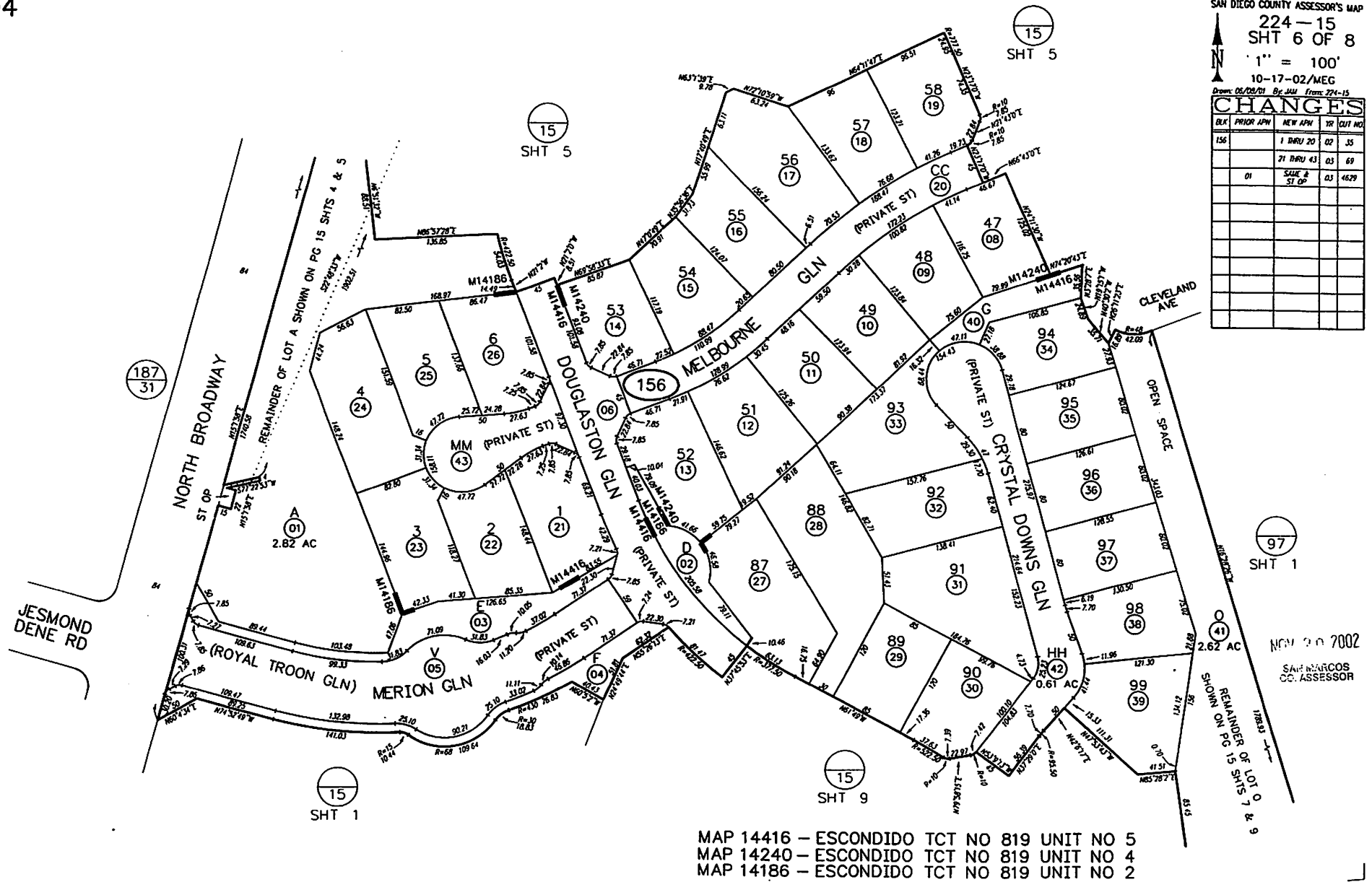
MAP 14468 – ESCONDIDO TCT NO 819 UNIT NO 6  
MAP 14416 – ESCONDIDO TCT NO 819 UNIT NO 5  
MAP 14186 – ESCONDIDO TCT NO 819 UNIT NO 2

JAN 14 2003  
SAN MARCOS  
CO. ASSESSOR

04

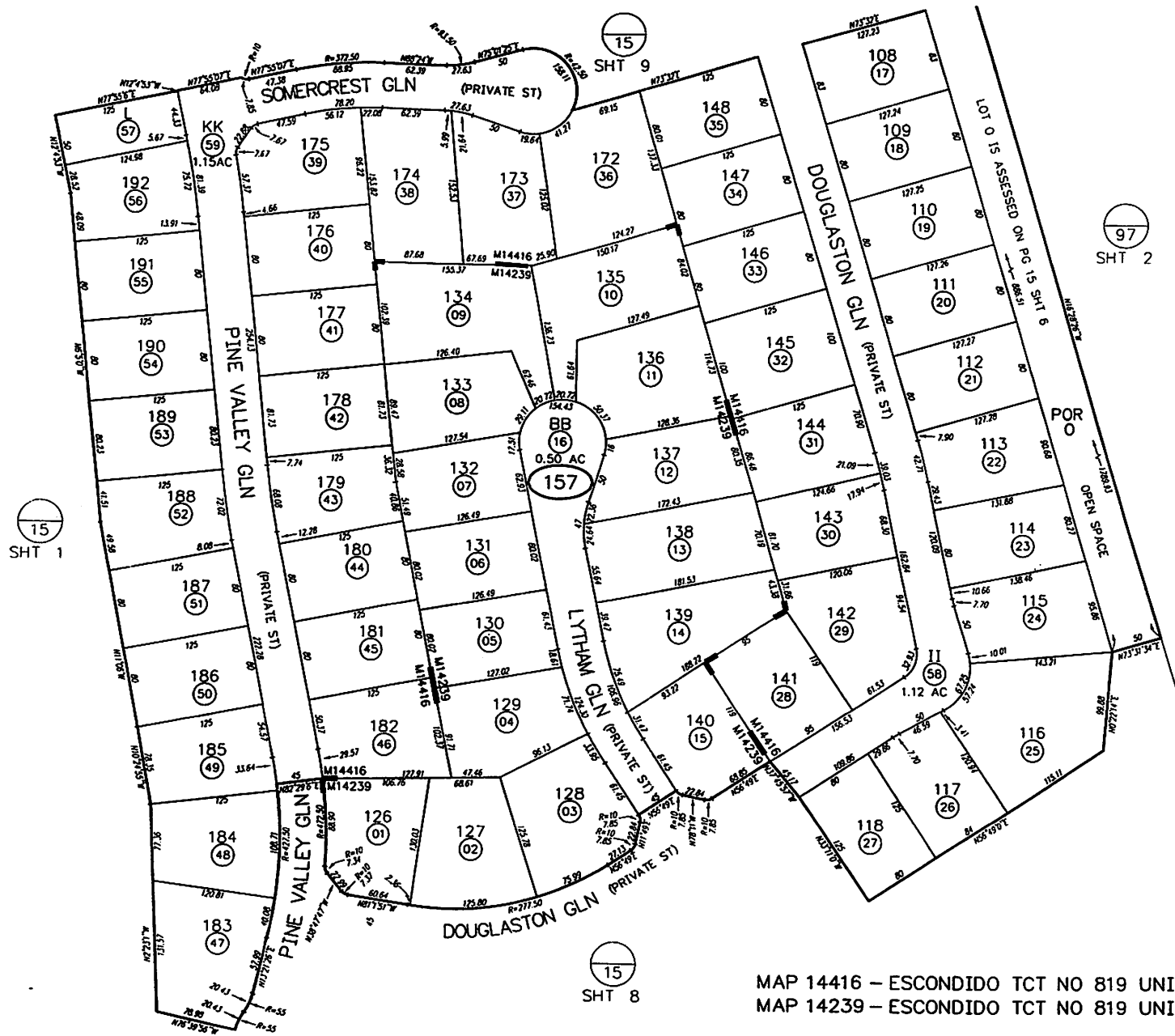
Thu Oct 17 14:04:29 2002

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

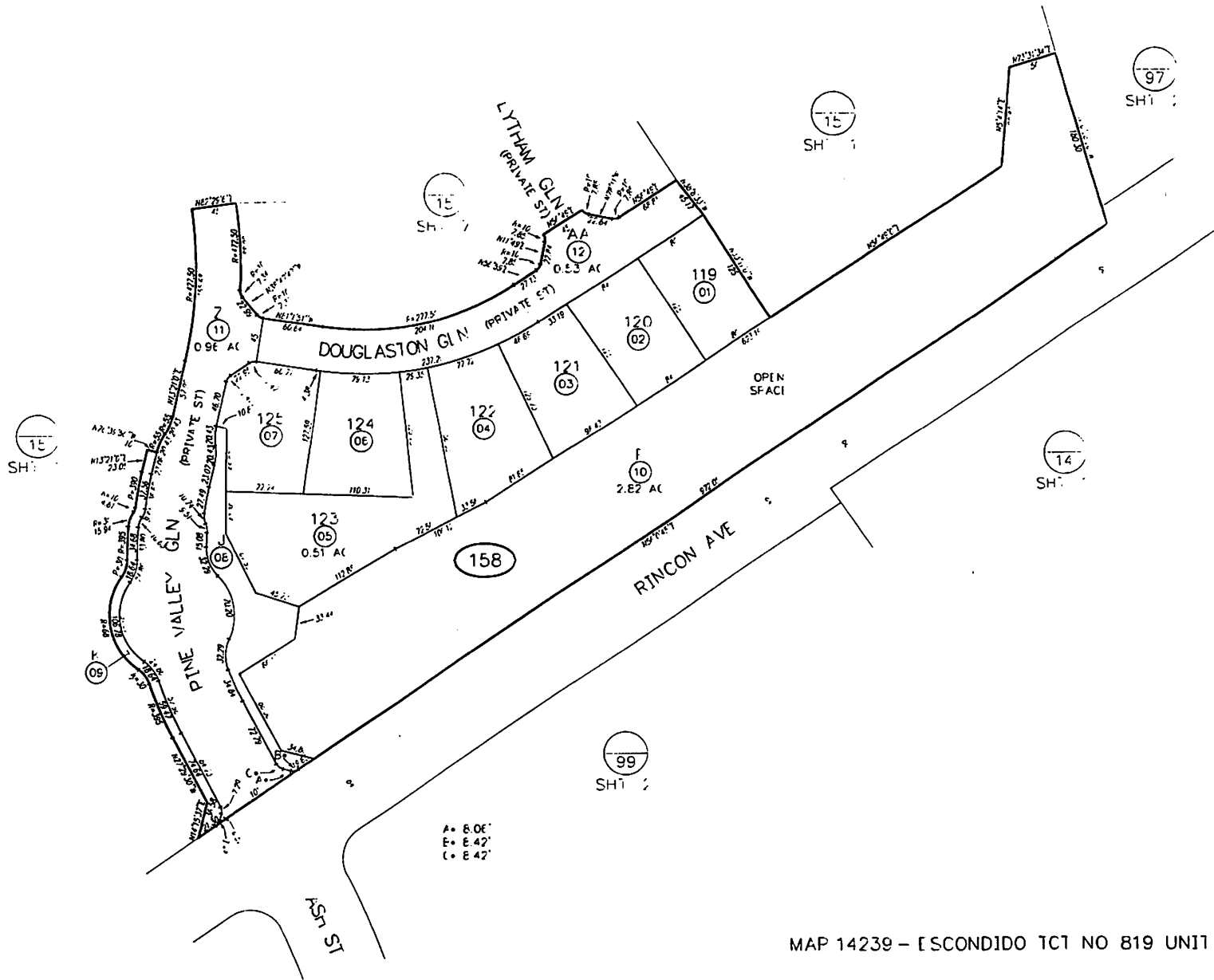
[illegible]

NOV 20 2002  
SAN MARCOS  
CO. ASSESSOR

MAP 14416 - ESCONDIDO TCT NO 819 UNIT NO 5  
MAP 14239 - ESCONDIDO TCT NO 819 UNIT NO 3



04



SAN DIEGO COUNTY ASSessor's MAP  
224-1  
SHEET 8 OF 8  
1" = 100'

From: 05/15/01 To: 01/10/02 224-1

CHANGES	DATE	BY	REASON	APPROVED
1	05/15/01	J. G. 1	1	
2				
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98				
99				
100				

MAP 14239 - [SCONDIDO TCT NO 819 UNIT 3

04

SAN DIEGO COUNTY ASSESSOR'S MAP

224-15  
SHT 9 OF 9

$$1'' = 100'$$

Drawn: 9-16-02 By: MFC From: 774-13

[illegible]

NOV 20 2002

**SAN MARCOS  
CO. ASSESSOR**

MAP 14416 - ESCONDIDO TCT NO 819 UNIT NO 5

**City of Escondido**  
**Landscape Maintenance Assessment District No. 1**  
**Zone 20**

All parcels are located within the City of Escondido, Tract 817.  
Assessor Parcel Book 235 Page 550

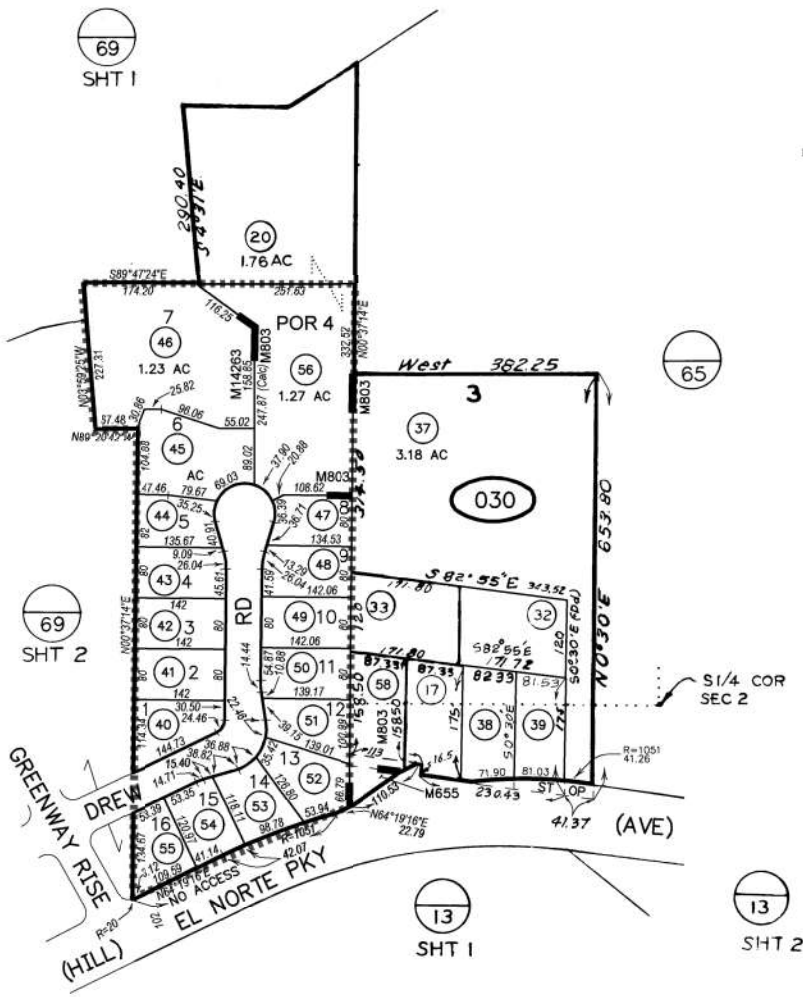
238

**City of Escondido**  
**Landscape Maintenance Assessment District No. 1**  
**Zone 21**

All parcels are located within the City of Escondido, Tract 823.  
Assessor Parcel Book 225 Page 030



225 - 03



Zone 21 Boundary

Lot 56 is included within the Boundary of Zone 21. However as Lot 56 is conditioned as a separate tract, it has not been assigned an EDU.

04/20/10 DEP

CHANGES				
BLK	OLD	NEW	YR	CUT
	26	38	71	399
	10/13/04	SAME	76	5600
	14/1/07	54/1/07	78	24.5
	12/1/01	78	78	24.5
030	51	35	80	1340
030	7	78	65	81
	34	80	83	4759
	15	78	63	85
	14	78	63	85
	16	78	63	85
	17	78	63	85
	27,28,29	ST	09	01
	24	227	40	56
	123	35	02	113
	123	35	02	10038
	56	SAME & BLK CHG	09	5590
	18 & 57	58	10	1539

MAS  
12-10-70

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 225 PG 03

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 14263 - ESCONDIDO TCT 823  
MAP 803 - MOE'S SUB  
MAP 655(723) - RESUB RANCHO RINCON DEL DIABLO  
ROS 18218

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 22**

All parcels are located within the City of Escondido, Tract 808  
Assessor Parcel Book 224 Page 040





**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 23**

All parcels are located within the City of Escondido, Tract 837  
Assessor Parcel Book 232 Page 580

232-58  
1" = 100'

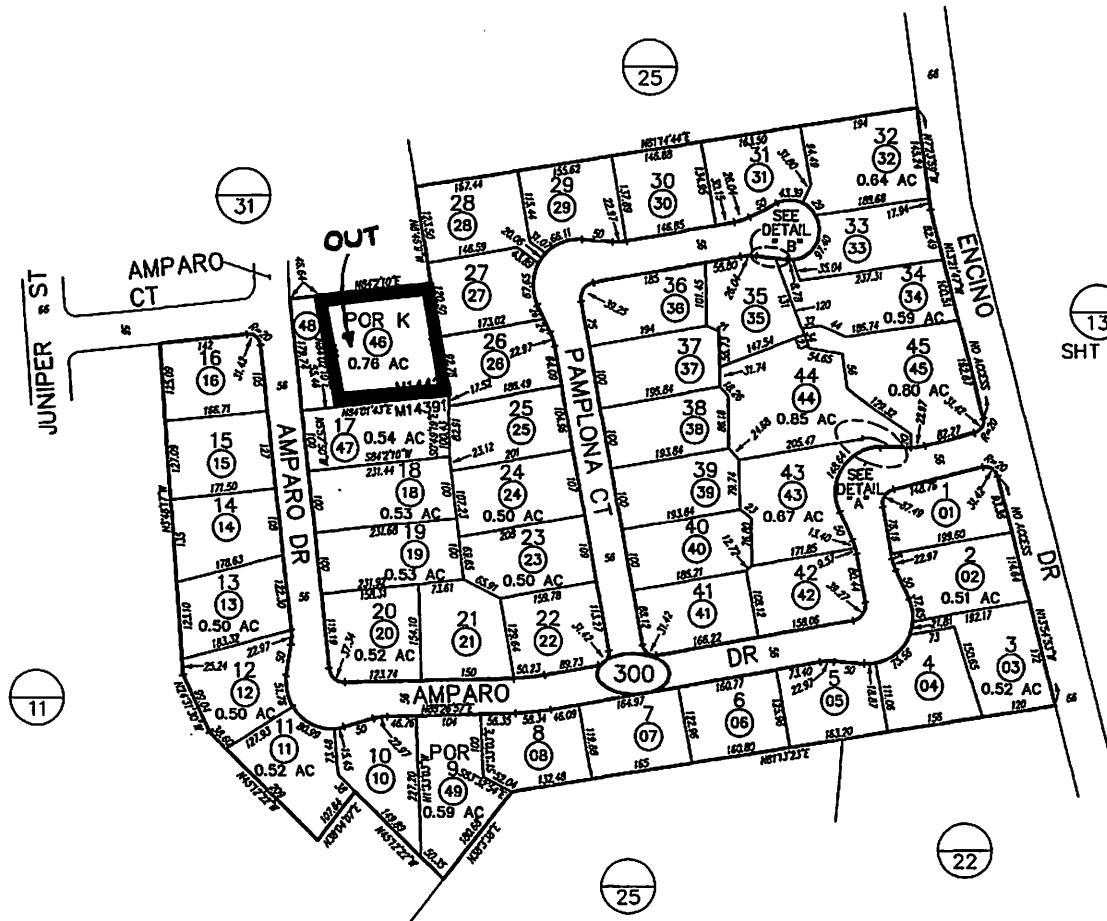
[illegible]

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 24**

All parcels are located within the city of Escondido, Tract 824 and 845  
Assessor Parcel Book 237 Pages 300 and 310.

04



SAN DIEGO COUNTY ASSESSOR'S MAP  
237-30

1" = 200'  
3/23/2005 JGD

DRAWN 06-08-02 BY: MEG PHOTO: 237-11

[illegible]

**DETAIL "B"**  
**SCALE: 1=100**

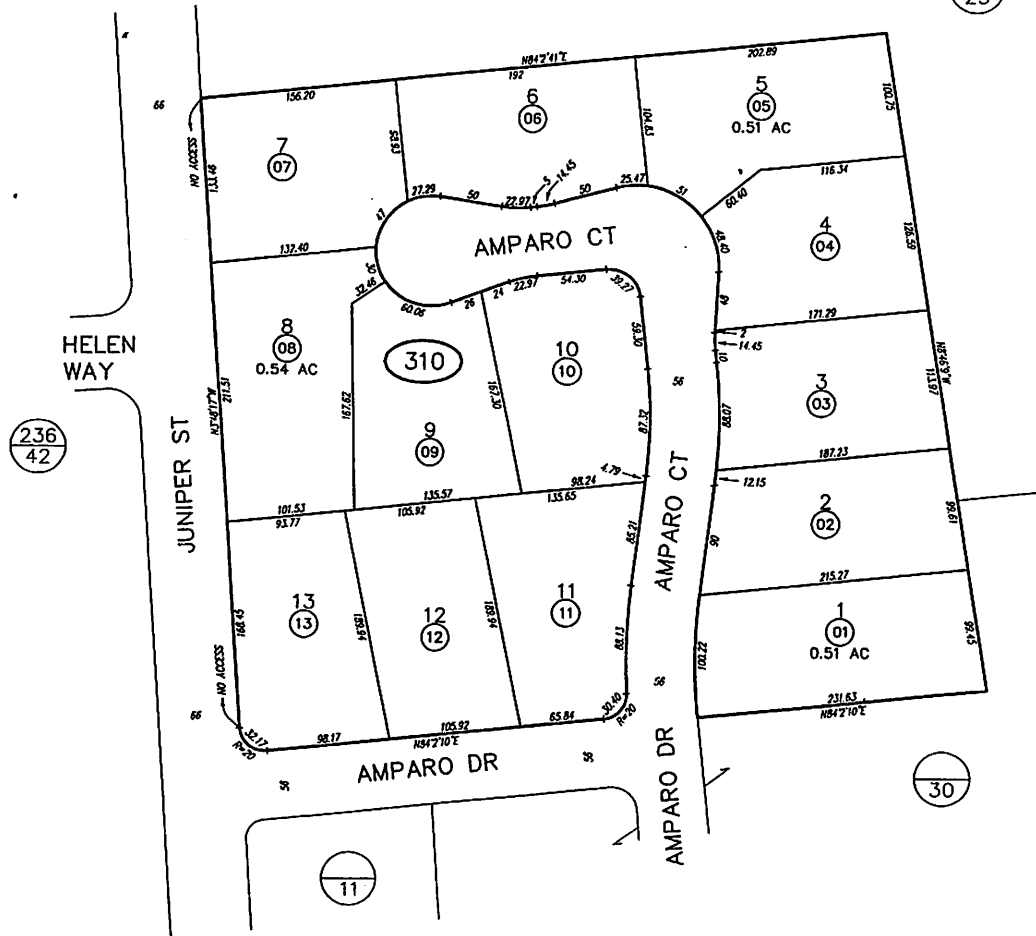
DETAIL "A"  
SCALE: 1=50

MAP 14391 – ESCONDIDO TCT NO 824  
MAP 1442 – RANCHO RINCON DEL DIABLO RESUB OF LOTS 1-5 BLK 32

246

237 - 31  
1" = 100'

## CHANGES

[illegible]

SEP 05 2003  
SAN MARCOS  
CO. ASSESSOR

08/26/2003 09:22:10 AM

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 25**

All parcels are located within the city of Escondido, Tract 787R, 821 and 847.  
Assessor Parcel Book 225 Pages 682 and 750.



[illegible]

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

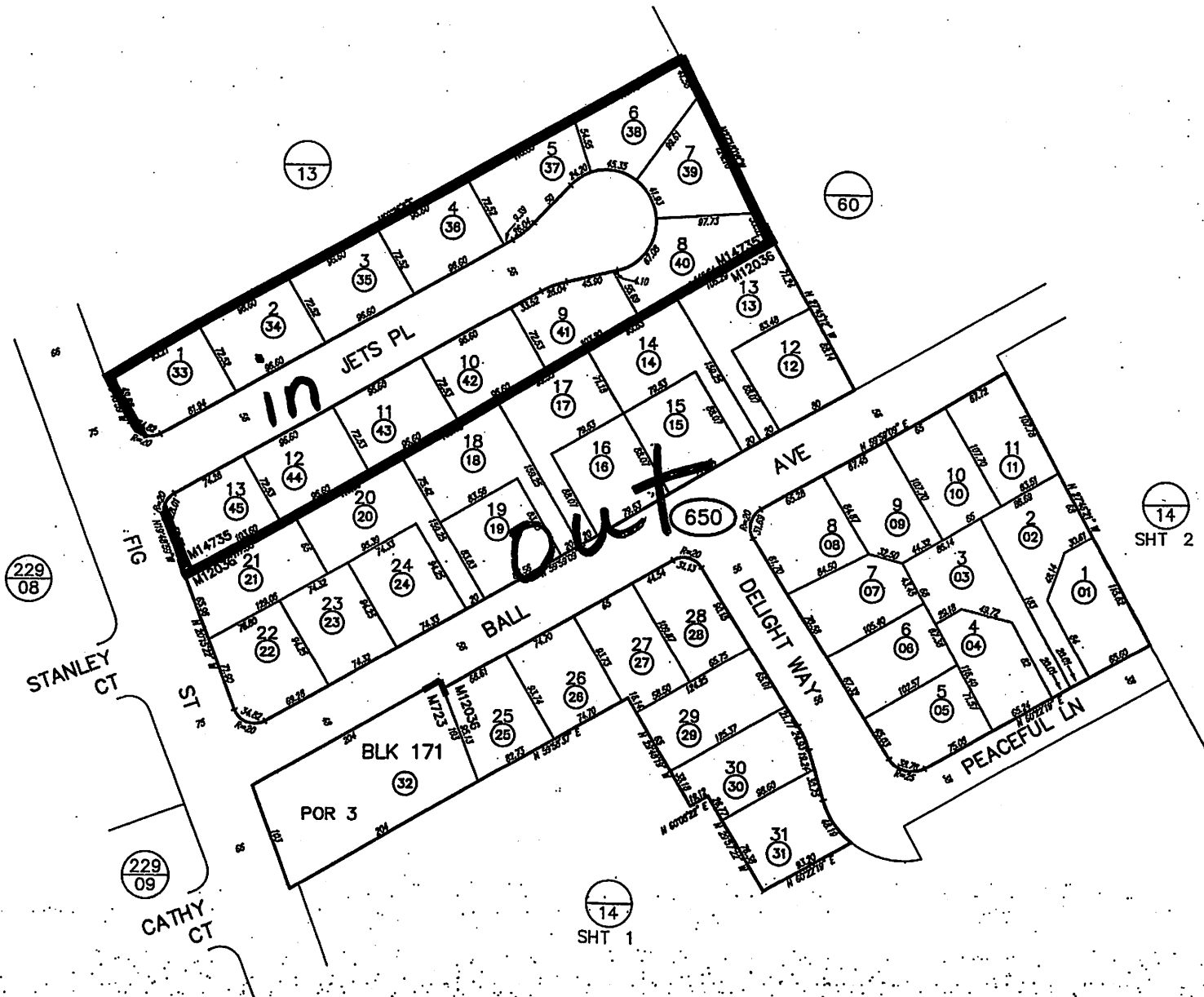


**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 26**

All parcels are located within the City of Escondido, Tract 856.  
Assessor Parcel Book 227 Pages 650.

04



SAN DIEGO COUNTY ASSESSOR'S  
227-65

1" = 100'

2/18/04 JGRO

Drawn 05/17/03 By RDB From 227

**CHANGE**

BLK	FROM APN	NEW APN	TR
650		01 THRU 31	89
		32	89
		33 THRU 45	05

MAP 14735 - ESCONDIDO TCT NO 856  
 MAP 12036 - ESCONDIDO TCT NO 690  
 MAP 723 - RHO RINCON DEL DIABLO RESURVEY SHT A  
 ROS 1720

Boundaries of Zone 26

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 27**

All parcels are located within the city of Escondido.  
Assessor Parcel Book 225 Pages 270, 760, 761, 762, 763 and 764.

1"=200'

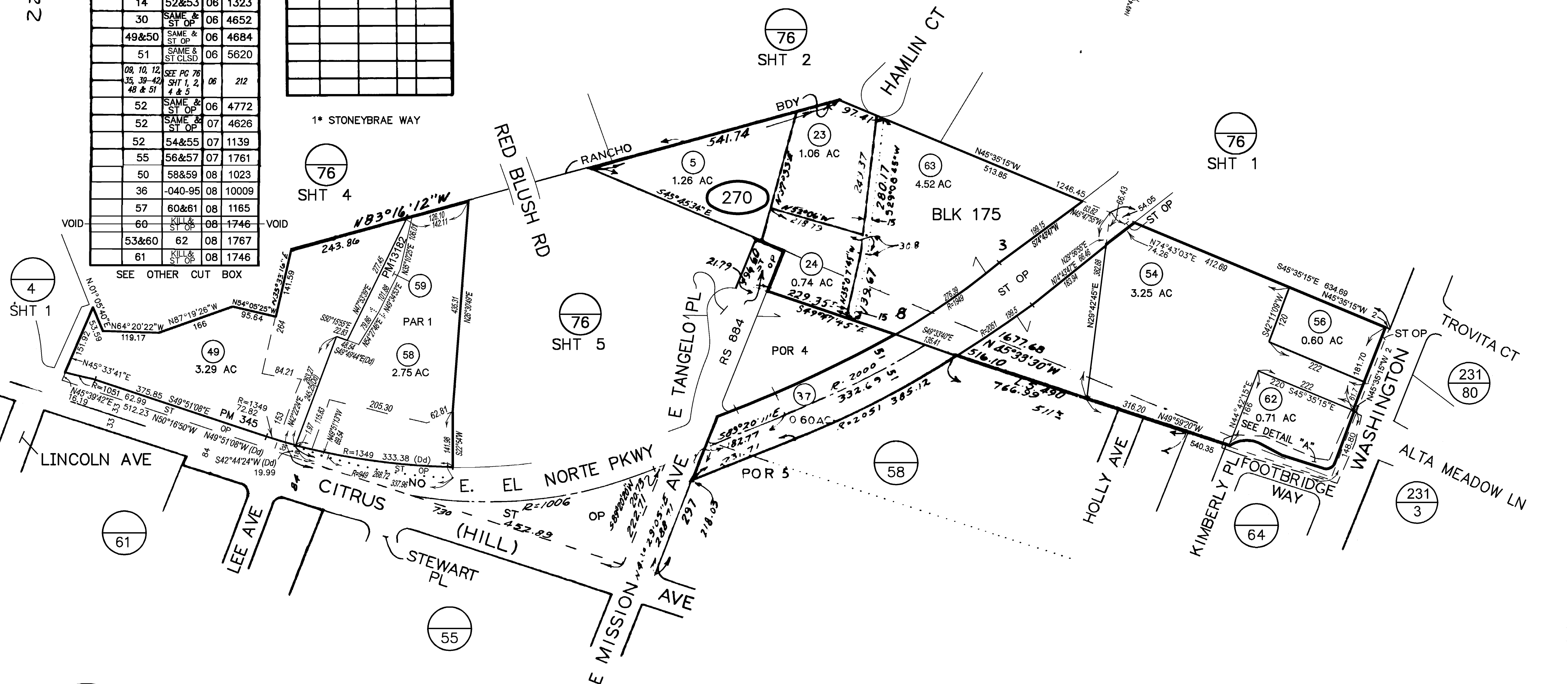
CHANGES				
BLK	OLD	NEW	YR	CUT
270	21	38' wid	73	1663
	32	54' wid	76	3636
	11	39-42	79	1005
	15	PG 64	79	249
	26-29, 20, 38	PG 64	79	10094
	32-34	43-45	83	2043
	45	46-47	84	3644
	43-47	48-51	05	1324
	14	52&53	06	1323
	30	SAME & ST OP	06	4652
	49&50	SAME & ST OP	06	4684
	51	SAME & ST CLSD	06	5620
	09, 10, 12, 35, 39-42, 48 & 51	SEE PG 76 SHT 1, 2, 4 & 5	06	212
	52	SAME & ST OP	06	4772
	52	SAME & ST OP	07	4626
	52	54&55	07	1139
	55	56&57	07	1761
	50	58&59	08	1023
	36	-040-95	08	10009
	57	60&61	08	1165
	60	KILL & ST OP	08	1746
	53&60	62	08	1767
	61	KILL & ST OP	08	1746

CHANGES				
BLK	OLD	NEW	YR	CUT
270	22	63 & ST OP	08	1658
	13	KILL	16	1623
	30	-764-19-21	20	1065

CANC

1\* STONEYBRAE WAY

225-27

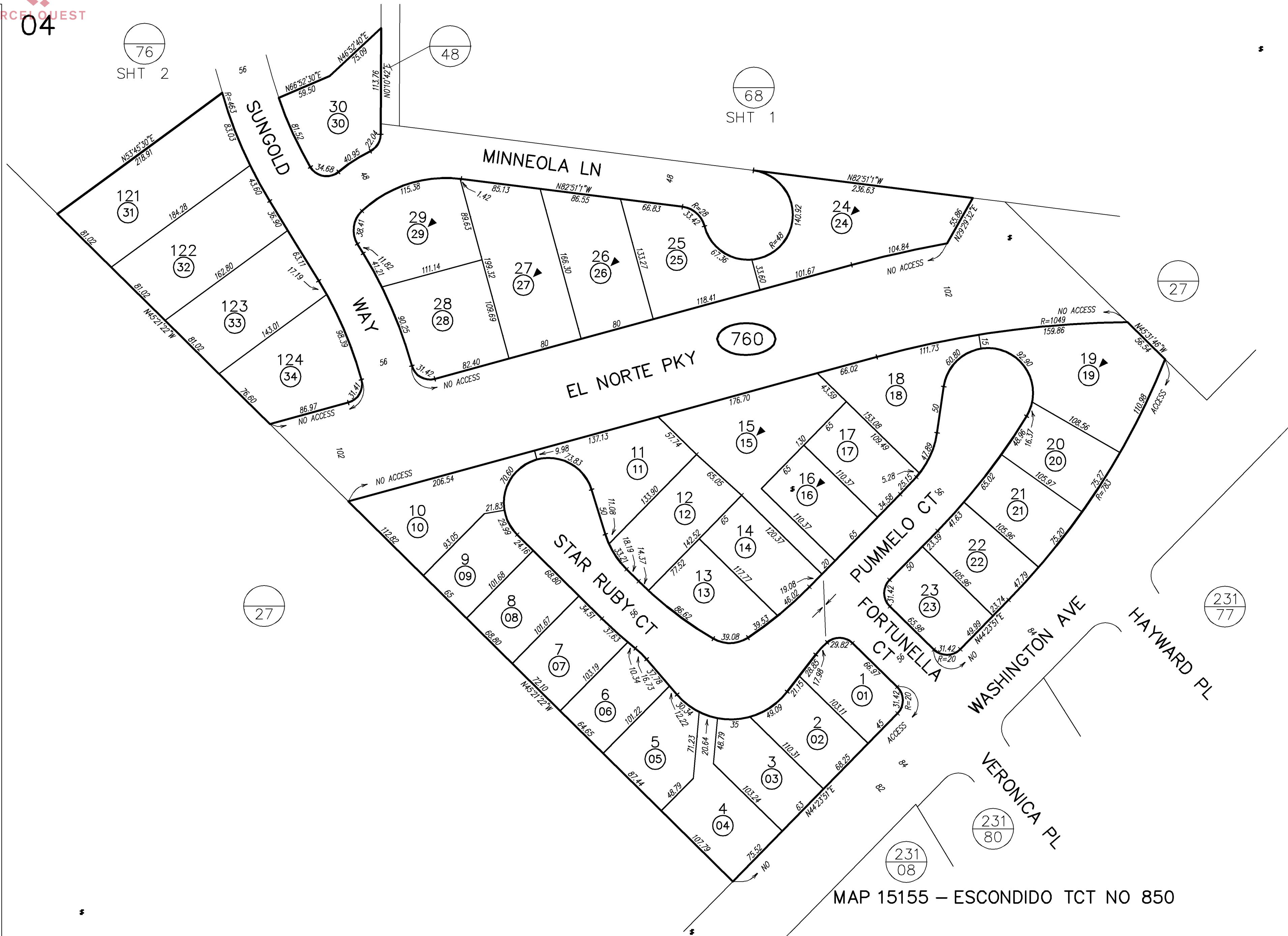


MAS  
12-31-70  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 225 PAGE 27

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 723(349)-RHO RINCON DEL DIABLO RESURVEY SHT A  
LS 490, ROS 1389,9370,15553,16989,17971

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



SAN DIEGO COUNTY ASSESSOR'S MAP

225-76  
SHT 1 OF 5

$$1'' = 100'$$

225-480  
Drawn: 01/31/2006 By: RAG From: 225-270

[illegible]



50

50

MAP 15155 – ESCONDIDO TCT NO 850

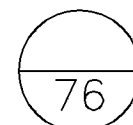
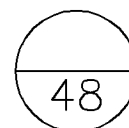
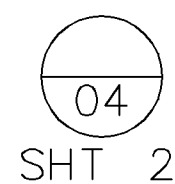
Attachment "1"

SAN DIEGO COUNTY ASSESSOR'S MAP

$$1'' = 100'$$


Drawn: 02/02/2006 By: RAG From: 225-480

# CHANGES

[illegible]

MAP 15155 – ESCONDIDO TCT NO 850







**City of Escondido**

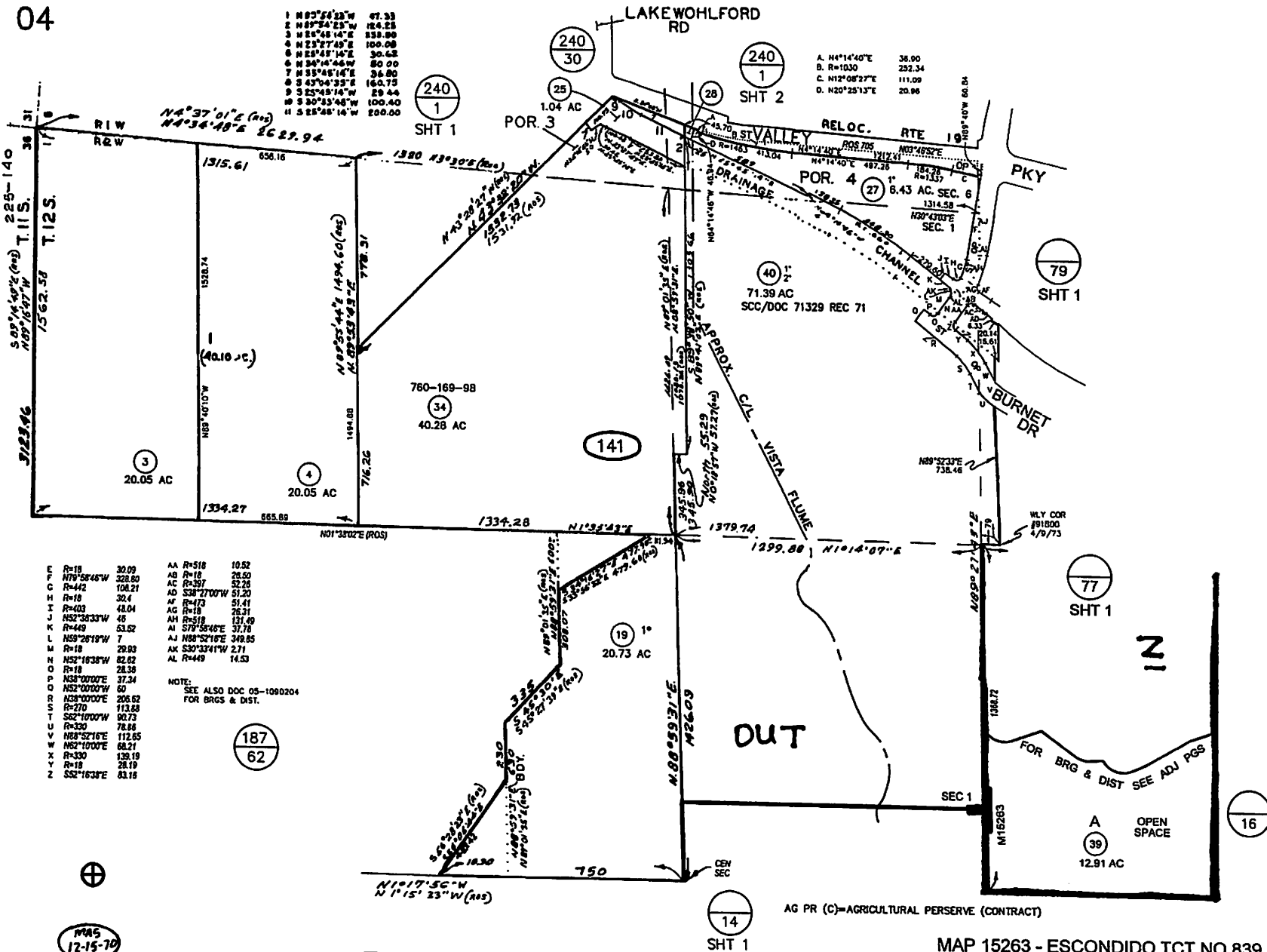
**Landscape Maintenance Assessment District No. 1  
Zone 28**

All parcels are located within the city of Escondido, Tract 839.  
Assessor Parcel Book 225 Pages 141, 770, 771, 780, 790, 791, 800, 801, 810,  
and 811 and Assessor Parcel Book 240 Pages 020

04

225-14  
SHT 2 OF 2

1"=400'



9/28/2008 JGD

## CHANGES

BLK	OLD	NEW	YR	CUT	
141	9	10.11	72	1508	SCC
	2	12.13	73	3497	
	12.12	13-17	73	5333	TRA
VOID	2	12-17	73	6224	CANC VOID
	14-17	18, 19	73	3789	CANC
	6.5	20-23	74	1538	CANC
	5	24.6	74	2082	CANC
	16.11	26	74	4341	
	10, 21, 24	26.4	74	5846	
	24-31	26.4	74	5846	
	10	27, 28	75	4273	CANC
	20, 22, 26	29-31	76	1051	
	18	31.17	80	336	
	24	32.33	82	2811	
	32.33	34	82	2816	
	30.51	35-38	84	3884	
	21.6	39	86	5661	CANC
	27	40	87	5602	CANC
	28	41	89	5512	CANC
	27	42	92	4702	
	27&29	43	06	4771	
	21&23	44	07	10001	
	8, 35-38	45	07	18	
	29	46	07	1019	

1" POR 760-169-99  
2" 760-169-01

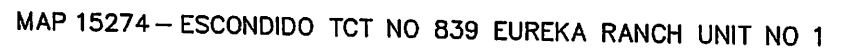
AG PR (C)=AGRICULTURAL PERSERVE (CONTRACT)

MAP 15263 - ESCONDIDO TCT NO 839  
 SEC 6 - T12S - R1W - POR W 1/2  
 SEC 1 - T12S - R2W - POR E 1/2  
 ROS 705, 890, 1432, 8958, 18573

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS  
 ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS  
 MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 225 PAGE 14 SHT 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



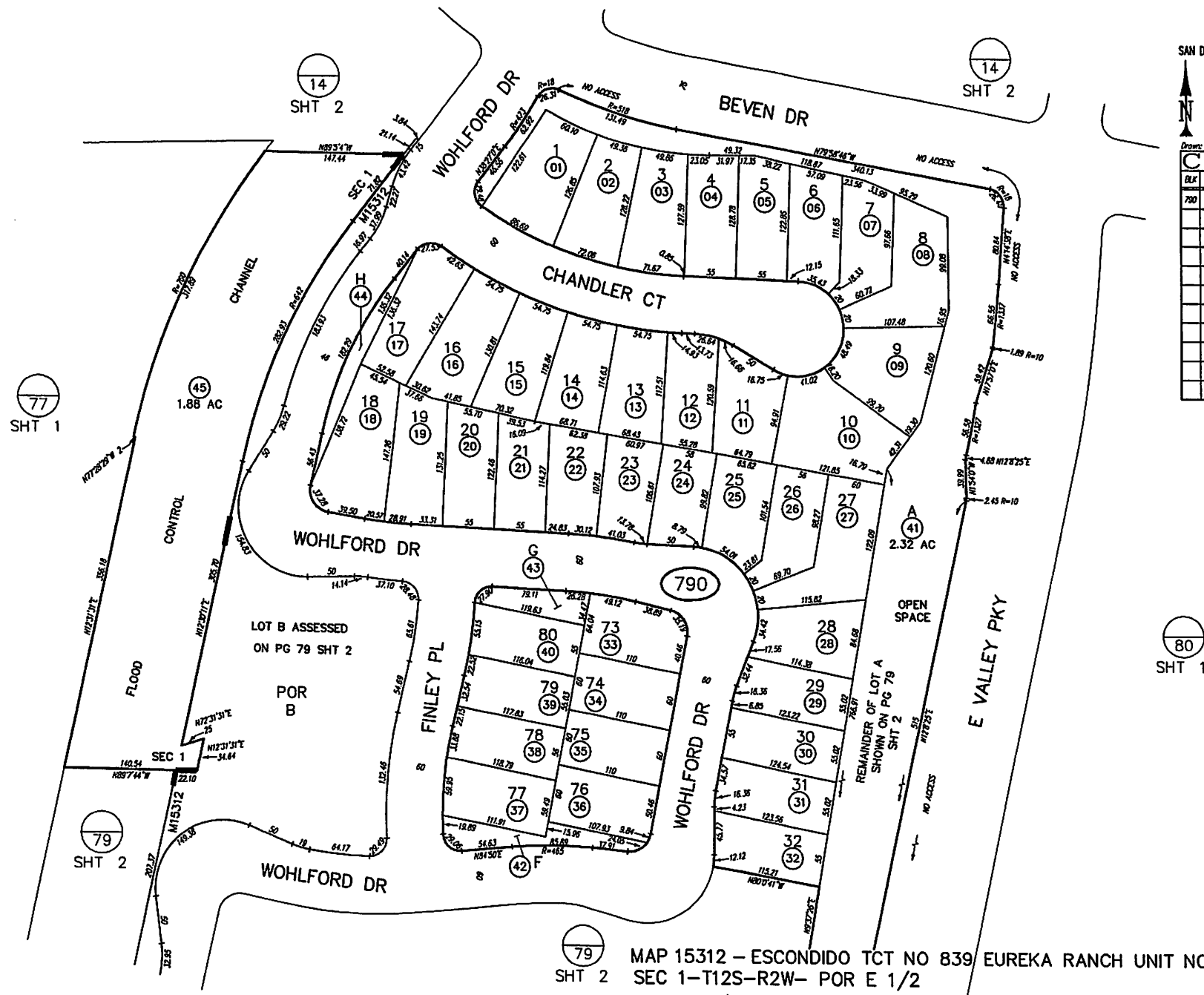




04

Attachment "1"

Item5.

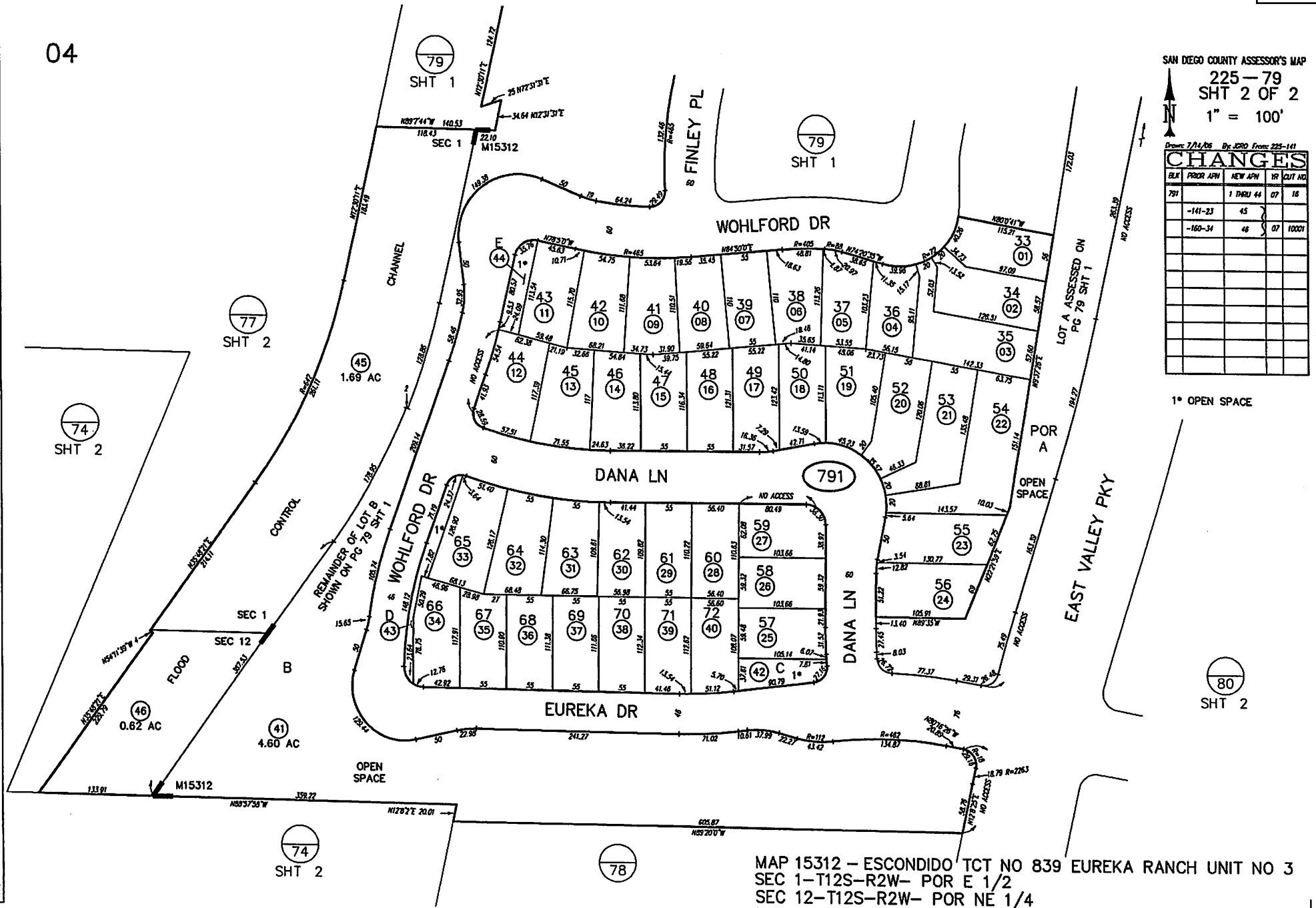


79  
SHT 2

MAP 15312 - ESCONDIDO TCT NO 839 EUREKA RANCH UNIT NO 3  
SEC 1-T12S-R2W- POR E 1/2

04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

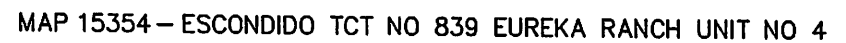




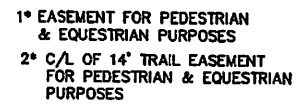
79  
SHT 1



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



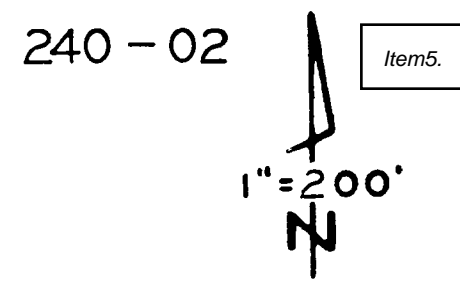
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



MAP 15367 - ESCONDIDO TCT NO 839 EUREKA RANCH UNIT NO 5



240-02



**CANE**

- 1\* EASEMENT FOR PEDESTRIAN  
& EQUESTRIAN PURPOSES
- 2\* C/L OF 14' TRAIL EASEMENT  
FOR PEDESTRIAN & EQUESTRIAN  
PURPOSES
- 3\* NO ACCESS

MAP 15263 - ESCONDIDO TCT NO 839  
SEC 6 - T12S-R1W - POR SW 1/4  
ROS 737, 1015, 3882, 7463

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 29**

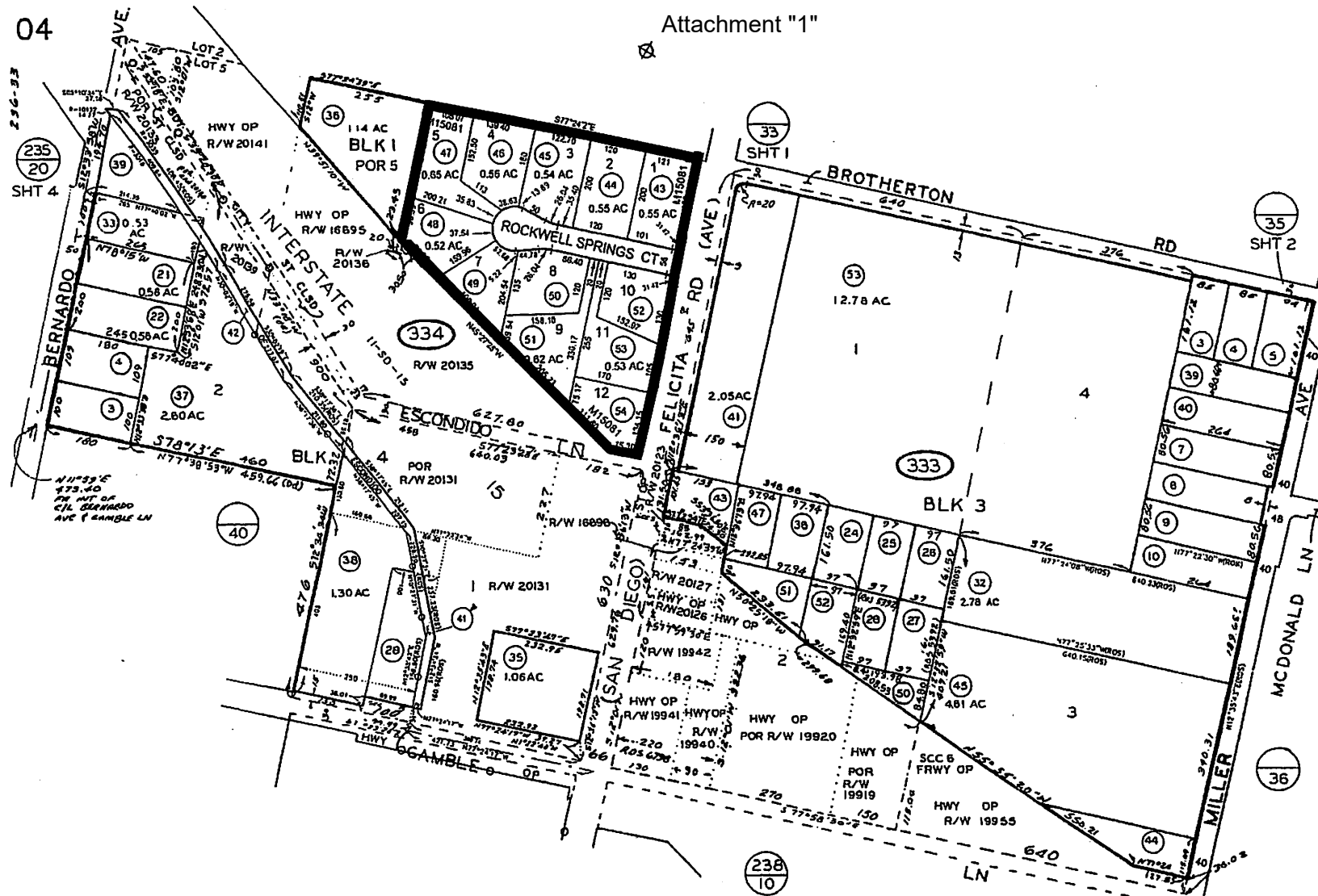
All parcels are located within the City of Escondido, Tract 861.  
Assessor Parcel Book 236 Page 334.

04

Attachment "1"

236-33  
SHT 2 OF 2

Item5.



11/4/05 JGRO

## CHANGES

BLK	OLD	NEW	YR	CUT
333	15	HWY	72	611
333	48	HWY	73	797
333	46	HWY	73	2838
334	49	HWY	74	3461
333	2142	HWY	77	4660 CMC
334	35	HWY	77	1583 CMC
333	49	HWY	77	1568 CC
333	8	HWY	77	1926 CMC
334	40	HWY	79	1393
334	35	HWY	81	5519
333	2142	HWY	83	2108
333	32	AC	90	5811
334	100	AC	90	1311
334	242534	AC	98	138

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 15081-ESCONDIDO TCT NO 861  
MAP 1205 - HOMELAND ACRES UNIT NO 1  
ROS 4190. 5392. 5999. 6361. 6707. 6798. 15996. 16924

SAN DIEGO COUNTY ASSESSOR'S MAP 8K 236 PG 33 - SHT 2 OF 2

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 30**

All parcels are located within the City of Escondido, Tract 880.  
Assessor Parcel Book 229 Page 081.

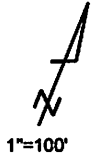


04

229-08

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

229-08



4/03/13 MGC

CHANGES				
BLK	OLD	NEW	YR	CUT
	29	30-31	71	3119
	5	32-33	72	2707
	8	34-35	73	4878
	2	36-37	74	4118
080	7, 10, 14	081	16-19	75 10186
080	1, 3, 4	081	20-24	76 1587
080	23, 24, 25, 26, 27, 28	081	29-31	77 1587
080	36	081	75	1879
080	64	081	75	230
080	65, 66	081	76	5072
081	18	082	77	3575 CANG
080	27	081	75	1108 CANG
080	22, 23	081	96	4802
080	24, 25	081	97	1154 CANG
080	28	081	97	1579 CANG
080	1 & 22	081	98	4641
080	31	081	02	1880
081	18&17	082	08	26
081	20-25	082	13	1092

1= NO ACCESS

MAP 15525 - ESCONDIDO TCT NO 880

MAP 7383 - ESCONDIDO TCT NO. 184

MAP 723 - RHO RINCON DEL DIABLO RESURVEY SHT A

POR BLK 170

ROS 2037. 2161

55  
5-20-71

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 229 PG 08

**City of Escondido**  
**Landscape Maintenance Assessment District No. 1**  
**Zone 31**

**Not currently assessed.**

**City of Escondido**  
**Landscape Maintenance Assessment District No. 1**  
**Zone 32**

All parcels are located within the City of Escondido.

Assessor Parcel Book 231, Page 800.

225  
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SHT 1

FORTUNELLA CT

WASHINGTON AVE

VERONICA PL

TROVITA CT

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231-80  
1" = 100'

[illegible]

1\* NO ACCESS

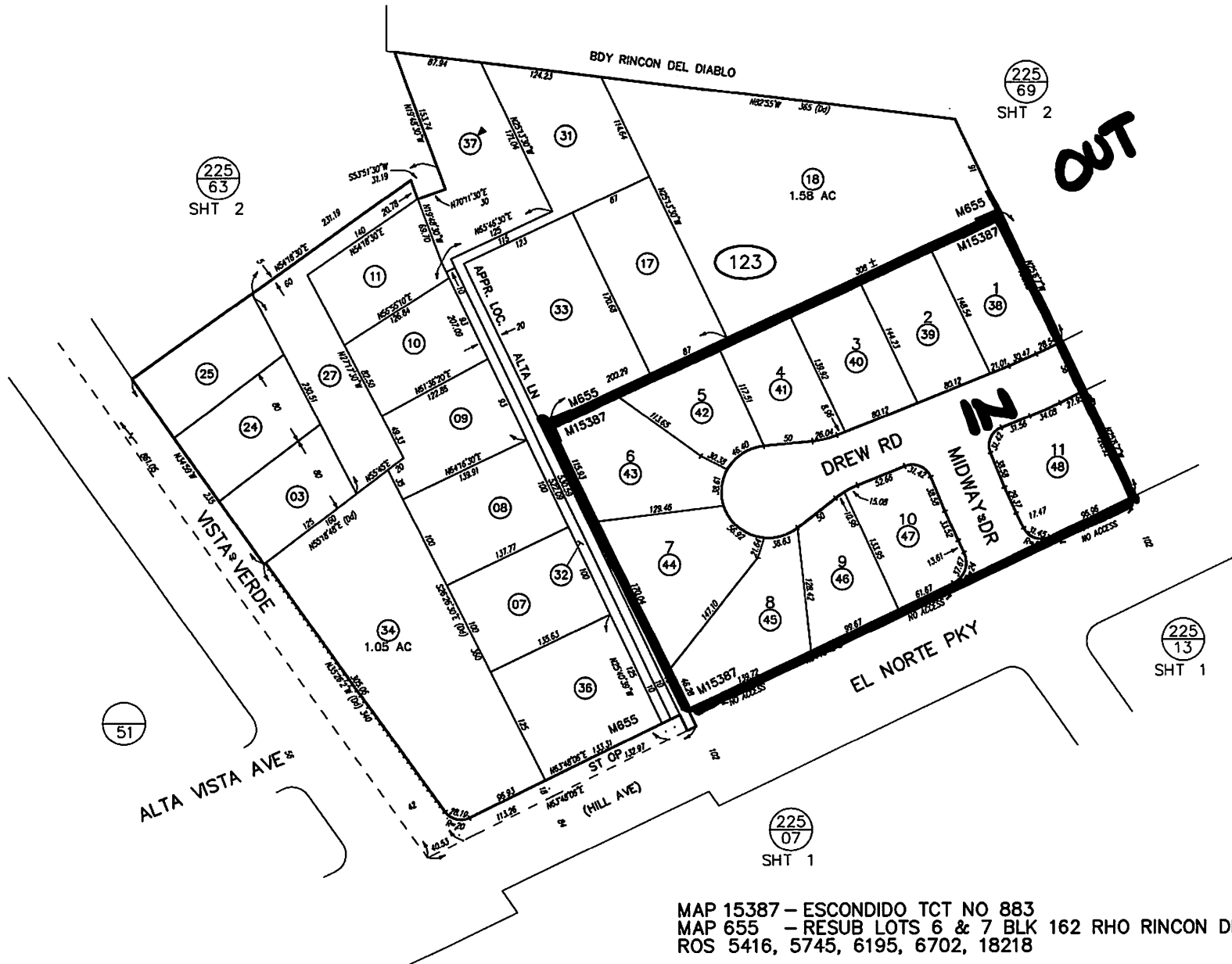
**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 33**

**All parcels are located within the City of Escondido, Tract 883.  
Assessor Parcel Book 227 Page 123.**

04

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



SAN DIEGO COUNTY ASSESSOR'S MAP

227-12  
SHT 2 OF 3

1" = 100'

Drawn: 03/11/07 By: MGS From: 227-123

BLK	PRIOR APN	NEW APN	YR	CUT HQ
123	21	01L & 01L CHG	09	1279
	15819	02.31 & ST OP	01	1136 CHNG
	6	03 & ST OP	01	1465 CHNG
	16	13 & ST OP	01	1157 CHNG
	4822	34.35 & ST OP	01	1752 CHNG
	5	35 & ST OP	01	1634 CHNG
	35	FOR 225-030	02	113
	28	225-030-57	02	10033
	14822	37	03	1634
	30	38 THRU 48	07	140

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 34**

All parcels are located within the City of Escondido, Tract 901.  
Assessor Parcel Book 234 Page 180.





**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 35**

All parcels are located within the city of Escondido, Tract 947  
Assessor Parcel Book 238 Page 492

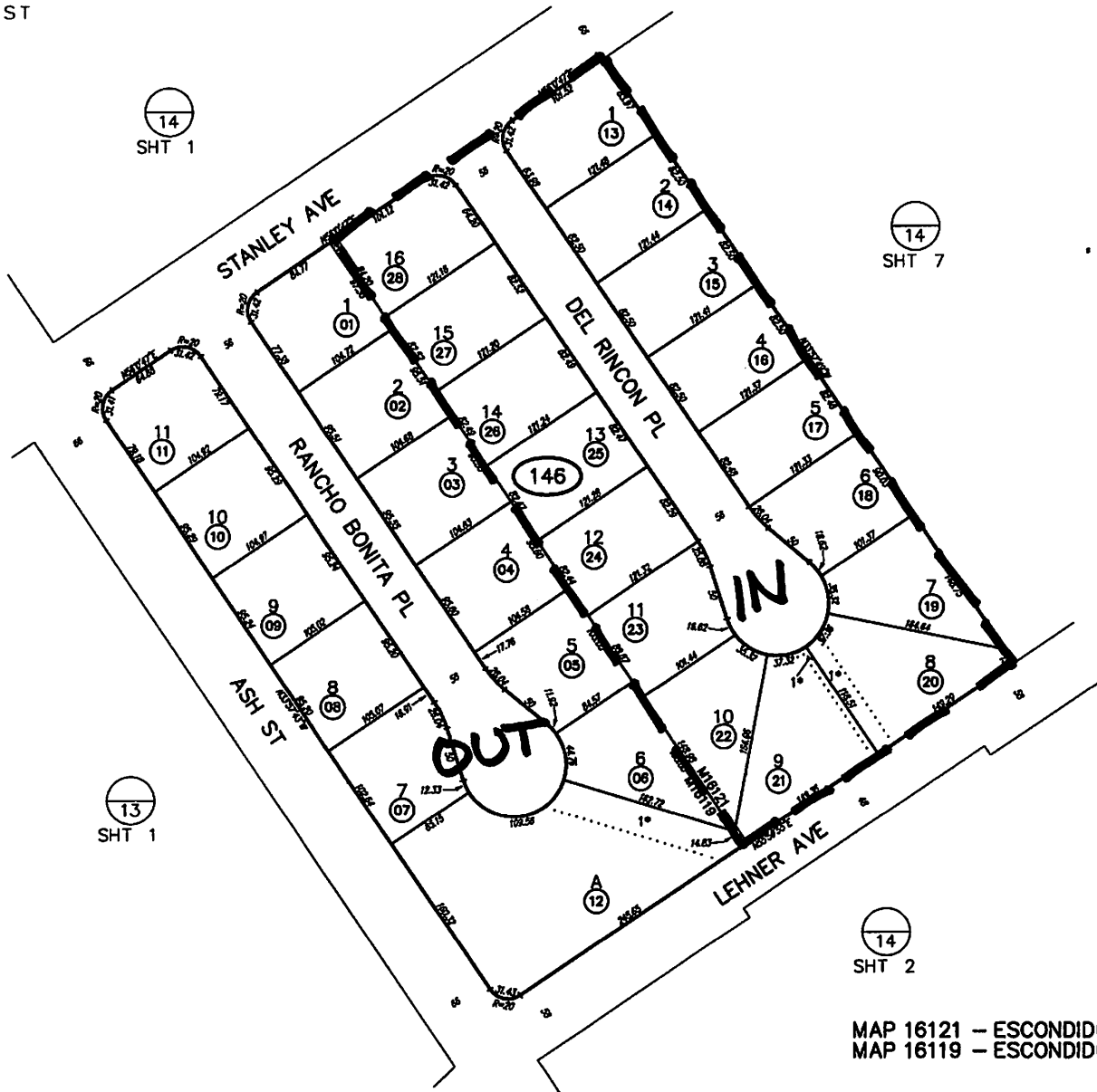


**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 36**

All parcels are located within the city of Escondido, Tract 889 .  
Assessor Parcel Book 224 Page 146.

04


$$1'' = 100'$$

## CHANGES

[illegible]

**10 PEDESTRIAN ACCESS  
EASEMENT**

MAP 16121 - ESCONDIDO TCT NO 889  
MAP 16119 - ESCONDIDO TCT 13-0011

**City of Escondido**

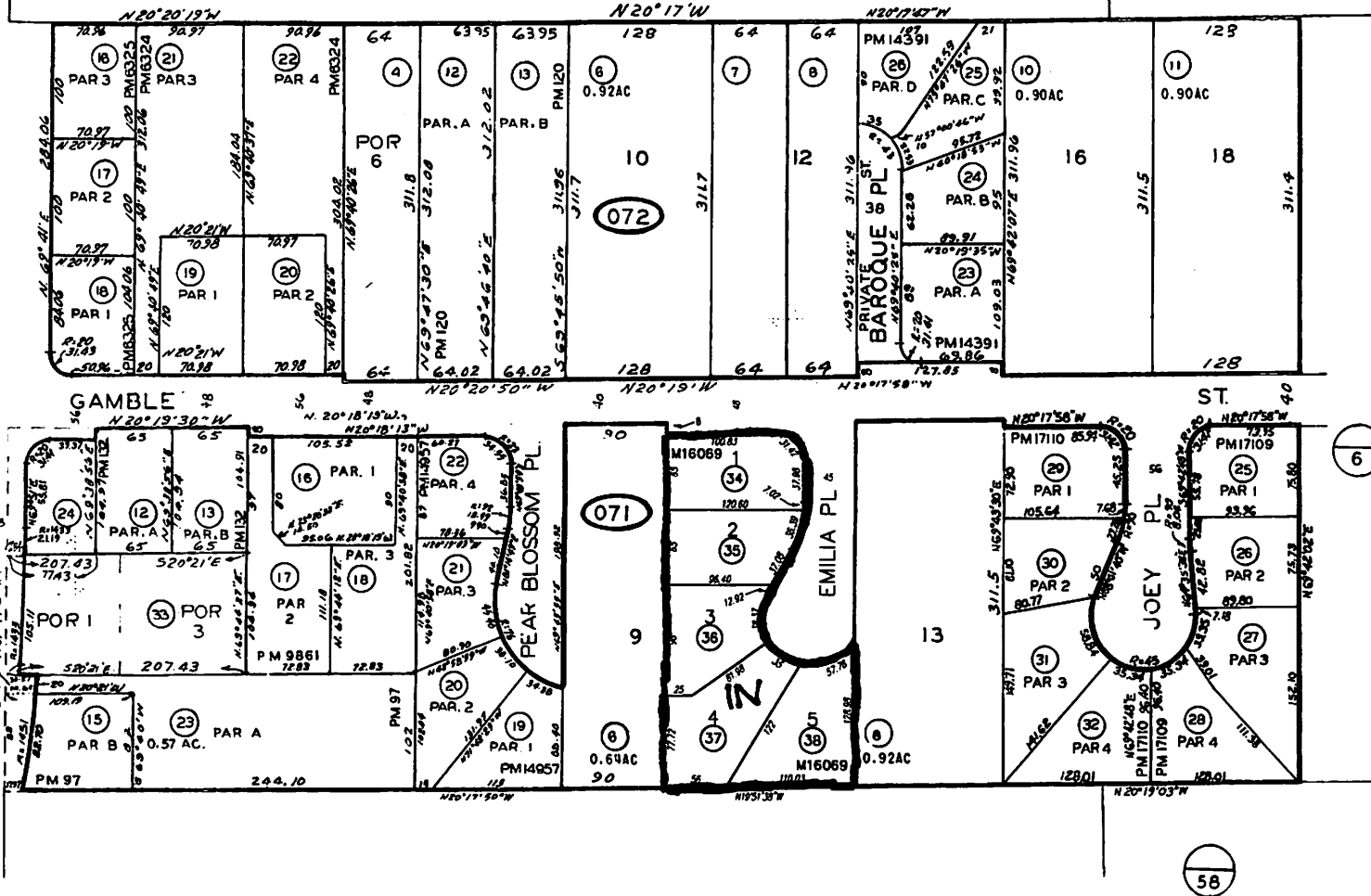
**Landscape Maintenance Assessment District No. 1  
Zone 37**

All parcels are located within the city of Escondido, Tract 934  
Assessor Parcel Book 229 Page 071

229-07

PKY 102

EL NORTE (HILL AVE.)



1/29/16 MGC

CHANGES				
BLK	OLD	NEW	YR	CUT
071	1	14-15	70	1309
072	5	14-15	70	1326
072	2	14-15	70	1326
072	1-3	14-15	70	2504
071	4	16-18	81	1532
072	9	16-18	81	1562
071	5	16-18	81	1532
071	14	16-18	81	1009
071	11	16-18	81	1100
071	10	25-28	94	1101
071	9	29-32	94	1102
071	2	33-36	95	1528
071	15	37-40	95	4702
071	7	34-38	16	51

MAP 16069-ESCONDIDO TCT NO 934  
MAP 1598 - ALEXANDER'S GARDEN HOME

SAN DIEGO COUNTY ASSESSOR'S MAP BK 229 PG 07

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

**City of Escondido**

**Landscape Maintenance Assessment District No. 1  
Zone 38**

All parcels are located within the city of Escondido, Tract 888  
Assessor Parcel Book 231 Page 840

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON NOV 12, 2013  
DOCUMENT NUMBER 2013-068980  
Ernest J. Dornenburg, Jr., COUNTY RECORDER  
SAN DIEGO COUNTY RECORDERS OFFICE  
TIME: 10:58 AM

**BOUNDARIES OF  
ANNEXATION TO  
LANDSCAPE MAINTENANCE DISTRICT NO.1  
ZONE 38 (TRACT 888) LOTS 1-7 OF MAP 15424**

CITY OF ESCONDIDO  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

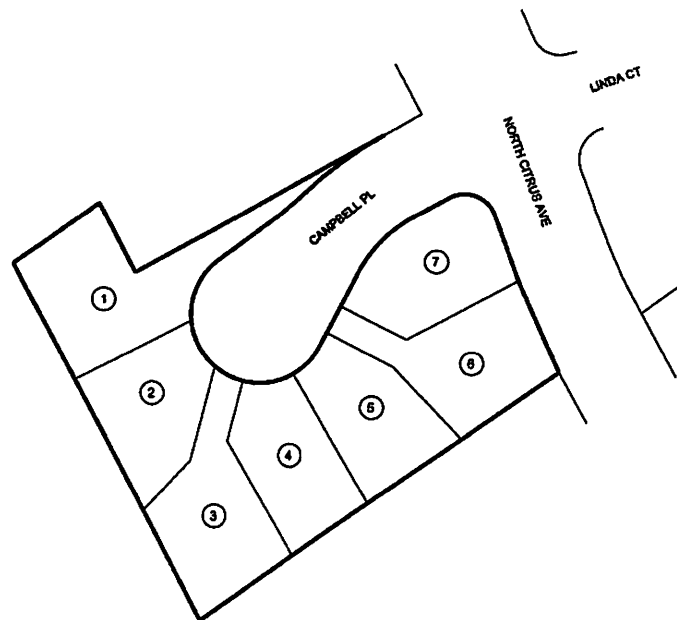
LOT DESIGNATION	
LOT NO.	ASSESSOR'S PARCEL NO.
1	231-840-01-00
2	231-840-02-00
3	231-840-03-00
4	231-840-04-00
5	231-840-05-00
6	231-840-06-00
7	231-840-07-00

## LEGEND:

①

LOT NUMBER OF MAP 15424

ANNEXATION BOUNDARY



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
ESCONDIDO ON THE 24th DAY OF October, 2013.

Deane H. Anderson  
CITY CLERK  
CITY OF ESCONDIDO  
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE  
BOUNDARIES OF THE ANNEXATION OF ZONE 38 TO LANDSCAPE  
MAINTENANCE DISTRICT NO. 1 (TRACT 888), CITY OF ESCONDIDO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED  
BY THE CITY COUNCIL OF THE CITY OF ESCONDIDO AT A  
REGULAR MEETING THEREOF, HELD ON THE 6th  
DAY OF November, 2013, BY ITS  
RESOLUTION NO. 2013-724.

Deane H. Anderson  
CITY CLERK  
CITY OF ESCONDIDO  
STATE OF CALIFORNIA

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT THE  
HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
AND PAGE \_\_\_\_\_ OF DIAGRAMS OF ASSESSMENT AND  
COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY  
RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA  
ERNEST J. DORNENBURG, JR.

NOTE: FOR PARTICULARS OF LINES AND  
DIMENSIONS OF ASSESSOR'S PARCELS,  
REFERENCE IS MADE TO THE SAN DIEGO  
COUNTY ASSESSOR'S PARCEL MAPS.

SHEET	1 OF 1
DATE	NOVEMBER 2013
JOB NO.	LMD01-1013

**SDFA**  
SPECIAL DISTRICT FINANCING  
& ADMINISTRATION

437 WEST GRAND AVENUE  
ESCONDIDO, CALIFORNIA 92025  
TELEPHONE: (760)233-2830  
FAX: (760)233-2831

60 0 60 120  
Scale in Feet



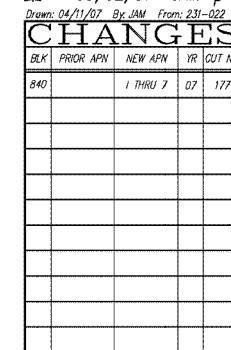
BK 44 PG 33

2013-0668980

2013-0668980

BK 44 PG 33





THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



# STAFF REPORT

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June 18, 2025  
File Number 1330-85

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## SUBJECT

### CONTINUING THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

## DEPARTMENT

Utilities Department

## RECOMMENDATION

Request the City Council adopt Resolution No. 2025-64, declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. The Resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property.

Staff Recommendation: Approval (Utilities: Angela Morrow, Director of Utilities)

Presenter: Stephanie Roman, Assistant Director of Utilities, Construction and Engineering

**ESSENTIAL SERVICE** – Yes, Keep City Clean for Public Health and Safety; Sewer

**COUNCIL PRIORITY** –Improve Public Safety

## FISCAL ANALYSIS

Funding for the Emergency Repair of the Escondido Trunk Sewer Main is available in the Wastewater Capital Improvement Project ("CIP") budget for Sewer Trunk Main, CIP No. 801913.

## PREVIOUS ACTION

On June 26, 2024, the City Council adopted Resolution No. 2024-86, ratifying Proclamation No. 2024-02, affirming that it was appropriate for City staff to forego competitive bidding procedures and work with contractors for the necessary emergency repair of the failing trunk sewer main.

On July 10, 2024, the City Council adopted Resolution No. 2024-94, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.

On July 17, 2024, the City Council adopted Resolution No. 2024-103, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.



# CITY of ESCONDIDO

## STAFF REPORT

On July 23, 2024, a Public Improvement Agreement with CCL Contracting, Inc. was executed for the emergency repair of Section 2, from Beech Street to Grape Day Park, on a time and materials basis in an amount not to exceed \$10,240,691.

On August 7, 2024, the City Council adopted Resolution No. 2024-106, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main. In addition, City Council approved a budget adjustment in the amount of \$12,036,225 to fund the emergency repair of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO.

On August 21, 2024, a Public Improvement Agreement with J.R. Filanc Construction Company was executed for the emergency repair of Section 1, Ash Street from the Firestone Complete Auto Care parking lot to the Walmart Neighborhood Market parking lot, on a time and materials basis in an amount not to exceed \$1,795,534.

On August 28, 2024, the City Council adopted Resolution No. 2024-117, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.

On September 11, 2024, the City Council adopted Resolution No. 2024-131, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On October 2, 2024, the City Council adopted Resolution No. 2024-141, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On October 23, 2024, the City Council adopted Resolution No. 2024-146, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On November 20, 2024, the City Council adopted Resolution No. 2024-162, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On December 4, 2024, the City Council adopted Resolution No. 2024-178, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On January 8, 2025, the City Council adopted Resolution No. 2025-03, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On January 29, 2025, the City Council adopted Resolution No. 2025-06, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On February 19, 2025, the City Council adopted Resolution No. 2025-08, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer line.



# CITY of ESCONDIDO

## STAFF REPORT

On March 19, 2025, the City Council adopted Resolution No. 2025-14, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer line.

On April 2, 2025, the City Council adopted Resolution No. 2025-19, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On April 16, 2025, the City Council adopted Resolution No. 2025-30, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On May 7, 2025, the City Council adopted Resolution No. 2025-38, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On May 21, 2025, the City Council adopted Resolution No. 2025-54, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On June 4, 2025, the City Council adopted Resolution No. 2025-58, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

### BACKGROUND

The City's trunk sewer mains, constructed in the 1950's, are a critical and integral part of the City's wastewater system. In June 2024, during routine closed-circuit television inspection, Utilities Staff identified multiple failed and severely deteriorated sections of 18-inch and 21-inch trunk sewer main. In order to act quickly to avoid catastrophic failure, a local emergency was proclaimed on June 20, 2024, by the City Manager, serving as the Director of Emergency Services. The current and continuing scope of work includes two sections of severely deteriorated trunk sewer main that are in critical condition. These sections are shown in **Figure 1** below and defined as follows:

**Section 1:** Ash Street - paralleling the Escondido Creek, from the Firestone Complete Auto Care ("Firestone") parking lot to the Walmart Neighborhood Market ("Walmart") parking lot; and

**Section 2:** Beech Street to Grape Day Park - paralleling the Escondido Creek, traversing a short section of North Hickory Street, then continuing in East Pennsylvania Street from North Hickory and extending into Grape Day Park.



# CITY of ESCONDIDO

## STAFF REPORT

Figure 1



Section 1 emergency repair work began on August 7, 2024. Repair work to Section 1 was completed as of January 30, 2025. The final slurry seal coat to the Firestone parking lot is scheduled to be completed on July 3, 2025, to allow for proper cure time and minimal disruption to Firestone's normal business operating hours.

Section 2 emergency repair work began on July 25, 2024, and is anticipated to be complete by July 31, 2025. The contractor, CCL Contracting, Inc. ("CCL"), has installed approximately 3,700 linear feet of trunk main, from Grape Day Park to Hickory Street, within Pennsylvania Avenue; north within Hickory Street from the intersection of Pennsylvania Avenue and Hickory Street to just south of the intersection of Hickory Street and Lansing Circle; easterly through the Westmont Assisted Living Community; and continues easterly within the City's Escondido Creek private property/public utility easement, paralleling the south side of Escondido Creek to Grape Street. Additional work over the last several weeks includes: restoration work at Westmont Assisted Living Community, abandonment and slurry fill of 2,000 feet of 21-inch sewer, abandonment and slurry fill of 14 manholes and repair of 40 feet of 21-inch trunk sewer line within the bike path at Date Street. Utilities staff are exploring alternatives to overcome a construction conflict with a 36" diameter water transmission main that was identified and evaluating the cost, constructability, and duration of the work for each alternative. The anticipated construction completion date may change depending on the alternative selected. Electronic message boards updating the community are in place, where appropriate, throughout the construction project site and will remain through the duration of work.



# CITY *of* ESCONDIDO

## STAFF REPORT

Utilities Staff continues to communicate and coordinate with affected businesses and local schools within the construction zone of influence, as well as other City Departments regarding current and upcoming construction, including the upcoming road closures, final improvements within Grape Day Park, the Grand Avenue Corridor Project, and the Escondido Creek Trail Project.

### RESOLUTIONS

- a) Resolution No. 2025-64



## RESOLUTION NO. 2025-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, FINDING THAT AN EMERGENCY CONTINUES TO REQUIRE THE IMMEDIATE REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

WHEREAS, the City Council recognizes that the City's trunk sewer main pipeline defined in the two following critical sections are at risk of imminent, catastrophic failure:

Section 1: Ash Street - paralleling the Escondido Creek, from the Firestone Complete Auto Care parking lot to the Walmart Neighborhood Market parking lot; and

Section 2: Beech Street to Grape Day Park - paralleling the Escondido Creek, traversing a short section of North Hickory Street, then continuing in East Pennsylvania Street from North Hickory and extending into Grape Day Park; and

WHEREAS, pursuant to the approval of Resolution No. 2024-86 on June 26, 2024, ratifying Proclamation No. 2024-02; Resolution No. 2024-94 on July 10, 2024; Resolution No. 2024-103 on July 17, 2024; Resolution No. 2024-106 on August 7, 2024; Resolution No. 2024-117 on August 28, 2024; Resolution No. 2024-131 on September 11, 2024; Resolution No. 2024-141 on October 2, 2024; Resolution No. 2024-146 on October 23, 2024; Resolution No. 2024-162 on November 20, 2024; Resolution No. 2024-178 on December 4, 2024; Resolution No. 2025-03 on January 8, 2025; Resolution No. 2025-06 on January 29, 2025; Resolution No. 2025-08 on February 19, 2025; Resolution No. 2025-14 On March 19, 2025; Resolution No. 2025-19 on April 2, 2025; Resolution No. 2025-30 on April 16, 2025; Resolution No. 2025-38 on May 7, 2025; Resolution No. 2025-54 on May 21, 2025; and Resolution No. 2025-58 on June 4, 2025, the City Council previously found that the failing trunk sewer risk constitutes an

emergency and found it appropriate for Utilities Staff to proceed to contract services without adopting plans, specifications, working details, or giving notice of bids to award contracts; and

WHEREAS, on August 7, 2024, City Council approved a budget adjustment in the amount of twelve million, thirty-six thousand, two-hundred twenty-five dollars (\$12,036,225) to fund the emergency repair of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO; and

WHEREAS, Staff entered into a Public Improvement Agreement (“Agreement”) with CCL Contracting, Inc., in an amount not to exceed ten million, two hundred forty thousand, six hundred ninety-one dollars (\$10,240,691) on July 23, 2024; and

WHEREAS, Staff entered into a Public Improvement Agreement (“Agreement”) with J.R. Filanc Construction Company in an amount not to exceed one million, seven hundred ninety-five thousand, five hundred thirty-four dollars (\$1,795,534) on August 21, 2024; and

WHEREAS, pursuant to Section 22050 of the Public Contract Code, the City Council must review the emergency action every 14 days, or at its next regularly scheduled meeting, and determine by a four-fifths vote there is a need to continue the action; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to continue the emergency action.

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

1. That the above recitations are true.



2. That the City Council finds the failure of the trunk sewer main is a public health and safety emergency; that this emergency will not permit the delay that would result from a competitive bidding process; and that the proposed action and expenditure is still necessary to respond to the emergency requiring immediate repair of the trunk sewer main.



# STAFF REPORT

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June 18, 2025  
File Number 0600-95

---

## SUBJECT

### NOTICE OF COMPLETION FOR THE TRUNK SEWER REPLACEMENT PROJECT

## DEPARTMENT

Utilities Department, Construction and Engineering Division

## RECOMMENDATION

Request the City Council adopt Resolution No. 2025-56, authorizing the Director of Utilities to file a Notice of Completion for the Trunk Sewer Replacement Project.

Staff Recommendation: Approval (Utilities: Angela Morrow, Director of Utilities)

Presenter: Stephanie Roman, Assistant Director of Utilities, Construction and Engineering

**ESSENTIAL SERVICE** – Yes, Keep City Clean for Public Health and Safety; Sewer

**COUNCIL PRIORITY** – Improve Public Safety

## FISCAL ANALYSIS

The total cost of the Trunk Sewer Replacement Project was \$8,094,878.20. The Project was funded from the Trunk Sewer Replacement Project Wastewater Capital Improvement Project ("CIP") No. 801913. The Project's maximum total contract value was \$8,482,904.64. The unused funds balance of \$388,026.44 will be transferred back into Wastewater Enterprise Fund CIP reserves.

## PREVIOUS ACTION

On February 8, 2023, the City Council adopted Resolution No. 2023-12, authorizing the Mayor to execute a Public Improvement Agreement in the amount of \$8,482,904.64 with Southland Paving, Inc., the lowest responsive and responsible bidder, for construction of the Trunk Sewer Replacement Project ("Project").

## BACKGROUND

The City of Escondido's ("City") trunk sewer main is an integral part of the City's sewer infrastructure system. The pipeline was originally constructed in 1959, serving as the outfall that conveyed treated sewage from the City's wastewater treatment facility, which was previously located at the Public Works Yard. Once the Hale Avenue Resource Recovery Facility ("HARRF") was constructed, the outfall pipe was repurposed to serve as a trunk sewer main. The trunk sewer main conveys approximately 40 percent of



# CITY of ESCONDIDO

## STAFF REPORT

the City's raw sewage to the HARRF. Extreme rain events over the years have further degraded the condition of the already aging pipeline, and emergency action has been required to replace sections of the pipeline at imminent risk of failure.

The original Project work generally consisted of: the replacement, upsizing and realignment of approximately 5,000 linear feet of existing 24-inch, 27-inch and 39-inch diameter trunk sewer main via open trench construction with 30-inch and 36-inch diameter trunk sewer main; the construction of approximately 200 linear feet of 48-inch diameter casing with a 36-inch diameter sewer carrier pipe via trenchless construction; the construction of approximately 1,200 linear feet of 8-inch diameter sewer main; and the construction of approximately 100 linear feet of 24-inch diameter sewer main. The Project intended to replace five sections of the trunk sewer that had not previously been replaced as part of past emergency trunk sewer projects. The segments, located between the HARRF and the intersection of Quince Street and Norlak Avenue, include:

*Section 1 - Approximately 1,100 linear feet ("LF") of pipeline in Norlak Avenue and through the existing Public Works Yard; and*

*Section 2 - Approximately 2,300 LF of pipeline in North Hale Avenue between the intersection of North Hale Avenue & Industrial Avenue and South Auto Parkway; and*

*Section 3 - Approximately 820 LF of pipeline in South Hale Avenue and within the Casa Grande Mobile Estates; and*

*Section 4 - Approximately 700 LF of pipeline that runs from the Casa Grande Mobile Estates, across Harmony Grove Road, and within the Escondido Church of God property; and*

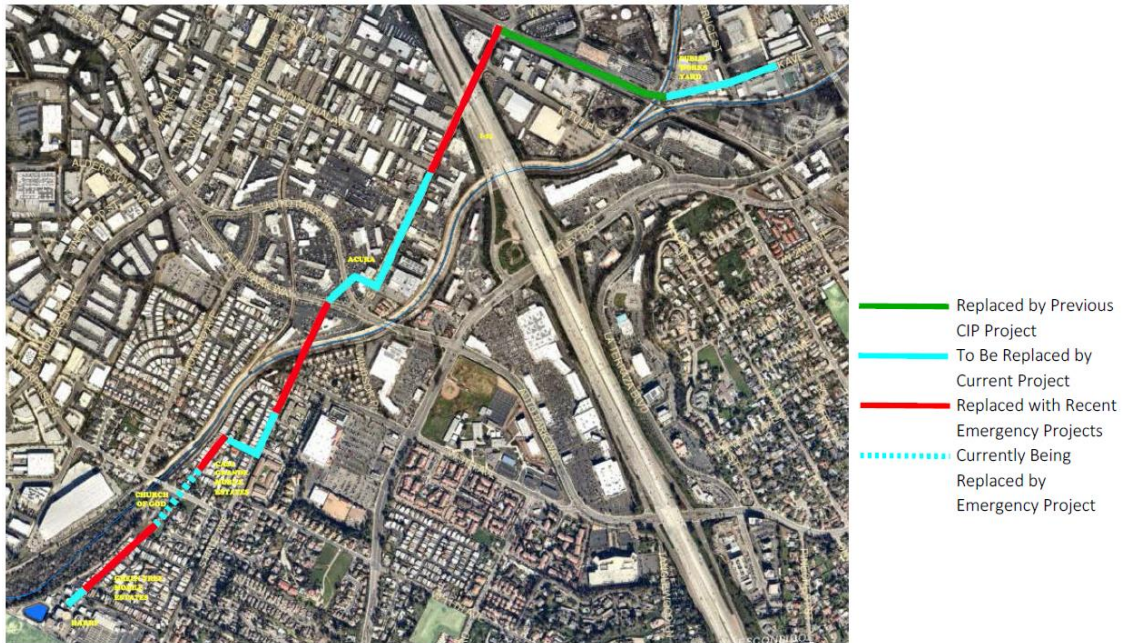
*Section 5 - Approximately 90 LF of pipeline that runs from the Green Tree Mobile Estates to the connection point at the HARRF. See **Figure 1**.*



# CITY of ESCONDIDO

## STAFF REPORT

Figure 1



Competitive bids were opened on January 12, 2023, determining Southland Paving, Inc. as the lowest responsive and responsible bidder at \$8,482,904.64.

On January 16, 2023, as a result of substantial rain events, portions of the previously identified trunk sewer main to be replaced as a part of this Project were compromised. On January 17, 2023, pursuant to Chapter 7 of the Escondido Municipal Code, the City Manager serving as the Director of Emergency Services, proclaimed a local emergency to take actions necessary to preserve life and property. Pursuant to the terms of Government Code §8558, the City Manager acted to forego normal bidding procedures and executed a Public Improvement Agreement with Southland Paving, Inc., to perform emergency work to expedite the replacement of failed portions of Section 4 previously defined in the Project scope of work. The emergency work was executed under a separate contract with Southland Paving, Inc., and identified as the 2023 Emergency Trunk Sewer Replacement Project. As such, several components of the Project and the 2023 Emergency Trunk Sewer Replacement Project overlapped. As anticipated, a deductive change order was issued to account for the overlap.

In June 2024, while the Project was still under construction, Utilities Wastewater staff discovered additional failed and severely deteriorated trunk sewer main during routine closed-circuit television ("CCTV") surveillance. The newly found sections between Grape Day Park and Date Street, in East Pennsylvania Avenue, Fig Street, and paralleling the Escondido Creek, are located upstream of the Project location, as well as previous emergency trunk sewer project locations. On June 20, 2024, the City Manager, acting in his capacity as the Director of Emergency Services under Chapter 7 of the Escondido Municipal





# CITY of ESCONDIDO

## STAFF REPORT

Code, proclaimed a local emergency via Proclamation No. 2024-02, thereby triggering the allowance for dispensing with competitive bidding procedures under state and local law to secure an immediate contract with CCL Contracting, Inc. and Filanc, to expedite the containment and repair of the subject failing trunk main. This work, identified as the 2024 Emergency Trunk Sewer Project, is currently under construction with project updates presented to City Council on a regular basis (see **Figure 2**).

**Figure 2**



## RESOLUTIONS

- a) Resolution No. 2025-56

## RESOLUTION NO. 2025-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, AUTHORIZING THE DEPUTY  
CITY MANAGER / DIRECTOR OF UTILITIES TO FILE A  
NOTICE OF COMPLETION FOR THE TRUNK SEWER  
REPLACEMENT PROJECT

WHEREAS, on February 8, 2023, the City Council adopted Resolution No. 2023-12, authorizing the execution of the Public Improvement Agreement for the construction of the Trunk Sewer Replacement Project ("Project") in the amount of \$8,482,904.64; and

WHEREAS, the construction of the Trunk Sewer Replacement Project was completed by Southland Paving, Inc., in December of 2024, in the amount of \$8,094,878.20; and

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

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

1. That the above recitations are true.
2. That the City Council accepts the recommendation of the Director of Utilities.
3. That the City Council approves the request to file a Notice of Completion for the Trunk Sewer Replacement Project.



# STAFF REPORT

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June 18, 2025  
File Number 0170-57

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## SUBJECT

### APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER DANIEL J. ORR

## DEPARTMENT

Human Resources

## RECOMMENDATION

Request the City Council adopt of Resolution No. 2025-50, approving the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Daniel J. Orr.

Staff Recommendation: Approval (Human Resources: Jessica Perpetua, Director of Human Resources)

Presenter: Jessica Perpetua, Director of Human Resources

## FISCAL ANALYSIS

None

## PREVIOUS ACTION

None

## BACKGROUND

Mr. Orr filed for Industrial Disability Retirement on March 18, 2025, as a 41-year-old Police Officer. He has been employed by the City of Escondido since August 2017. The basis for Mr. Orr's Industrial Disability Retirement application is confirmed by medical reports from Dr. Michael Takamura. Mr. Orr's condition is non-physical in nature. Accordingly, Mr. Orr is incapacitated within the meaning of the Public Employee's Retirement Law for performance of his usual and customary duties in the position of Police Officer.

Under state law, CalPERS requires the City Council to adopt a resolution stating that competent medical evidence supports the granting of an Industrial Disability Retirement. Based on medical evidence, staff recommends the City Council adopt Resolution No. 2025-50, approving the CalPERS Industrial Disability Retirement for Officer Daniel J. Orr to be effective June 18, 2025.



# CITY *of* ESCONDIDO

## STAFF REPORT

### RESOLUTIONS

- a) Resolution No. 2025-50



## RESOLUTION NO. 2025-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, APPROVING THE CALPERS  
INDUSTRIAL DISABILITY RETIREMENT FOR POLICE  
OFFICER DANIEL J. ORR

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 (Government Code Section § 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, Daniel J. Orr ("Employee") filed an application with CalPERS on March 18, 2025, for an Industrial Disability Retirement due to a Post-Traumatic Stress Disorder 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, as follows:

1. That the above recitations are true.

2. That the City Council 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 Resolution No. 2025-50 in accordance with Government Code Section § 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 Employee nor the City of Escondido has applied to the Worker's Compensation Appeals Board for a determination pursuant to Government Code Section § 21166 whether such disability is industrial.

6. That the Employee's retirement date will be effective June 18, 2025, and his last day on paid status is June 17, 2025.

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

8. That the City will make monthly Advanced Disability Pension Payments of \$5,840.88, beginning July 1, 2025, until CalPERS begins making retirement payments. The City will also make a one-time advance disability payment of \$2,336.35, for the remaining twelve days of June 2025. 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 a non-physical mental health condition, and arose out of and in the course of employment.

10. That there is competent medical opinion certifying the disabling condition to be permanent.

11. 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.



# STAFF REPORT

Item9.

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June 18, 2025  
File Number 0430-30

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## SUBJECT

### **FISCAL YEAR 2025/26 OPERATING BUDGET ADOPTION**

## DEPARTMENT

Finance

## RECOMMENDATION

Request the City Council adopt Resolution No. 2025-74 approving the Fiscal Year 2025/26 Annual Operating Budget and adopt Resolution No. 2025-75 approving the Appropriations Limit (Gann Limit) for Fiscal Year 2025/26

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

**ESSENTIAL SERVICE** – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer; Public Works/Infrastructure; Maintenance of Parks facilities/Open Spaces

**COUNCIL PRIORITY** – Eliminate Structural Deficit; Improve Public Safety; Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

**The proposed FY2025/26 Annual Operating Budget document can be viewed on the City's website at:**  
<https://www.escondido.gov/361/Current-Budget-Information>

## PREVIOUS ACTION

On May 21, 2025, staff provided the Preliminary FY2025/26 Operating Budget Workshop.

## ANALYSIS

The City's annual budget process begins around December each year with an update of the budgetary forecast and the General Fund Multi-Year Financial Plan. The financial forecast takes a look forward at the City's General Fund revenues and expenditures. The purpose of the forecast is to identify financial trends, shortfalls, and potential issues so the City can proactively address them. The forecast provides a snapshot of what the future will look like, projecting the fiscal result of maintaining the City's current service levels and policies.



# CITY of ESCONDIDO

## STAFF REPORT

Staff have prepared this budget for final approval after considering input from the City Council and public. The appropriation total for all operating funds is \$261.6 million, and this budget is balanced with the use of Measure I funding and a one-time transfer of \$3.1 million from the Workers Compensation Fund.

### City Council Priorities

This budget aligns with the following strategic priorities identified by the City Council in January 2025, which serve as the foundation for budget planning:

- Financial stewardship
- Prioritizing public safety
- Being business friendly
- Driving community and land development

### Measure I

Measure I, a one-cent general sales tax that increases the sales tax rate in Escondido from 7.75 percent (7.75%) to 8.75 percent (8.75%) and has a 20-year sunset, was placed on the November 2024 ballot and approved by voters with 61.12 percent (61.12%) in favor, demonstrating trust in City leadership and a commitment to investing in this community.

As a general tax, Measure I can be used for any general governmental purpose; however, the ballot language approved by voters specifically included these items as potential uses:

- Providing public safety
- Addressing homelessness
- Improving streets, sidewalks, and infrastructure
- Increasing police, fire, and paramedic services
- Reducing traffic congestion
- Maintaining parks, trails, and open space

Utilizing both Measure I Local District Tax and General Fund revenues, the FY2025/26 Operating Budget provides resources for those essential services identified in the ballot language in addition to City Council priorities. The line-item detail budget for Measure I includes the following:

- ✓ 30 new staff positions and 6 restored staff positions that were cut in prior years; and
- ✓ Positions, as well as maintenance and operations costs, from Police, Fire, and Street Maintenance have been reallocated to the Measure I fund to ensure the continuity of those services; and
- ✓ Funding for one-time investments of critical Police and Fire vehicles; and
- ✓ Funding for open space and deferred maintenance that includes roof and other building repairs, a historic property facility assessment, repairs at the California Center for the Arts, funding for the Reidy Creek Golf course, and an allocation to prepare an analysis for a Smart City program.

This year's budget also reflects a shift toward performance-based budgeting which aligns City resources with the strategic priorities of the City Council and community. The inclusion of overarching goals and metrics associated with the new positions and enhanced services funded through Measure I provide a



# CITY of ESCONDIDO

## STAFF REPORT

new level of transparency and accountability for the additional investments being made and will aid in our ongoing dialogue with the City Council and community around delivery of priorities.

### Structural Budget Deficit

Despite this incredible investment in Escondido's future, it's important to recognize that operating revenue has not kept pace with the growing costs of providing City services and, as a result, the General Fund long-term financial plan still projects annual deficits exceeding \$10 million annually growing to \$24 million by FY2035 which creates a structural budget deficit. To address this projected shortfall, the City has maintained a hardline on expenditures and staff are continuously seeking measures that ensure efficiency, while enhancing basic operations. In addition, since the Great Recession, the City has controlled costs by annually deferring maintenance and capital project costs. In FY2023/24 to close a \$11,295,840 General Fund budget deficit and continue to provide essential City services, reserve balances were used as well as deferring major purchases to future years. In FY2024/25, ten (10) full-time vacant positions were eliminated and both the Library and California Center for the Arts were removed from the General Fund and were funded with American Rescue Plan Act Funds, a one-time source of funds that expire on December 31, 2026.

Revenue-generating opportunities have been explored and some fully implemented with the approval of the City Council. These include the approval of a short-term rental program, joining the paramedic Ground Emergency Medical Transportation Program, and moving the User Fee schedule to full cost recovery effective September 2024.

Despite all of these measures, and the City's efforts to fund projects with grants and other sources of one-time funds, it has not been enough to meet growing costs and demand for services. The passage of Measure I provides funding for the next 20 years that will mitigate the impacts of this structural deficit and provide Staff time to continue to explore additional ways to align revenues with expenditures.

### Conclusion

As a result of the new resources provided by Measure I in November 2024, the FY2025/26 Operating Budget preserves the essential services and programs provided to our residents, businesses, and visitors. The FY2025/26 budget offers the City Council, City Staff, and the community a sense of optimism, however, we continue to remain conservative and strategic in our operational growth bearing in mind the continued existence of a structural deficit. As the additional resources from Measure I are collected, Staff look forward to continuing the budget conversations with the City Council and community over the course of this fiscal year.

### **Annual GANN Appropriations Limit**

Also included with this agenda item is Resolution No. 2025- 75 approving the Appropriations Limit (Gann Limit) for Fiscal Year 2025/26.



# CITY of ESCONDIDO

## STAFF REPORT

California voters approved an initiative on November 6, 1979 that added Article XIII B to the State Constitution, as amended by Proposition 98 in 1988 and Proposition 111 in 1990. The provisions of this article place limits on the amount of tax money that state and local governments can legally spend each fiscal year. In accordance with that legislation, the governing body of each government jurisdiction must, by resolution, establish its annual Appropriation Limit for the coming year (prior to July 1).

The Appropriation Limit is based on actual appropriations during the 1978-1979 fiscal year and adjusted each year for population changes and the changes in the US Consumer Price Index or California per capita personal income provided by the California Department of Finance.

Based on Article XIII B, the City of Escondido can use the larger of two measurements of population growth, (county or city population growth) in the Appropriations Limit calculation. For FY2025/26, the City is using the FY2024/25 percent change in population growth of San Diego County in the calculation. The City typically uses the highest factor in order to provide maximum appropriation flexibility.

The Appropriations Limit for FY2025/26 is \$1,875,099,209 for funds subject to the appropriation limit. The City's FY2025/26 budgeted appropriations of \$142,894,850 are estimated to be \$1,732,204,359 under the limit.

### RESOLUTIONS

- a) Resolution No. 2025-74
- b) Resolution No. 2025-75
- c) Resolution No. 2025-75 – Exhibit "A" - GANN Calculation
- d) Resolution No. 2025-75 – Exhibit "B" - GANN Limit Calculation

## RESOLUTION NO. 2025-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING OPERATING BUDGETS FOR CERTAIN CITY DEPARTMENTS FOR FISCAL YEAR 2025/26 SUBJECT TO ANY AMENDMENT MADE PURSUANT TO COMPENSATION PLANS FOR THE CITY OF ESCONDIDO AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS TO VARIOUS FUNDS AND DEPARTMENTS

WHEREAS, the budgets for all City Departments for the period July 1, 2025, through June 30, 2026, inclusive, contained in the Fiscal Year 2025/26 Operating Budget Document (a copy of which is on file in the Office of the City Clerk) as amended by Council, are adopted as the final budgets for the Fiscal Year 2025/26, subject to any further amendments pursuant to approval of Compensation Plans for employees of the City of Escondido; and

WHEREAS, the amount designated as Department Total for each department and each fund in the budgets on file with the City Clerk, is hereby appropriated to the department or fund for which it is designated subject to adjustments for Compensation Plan approvals. Such appropriations as adjusted shall not be increased without approval of the City Council, except that transfers within funds may be approved by the City Manager. All amounts designated as Employee Services, Maintenance and Operation, and Capital Outlay in each budget on file with the City Clerk, are hereby appropriated for such uses to the department or fund under which they are listed, subject to any amendments made pursuant to approval of Compensation Plans for employees of the City of Escondido, and shall not be increased without approval of the City Manager; and

WHEREAS, the approval of the Operating Budget Document, including the Department Total expressed for each department, and any subsequent amendments shall include approval for all actions of the City acting as Successor Agency of the former Escondido Redevelopment Agency as expressed in said Operating Budget Document.



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

1. That the above recitations are true.
2. That the City Council adopts operating budgets for certain City Departments for Fiscal Year 2025/26 subject to any amendment made pursuant to compensation plans for the City of Escondido and establishing controls on changes in appropriations to various funds and departments.

## RESOLUTION NO. 2025-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, ADOPTING AN ANNUAL  
APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2024/25  
AS REQUIRED BY LAW

WHEREAS, Article XIII-B of the California State Constitution requires that the City of Escondido calculate an appropriations limit for each fiscal year, commonly known as the "Gann Limit;" and

WHEREAS, the Gann Limit is based on a combination of a population factor and an inflation factor as outlined on Exhibit "B," which is attached to this Resolution and incorporated by this reference; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to adopt an annual Gann Limit for Fiscal Year 2025/26 as listed on Exhibit "A," which is attached to this Resolution and incorporated by this reference.

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

1. That the above recitations are true.
2. That the City Council adopts the calculation of the annual Gann Limit for the Fiscal Year 2025/26. The Gann Limit is adopted on a provisional basis, as the limit may need to be adjusted when current assessment data are available. The 2024/25 Gann Limit Calculation is finalized as shown on Exhibit "B," which is attached to this Resolution and incorporated by this reference.

**EXHIBIT A  
GANN CALCULATION  
2025/26**

	<u>PROCEEDS</u>	<u>NON-PROC.</u>
PROPERTY TAXES	38,530,230	
OTHER TAXES:		
Sales and Use Tax	46,741,040	
Measure I District Tax	38,484,150	
Franchise	10,072,140	
Transient Occupancy Tax	2,600,000	
RPTTF Residual Payment	2,776,600	
Property Transfer	931,420	
LICENSES AND PERMITS:		
Business Licenses	2,150,000	
Building Permits		1,221,000
Electrical Permits		136,000
Mechanical Permits		95,000
Plumbing Permits		48,000
Other Permits		519,950
FINES, FORFEITURES AND PENALTIES:		
Parking Fines		218,000
Library Fines and Fees		12,000
Other Court Fines		620,200
REVENUE FROM USE OF MONEY:		
Interest Income	629,270	184,730
REVENUE FROM OTHER AGENCIES:		
Rincon Fire Agreement		2,918,500
Reimbursements from Outside Agencies		750,830
Grants		350,250
VLF Revenue in Excess		175,000
Post Reimbursement		35,000
State Highway Maintenance		10,000

	<u>PROCEEDS</u>	<u>NON-PROC.</u>
CHARGES FOR CURRENT SERVICES:		
Paramedic Services		9,702,590
Community Services		3,097,060
Engineering Fees		2,067,230
Plan Check Fees		663,000
Special Police Services		116,530
Conservation Credit		57,980
Zoning Fees		139,580
Environmental Impact Reports		48,060
Subdivision Fees		37,760
Sale Maps and Publications		1,240
Other Current Services		2,303,420
OTHER REVENUE:		
Leased Property		3,079,800
Transfer Station Fee		1,460,640
Mobile Home Rent Control		20,470
Small Cell Site Revenue		105,080
Other Revenue		289,140
GAS TAX FUND:		
Revenue from Use of Money		
Interest Income		63,700
Revenue from Other Agencies		
State Gas Tax 2105		936,580
State Gas Tax 2106		620,120
State Gas Tax 2107		1,279,960
State Gas Tax 2107.5		10,000
State Gas Tax 2013		1,339,460
	<hr/>	<hr/>
TOTALS	142,914,850	34,733,860
LESS: STATE MANDATES (Estimated)	<hr/> (20,000)	
APPROPRIATIONS SUBJECT TO LIMIT	142,894,850	
GANN LIMIT FOR 2025/26	<hr/> 1,875,099,209	
MARGIN	<hr/> <hr/> 1,732,204,359	

## EXHIBIT B GANN LIMIT CALCULATION

	<u>POPULATION FACTOR USED</u>	<u>INFLATION FACTOR USED</u>	
2009/10 Limitation		Per Capita	431,104,485
2010/11 Factor	City Growth	Personal Income	0.98883
2010/11 Limitation		Per Capita	426,289,048
2011/12 Factor	City Growth	Personal Income	1.03269
2011/12 Limitation		Non Residential	440,224,437
2012/13 Factor	County Growth	Assessed Valuation	1.27787
2012/13 Limitation		Non Residential	562,549,601
2013/14 Factor	County Growth	Assessed Valuation	1.59242
2013/14 Limitation		Non Residential	895,815,236
2014/15 Factor	County Growth	Assessed Valuation	1.06226
2014/15 Limitation		Per Capita	951,588,693
2015/16 Factor	County Growth	Personal Income	1.05045
2015/16 Limitation		Per Capita	999,596,343
2016/17 Factor	County Growth	Personal Income	1.06192
2016/17 Limitation		Per Capita	1,061,491,349
2017/18 Factor	County Growth	Personal Income	1.04644
2017/18 Limitation		Non Residential	1,110,787,007
2018/19 Factor	County Growth	Assessed Valuation	1.05197
2018/19 Limitation		Non Residential	1,168,514,608
2019/20 Factor	County Growth	Assessed Valuation	1.10963
2019/20 Limitation		Non Residential	1,296,618,864
2020/21 Factor	City Growth	Assessed Valuation	1.06106
2020/21 Limitation		Per Capita	1,375,790,412
2021/22 Factor	City Growth	Personal Income	1.05645
2021/22 Limitation		Non Residential	1,453,453,781
2022/23 Factor	County Growth	Assessed Valuation	1.11574
2022/23 Limitation		Per Capita	1,561,939,571
2023/24 Factor	County Growth	Personal Income	1.04304
2023/24 Limitation			1,691,477,177
2024/25 Factor	County Growth	Personal Income	1.03693
2024/25 Limitation			1,753,931,713
2025/26 Factor	County Growth	Personal Income	1.06908
2025/26 Limitation			1,875,099,209



# STAFF REPORT

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June 18, 2025  
File Number 0430-30

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## SUBJECT

**FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND FISCAL YEAR 2025/26 CAPITAL IMPROVEMENT PROGRAM BUDGET AND ADOPTION OF THE 2026 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM**

## DEPARTMENT

Finance Department and Engineering Services Department

## RECOMMENDATION

Request the City Council adopt Resolution No. 2025-76 approving Fiscal Years 2025/26 – 2027/2030 Five-Year Capital Improvement Program and the Fiscal Year 2025/26 Capital Improvement Program Budget; adopt Resolution No. 2025-77 approving the RMRA FY 25/26 project list; and adopt Resolution No. 2025-78 approving the Regional Transportation Improvement Program for Fiscal Years 2026 through 2030.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Lyn Cruz, Accountant II

**ESSENTIAL SERVICE** – Yes, Internal Requirement

**COUNCIL PRIORITY** - Internal Requirement

## FISCAL ANALYSIS

The Capital Improvement Program and Budget is a five-year planning tool that is developed and updated annually. The program allows identification of funding resources for FY2025/26 and the corresponding uses of those funds. To view the complete document please visit: <https://www.escondido.gov/187/Capital-Improvement-Program>

## PREVIOUS ACTION

The preliminary Five-Year CIP and FY2025/26 CIP Budget update was taken to the City Council on June 11, 2025.



# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The Five-Year Capital Improvement Program (“CIP”) summarizes anticipated resources and estimated uses for major infrastructure, capital construction, improvements, maintenance projects, and certain grant funds.

The proposed budget estimates sources of \$38.8 million that are available to fund capital improvements, maintenance, and capital outlay expenditures. The current year budget anticipate uses of \$33.9 million in appropriated expenditures and transfers.

Upon completion of a project, any remaining balance is returned to the appropriate fund’s reserves and becomes available to fund future projects. In addition, any excess revenues over budgeted expenditures are added to reserves. This program includes \$4,836,362 in reserves available for future projects. The majority of the reserves are restricted funding in the Park Development Fund which can be used on future projects.

The following table summarizes the major categories of funding (Sources and Uses) contained in FY 2025/26.

#### SOURCES

#### USES

Available Fund Balances	\$2,270,910	Parks and Recreation	2,800,000
Developer Fees	10,225,820	Public Works	2,536,390
Interest	745,862	Streets	16,534,220
Gas Tax	4,288,050	Wastewater Utilities	3,346,000
Measure I	2,000,000	Water Utilities	6,700,000
Road Maint. & Rehab Account	3,969,330	<b>Subtotal Uses 2025/26</b>	<b>\$31,916,610</b>
Transnet	5,262,000	Transfer to General Fund (Streets)	2,055,000
Utilities-Charges for Services	10,046,000	Reserves Available for Future Projects	4,836,362
<b>TOTAL SOURCES FY 2025/26</b>	<b>\$38,807,972</b>	<b>TOTAL USES FY 2025/26</b>	<b>\$38,807,972</b>

A majority of the proposed capital project costs, 52 percent (52%) or \$16.5 million this year, relate to street projects.



# CITY of ESCONDIDO

## STAFF REPORT

### FIVE-YEAR STREET CIP PLANNING PROCESS

Each year, the City of Escondido (“City”) updates its Five-Year Street Capital Improvement Program to address future transportation needs. Funding allocated to the Mobility Element Implementation project will result in a prioritized list of street improvement projects required to meet future transportation demands for build out of the City. This project sets aside funding for design, environmental review, and construction of the highest priority arterial improvement project(s) identified with the Mobility Element Update.

### ANNUAL OPERATING AND MAINTENANCE PROGRAMS

The Five-Year Street Capital Improvement Program provides funding for the City’s Annual Pavement Maintenance and Rehabilitation project. This fiscal year, the addition of \$2 million in Measure I funds will bring the total program budget to \$8.7 million in FY 2025/26, which is a 24 percent (24%) increase from the prior fiscal year. Funding is also programmed towards storm drain repair and improvement in order to address the highest priority corrugated metal pipelines, traffic infrastructure, traffic signals and synchronization, street tree maintenance, and the Transportation and Community Safety Commission.

As has been the case for since its inception in 2017, the City has elected to use Road Maintenance and Rehabilitation Account (“RMRA”) funding on the City’s Annual Street Rehabilitation and Maintenance Project. This annual project will rehabilitate pavement and sidewalk in one maintenance zone within the City: Central-South Maintenance Zone. Street segments within these maintenance zones are prioritized based on pavement condition, volume of daily traffic, and input from the public and City staff. Exhibit “A” of Resolution No. 2025-77 provides the project details.

### TRANSNET PROGRAM OF PROJECTS

The following projects are being programmed with TransNet funds for Fiscal Years 2026 through 2030:

- ESC-51, Comprehensive Active Transportation Strategy
- ESC-58, Escondido Creek Drainage Capacity Upgrade
- ESC-48, Grand Avenue Streetscape Improvements
- ESC-37, Pavement Maintenance
- ESC-38, Pavement Rehabilitation
- ESC-39, Traffic Signals





# CITY of ESCONDIDO

## STAFF REPORT

TransNet funding for these projects constitutes the City's TransNet Local Street Improvement Program of Projects for Fiscal Years 2026 through 2030. Resolution No. 2025-78 shows the amendments to the 2025 Regional Transportation Improvement Plan, and has been input into ProjectTrak, SANDAG's automated system for programming of regional highway and street funds by City staff. This Program of Projects in the ProjectTrak system will align with the City's CIP Budget.

### ENVIRONMENTAL REVIEW:

The instant action is a request for the City Council to approve the CIP Budget, which is not a commitment of funds to any specific project but rather a general budgeting and fiscal planning tool. Similarly, the General Plan conformance report does not commit funding to any specific project and has been presented to the Planning Commission and the City Council pursuant to Government Code section 65401. All identified projects are subject to further environmental review and thus at this point are merely speculative. Staff has reviewed the list of identified projects and has determined that a number of projects will likely involve the need for preparation of environmental documentation in accordance with the California Environmental Quality Act ("CEQA"). Environmental review will occur and appropriate environmental documents pursuant to CEQA and/or the National Environmental Policy Act ("NEPA") may be prepared after a specific project scope is defined but prior to the City's approval of the project itself, including review and approval of any related construction contracts or entitlements.

For these reasons, the instant action is not a project pursuant to CEQA Guidelines section 15378, which excludes from the definition of "project" "[t]he creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment." (CEQA Guidelines section 15378(b)(4).)

### RESOLUTIONS

- a) Resolution No. 2025-76
- b) Resolution No. 2025-77
- c) Resolution No. 2025-77—Exhibit "A"—RMRA Project List
- d) Resolution No. 2025-78

## RESOLUTION NO. 2025-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, ADOPTING THE FIVE-YEAR  
CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS  
2025/26 – 2029/30 AND THE PROJECT BUDGETS FOR  
FISCAL YEAR 2025/26

WHEREAS, the budgets for all capital projects for the period July 1, 2025, through June 30, 2026, inclusive, contained in the Fiscal Years 2025/26-2029/30 Five-Year Capital Improvement Program and Budget Document (a copy of which is on file in the Office of the City Clerk) as amended by the City Council, are adopted as the final project budgets for Fiscal Year 2025/26. Amendments to this budget may be made from time-to-time following review and approval by minute action of the City Council; and

WHEREAS, the Fiscal Year 2025/26 amount designated for each project and each fund in the Five-Year Capital Project Improvement Program and Budget, on file with the City Clerk, are hereby appropriated to the fund for which it is designated. Such appropriations as adjusted shall be neither increased nor decreased without approval of the City Council, except for transfers within projects may be approved by the City Manager, up to 10 percent (10%) per total project and a maximum of \$50,000 from contingency funds. All amounts designated in each project budget on file with the City Clerk are hereby appropriated for such uses to the fund under which they are listed, and shall be neither increased nor decreased without approval of the City Manager; and

WHEREAS, any City Council action changing the above-mentioned assumptions will cause the Five-Year Capital Improvement Program and Fiscal Year 2025/26 Project Budgets to be revised and brought back to the City Council for modification; and

WHEREAS, the projects in the Five-Year Capital Improvement Program and Fiscal Year 2024/25 Project Budgets conform to and are consistent with the General Plan; and

WHEREAS, all identified projects within the Five-Year Capital Project Improvement Program and Fiscal Year 2025/26 Project Budgets are subject to further environmental review and thus at this point are merely speculative. Appropriate environmental documents pursuant to the California Environmental Quality Act and/or National Environmental Policy Act will be prepared after a specific project scope is defined but prior to the City's approval of the project itself, including prior to the City's review and approval of any related construction contracts or entitlements.

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

1. That the above recitations are true.
2. That the City Council adopts the budgets for all capital projects for the period July 1, 2025 through June 30, 2026, inclusive, contained in the Fiscal Years 2025/26-2029/30 Five-Year Capital Improvement Program and Budget Document (a copy of which is on file in the Office of the City Clerk).

## RESOLUTION NO. 2025-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, ADOPTING THE FISCAL YEAR  
2024-25 ROAD MAINTENANCE AND REHABILITATION  
ACCOUNT PROJECT LIST FUNDED BY SB 1: THE ROAD  
REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (“SB 1”), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Escondido are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (“RMRA”), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project’s completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive an estimated \$3,969,330 in RMRA funding in Fiscal Year 2025-26 from SB 1; and

WHEREAS, this is the ninth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust process to review and prioritize the streets in the Maintenance Zone, and to use submitted input from the community and staff to ensure the priorities are being addressed; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used to treat the highest-priority streets using a cost-effective Maintenance Zone approach for residential street rehabilitation and maintenance projects that meet the City's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City complete annual street rehabilitation and maintenance of multiple streets throughout the Maintenance Zone this year and complete similar projects into the future; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an "at-risk" condition and this revenue will help us increase the overall Pavement Condition Index ("PCI") of the City's road system, and over the next decade will bring City streets and roads into a better overall condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive benefits citywide.

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

1. That the above recitations are true.

2. That the City Council approves the Fiscal Year 2025-26 RMRA proposed project to be completed with RMRA revenues. The proposed project is shown in Exhibit "A", which is attached to this Resolution and incorporated by this reference.

## **Road Maintenance and Rehabilitation Account**

### **FY 25/26 Initial Project List**

Project Title:

Annual Street Rehabilitation and Maintenance Project

Project Description:

The City has elected to use Road Maintenance and Rehabilitation Account (RMRA) funding on the City's Annual Street Rehabilitation and Maintenance Project. This annual project will rehabilitate pavement and sidewalk in one maintenance zone within the City: Central-South Maintenance Zone. Street segments within these maintenance zones are prioritized based on pavement condition, volume of daily traffic, and input from the public and City staff.

Project Location:

The Central-South Maintenance Zone is bounded by 5<sup>th</sup> Avenue to the North, City limits to the East, Felicita Avenue/17<sup>th</sup> Avenue to the South, and Interstate 15 to the West.

Estimated Project Useful Life:

Asphalt pavement rehabilitation completed as part of this project has an estimated useful life between 10 and 20 years for the various treatments, while concrete sidewalk improvements have an estimated useful life of 40-50 years.

Estimated Project Schedule:

The City anticipates completing this project during the upcoming Fiscal Year 2025/26.

## RESOLUTION NO. 2025-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, ADOPTING/APPROVING AN  
AMENDMENT TO THE TRANSNET LOCAL STREET  
IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL  
YEARS 2025 THROUGH 2029

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (TransNet Extension Ordinance); and

WHEREAS, the TransNet Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (TransNet) funds; and

WHEREAS, the City of Escondido was provided with an estimate of annual TransNet local street improvement revenues for fiscal years 2025 through 2029; and

WHEREAS, the City of Escondido approved its 2025 TransNet Local Street Improvement Program of Projects (POP) on June 19, 2024 and the City of Escondido desires to make adjustments to its Program of Projects; and

WHEREAS, the City of Escondido has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the TransNet Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.



NOW, THEREFORE, BE IT RESOLVED that City of Escondido requests that SANDAG make the following changes to its POP (the “Amendment”) as programmed in the 2025 RTIP:

LIST OF PROJECTS BY FUND	PROPOSED FY 2025/26	FORECAST FY 2026/27	FORECAST FY 2027/28	FORECAST FY 2028/29	FORECAST FY 2029/30
PROJECTED AVAILABLE BALANCE	\$ 5,501,363	\$ 5,336,000	\$ 5,474,000	\$ 5,652,000	\$ 5,847,000
COMPREHENSIVE ACTIVE TRANSPORTATION STRATEGY	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
ESCONDIDO CREEK DRAINAGE CAPACITY	\$ 875,000	\$ 875,000	\$ 1,000,000	\$ 1,000,000	\$ -
GRAND AVENUE STREETSCAPE IMPROVEMENTS	\$ 1,250,000	\$ 1,750,000	\$ 850,000	\$ 500,000	\$ 500,000
PAVEMENT MAINTENANCE AND REHABILITATION FY26	\$ 2,087,300	\$ 1,711,000	\$ 2,624,000	\$ 3,152,000	\$ 4,347,000
TRAFFIC SIGNALS FY26	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
TOTAL TRANSNET FUND PROJECT REQUESTS	\$ 5,212,300	\$ 5,336,000	\$ 5,474,000	\$ 5,652,000	\$ 5,847,000
TRANSNET FUND REMAINING BALANCE	\$ 289,063	\$ -	\$ -	\$ -	\$ -

BE IT FURTHER RESOLVED that pursuant to Section 2(C)(1) of the TransNet Extension Ordinance, the City of Escondido certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.

BE IT FURTHER RESOLVED that pursuant to Section 4(E)(3) of the TransNet Extension Ordinance, the City of Escondido certifies that all new or changed projects, or major reconstruction projects included in the Amendment and funded by TransNet revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as part of the City of Escondido’s public hearing process for the Amendment.

BE IT FURTHER RESOLVED that the City of Escondido does hereby certify that all applicable provisions of the TransNet Extension Ordinance and SANDAG Board Policy No. 31 have been met.

BE IT FURTHER RESOLVED that the City of Escondido continues to agree to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Escondido's TransNet funded projects.



# STAFF REPORT

June 18, 2025  
File Number 0800-40

## SUBJECT

**PL25-0149/PL25-0150/PL25-0151 – PLANNED DEVELOPMENT PERMIT AND DESIGN REVIEW PERMIT FOR CONSTRUCTION OF 35 MULTI-FAMILY DWELLING UNITS**

## DEPARTMENT

Planning Division, Development Services Department

## RECOMMENDATION

Request the City Council introduce Ordinance No. 2025-04, approving a Planned Development Permit, and adopting Resolution No. 2025-68 approving a Design Review Permit for construction of the Project. Approval of the Project includes the environmental determination.

Staff Recommendation: Approval (Development Services Department: Christopher McKinney, Deputy City Manager/Interim Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

**ESSENTIAL SERVICE** – Yes, Land Use/Development

**COUNCIL PRIORITY** – Increase Retention and Attraction of People and Businesses to Escondido; Encourage Housing Development

## FISCAL ANALYSIS

The applicant will be responsible for payment of Development Impact Fees prior to issuance of a building permit.

## PLANNING COMMISSION ACTION

On May 27<sup>th</sup>, 2025, the Planning Commission voted 4-1 to adopt Resolution No. 2025-06, recommending that the City Council approve the Project. During the Planning Commission hearing, the Planning Commissioners requested that City staff include in the City Council Staff Report several of the topics discussed during the hearing. The items are provided below, and represent a summary of the discussion:

- *Assembly Bill 2097 (AB 2097)* – The Planning Commission discussed several aspects of AB 2097 including but not limited to, how staff calculate the distance measurement from the subject



# CITY of ESCONDIDO

## STAFF REPORT

property to a “Major Transit Stop”; the City’s authority to require off-street parking for eligible projects; and the perceived impact on existing residential parking in the area due to the Project not providing all parking required by the zoning code (pursuant to AB 2097).

- *Density Bonus Request* – The Planning Commission requested clarification of the applicant’s utilization of an incentive/concession on the requirement for open space (as dictated by the Downtown Specific Plan). As detailed in the Planning Commission Staff Report, dated May 27, 2025 (Attachment “1”), density bonus law affords the applicant two (2) incentive/concessions due to the provision of very-low-income units as part of the Project. Furthermore, the City’s Staff Development Committee—including the City’s Fire Department, and Building and Safety Division—reviewed the Project as proposed and did not identify or indicate that the omission of open space would cause an adverse impact on the public health and safety, nor would the requested incentive/concession impact a property on the California Register of Historic Resources. Pursuant to state density bonus law, the burden of proof falls on the City to deny a use of incentive/concession, and that the City’s determination must rely on substantial evidence that the requested incentive/concession would cause an adverse impact on the aforementioned items. No substantial evidence was introduced at the May 27, 2025 Planning Commission meeting that would indicate the incentives/concessions requested by the applicant would cause an adverse impact.

Additionally, the Planning Commission requested that City Staff included the link in the audio for the City Council’s review: <https://www.youtube.com/watch?v=F9xx2UM0glU>

### BACKGROUND

On January 8, 2024, Stephen Dalton Architects (“Applicant”), represented by Sebastian Beingolea, submitted an application for construction of a thirty-five unit (35) multi-family building consistent with the Downtown Specific Plan. The proposed Project entails approval of a Planned Development (Master and Precise) and Design Review Permit to construct a 34,463 square-foot, 5-story, 35-unit multi-family building with a ground level residential unit and parking, and podium level courtyard (“Project”). The Project also includes a density bonus request.

The Project is located at the northwest corner of Escondido Boulevard and West 4<sup>th</sup> Avenue, addressed as 339 South Escondido Boulevard. The subject property previously operated as a mixed-use development consisting of a used-car dealership with 4 residential dwelling units on site. The Project site is zoned Specific Plan (S-P) and has a General Plan Land Use Designation of Specific Planning Area 9 (SPA 9: Downtown Specific Plan Area). The Downtown Specific Plan (DSP) Area is comprised of various land use districts which serve as the land use controls for development in the specific plan. The subject property is located within the Southern Gateway (SG) land use district which permits multi-family development. The Project site is surrounded by primarily commercial uses to the north and east, a vacant lot the south, and lower density multi-family developments to the west.



# CITY of ESCONDIDO

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### ANALYSIS

The Project includes a request for a Planned Development Permit to construct a 35-unit multi-family building with ground floor residential uses. As detailed in the DSP, ground floor residential uses are permitted in this area of the specific planning area, subject to review and approval of a Planned Development Permit in accordance with Article 19 (Planned Development Permit). The Project also includes a Design Review Permit, pursuant to Article 64 (Design Review), as required for Planned Development Projects (section 33-1354(a)). The Project also includes a density bonus request in accordance with state density bonus law, and Article 67 (Density Bonus and Residential Incentives). The Project entails demolition of an existing commercial building, and four (4) residential dwelling units; three (3) of those units are considered “protected units” under Senate Bill 330 as they are rented by low-income or very-low-income households. As a result, the Applicant would be required to replace the protected units with deed-restricted low-income or very-low-income units (as specified within Condition of Approval Nos. G(1)-(3)). The Applicant proposes four (4) very-low-income households to satisfy this requirement, and would thereby qualify for an increase in density pursuant to state density bonus law and Article 67. The Project site is located on an identified site within the City’s certified sixth cycle housing element, and is subject to the provisions of “no net loss.” City staff analyzed the City’s current inventory for capacity and determined that even with the Project as proposed, the City would maintain adequate sites and inventories for the purpose of state law. Therefore, should the City Council approve the Project, the City would maintain compliance with “not net loss” requirements.

The Project also includes off-site improvements which would be required as part of Project build out. These include, but are not limited to the following: remove and reconstruction of frontage improvements (sidewalk, curb returns, and pedestrian ramps), installation of street trees, and installation of pedestrian lighting.

The City’s Staff Development Committee (SDC) reviewed the Project for compliance with the City’s governing policy and regulatory documents and determined the Project as proposed and conditioned (refer to Exhibit “D” of draft Ordinance No. 2025-04) meets or exceeds those standards identified within such documents. For further analysis, the Planning Commission staff report details an in-depth Project analysis on compliance with the City’s General Plan, Downtown Specific Plan, and Zoning Ordinance (Attachment “1” – Planning Commission Staff Report, dated May 27<sup>th</sup>).

### ENVIROMENTAL REVIEW

California Environmental Quality Act (“CEQA”) Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under CEQA.

As detailed in Attachment “2”, pursuant to CEQA, the Project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (In-Fill Development Projects). Based on the



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## STAFF REPORT

information in the administrative record, including, but not limited applicable municipal code ordinances, the Climate Action Plan consistency checklist, traffic scoping agreement, and storm water quality management plan, the Project would not result in any significant effects relating to traffic, noise, air quality or water quality. Furthermore, the Project does not trigger any of exceptions to the use of an exemption under Section 15300.2 (Exceptions) of the CEQA guidelines.

The decision to approve the Project would include adoption of the Notice of Exemption.

### CONCLUSION/RECOMMENDATION

Based on the analysis contained in this Staff Report, the Planning Commission Staff Report, dated May 27, 2025, the presentation provided to the City Council and such other evidence and public input as may be heard at the Public Hearing, City staff recommends that the City Council introduce Ordinance No. 2025-04 and adopt Resolution No. 2025-68, approving the Project as conditioned.

The Project would further implement the vision of the Downtown Specific Plan through the revitalization of an underdeveloped parcel which would be developed consistent with the type of use envisioned for this area. The Project would also improve the streetscape, and surrounding area through the incorporation of landscaping, and sidewalk improvements that are consistent with the design principles for the South Escondido Boulevard area.

### ORDINANCE

- a) Ordinance No. 2025-04
- b) Ordinance No. 2025-04 —Exhibits “A” – Legal Description
- c) Ordinance No. 2025-04 —Exhibits “B” – Factors to be Considered/Findings of Fact
- d) Ordinance No. 2025-04 —Exhibits “C” – Approved Plans
- e) Ordinance No. 2025-04—Exhibits “D” – Conditions of Approval

### RESOLUTION

- a) Resolution No. 2025-68
- b) Resolution No. 2025-68—Exhibit “A”— Legal Description
- c) Resolution No. 2025-68—Exhibit “B”— Project Plans
- d) Resolution No. 2025-68—Exhibit “C”— Factors to Be Considered / Findings of Fact
- e) Resolution No. 2025-68—Exhibit “D”— Conditions of Approval

### ATTACHMENTS

- a) Attachment “1”—Planning Commission Staff Report, dated May 27, 2025
- b) Attachment “2”—Notice of Exemption

## ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, APPROVING A PLANNED  
DEVELOPMENT PERMIT (MASTER AND PRECISE PLAN),  
FOR CONSTRUCTION OF 35 DWELLING UNITS

CASE NO: PL25-0149/PL25-0150/PL25-0151

APPLICANT: Stephen Dalton Architects (C/O Sebastian Beingola)

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

- a) Stephen Dalton Architects, represented by Sebastian Beingola, ("Applicant"), filed land use development applications, Planning Case No(s). PL25-0149/PL25-0150/PL25-0151 ("Application") constituting a request for a Planned Development Permit (Master and Precise Plan) and Design Review Permit to allow for construction of a thirty-five-unit (35) multi-family building with ground-floor residential uses; and density bonus request to exceed the allowable maximum density ("Project") on a 0.23 net acre parcel addressed as 339 S. Escondido Boulevard (Assessor's Parcel No.: 233-141-15-00), in the Specific Planning Area 9 (SPA-9: Downtown Specific Plan Area) General Plan Land Use Designation, and within the Specific Plan (S-P) zoning district; and
- b) The subject Property is all real property described in Exhibit "A," which is attached hereto, and made a part thereof by this reference; and
- c) The Application was submitted to, and processed by, the Planning Division of the Development Services Department. The Application consists of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses as required by the Downtown Specific Plan and for construction of the Project; and

- d) The Applicant concurrently submitted an application for a Design Review Permit as is required for Planned Development Projects, pursuant to Article 64 (Design Review) section 33-1354(a) of the Escondido Zoning Code. The Project also includes a density bonus request to exceed the maximum allowable units on the property from 23 dwelling units to 35 dwelling units, and to utilize incentives/concessions as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code; and
- e) The Planning Division of the Development Services Department completed its review and scheduled a public hearing regarding the Application before the Planning Commission on May 27, 2025. Following the public hearing, the Planning Commission adopted Resolution No. 2025-06, which recommended that the City Council, among other things, approve the Project.

SECTION 2: Proper notices of a public hearing have been given pursuant to Article 61, Division 6 of the Escondido Zoning Code and pursuant to State law and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 3. The City Council did on June 18, 2025, hold a duly noticed public hearing as prescribed by law. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including all application materials and other written and graphical information posted on the Project website; and
- b) Oral testimony from City staff, interested parties, and the public; and
- c) The City Council Staff Report, dated June 18, 2025, which along with its attachments including the May 27, 2025 Planning Commission Staff Report, is incorporated herein by



this reference as though fully set forth herein, including the Planning Commission's recommendation on the request; and

d) Additional information submitted during the public hearing.

SECTION 4. Upon consideration of the Factors to be Considered/Findings of Fact, attached as Exhibit "B," and incorporated herein by reference, the City Council desires at this time and deems it to be in the best public interest to approve the Planned Development Permit (Master and Precise Plan) to allow ground floor residential uses and the residential development, as shown on the approved plans included as Exhibit "C", and subject to the Conditions of Approval attached as Exhibit "D."

SECTION 5. The City Council considered Resolution No. 2025-68 during the June 18, 2025, City Council hearing, and intends to approve a Design Review Permit to support the proposed Project.

SECTION 6. Concurrently with the action on this Ordinance, the City Council is taking a number of actions in furtherance of the Project, as generally described in the June 18, 2025, City Council Staff Report. No single component of the series of actions made in connection with the Project shall be effective unless and until is approved by an Ordinance or Resolution and is procedurally effective in the manner provided by State Law. Therefore, this Ordinance shall become effective and operate only if the City Council Resolution No. 2025-68 is also approved.

SECTION 7. ENVIRONMENTAL REVIEW. That the City Council has reviewed and considered the Notice of Exemption prepared for the Project in conformance with California Environmental Quality Act (CEQA) Guidelines, and finds that the Project is categorically exempt from CEQA under CEQA Guidelines Section 15332 (In-Fill Development Projects). The City Council has determined that approval of the Project would not result in significant impacts to air quality, noise, traffic, or water quality; nor, does the Project trigger any of exceptions under CEQA Section 15300.2 that would qualify the use of the exemption.

SECTION 8. All references within this Ordinance to “Applicant” or “Developer,” shall equally apply to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Project Site.

SECTION 9. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 10. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11. The City Council authorizes all subsequent action to be taken by City Officials consistent with this Ordinance.

SECTION 12. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.

SECTION 13. The Ordinance shall become effective 30 days from the date of this passage.

**LEGAL DESCRIPTION**  
**Project Nos: PL25-0149, PL25-0150,**  
**PL25-0151**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 7 AND 8 IN BLOCK 95 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

EXCEPTING THEREFROM, THE NORTHWEST 40 FEET OF SAID LOTS.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR PIPELINES FOR WATER, SEWAGE, GAS AND FOR ALL PUBLIC UTILITIES, OVER AND ACROSS THE SOUTHWESTERLY 2 FEET OF THE NORTHWESTERLY 40 FEET OF LOT 7 HEREIN DESCRIBED.

APN: 233-141-15-00

## PROJECT NOS. PL25-0149/PL25-0150/PL25-0151

### FACTORS TO BE CONSIDERED / FINDINGS OF FACT

#### **Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and is declared categorically exempt from the requirement for the preparation of environmental documents. In compliance with CEQA Guidelines Section 15332 (In-Fill Development Projects), the proposed Project meets the following criteria:
  - a. The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code;
  - b. The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.23 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east;
  - c. The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site was previously developed as a mixed-use development with commercial and residential uses. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan;
  - d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise

limits. The Project site is within a half-mile walking distance of a major transit stop: the Escondido Transit Center. Per the VMT Memo (dated January 17, 2025) prepared by Marc Mizuta (Mizuta Traffic Consulting), the Project is presumed to have a less than significant impact on VMT as it is located in a transit-accessible area, and VMT efficient area, thus screening out of VMT analysis pursuant to the City's adopted Traffic Impact Analysis Guidelines (2021). Per the Project specific LMA analysis (January 17, 2025), the Project is forecasted to generate less than 500 daily trips, and does not add 30 or more peak-hour trips to an intersection. Therefore, traffic impacts associated with VMT and LOS are less than significant and no impacts would occur.

The Project is designed to comply with local and state required storm water regulations for the purpose of containing drainage and ensuring water quality. Project construction would be required to comply with the Air Quality Resource Board's standards on construction emissions and is below identified thresholds within the City's adopted, qualified Climate Action Plan (2021), as detailed in the CAP Consistency Checklist for the Project. The Project is consistent with the City's General Plan and Zoning regulations except for all incentives/concessions and waivers requested and granted as a part of the density bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality;

- e. The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections.
3. The Project also does not trigger Section 15300.2 (Exceptions) of the CEQA Guidelines, which would disqualify the use of an exemption for the following reasons:
- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on this, this exception is not applicable.
  - b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan.
  - c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and use of the property as envisioned through the adopted Downtown Specific Plan.

- d. Hazardous Waste Site – As demonstrated by the Applicant and the associated application materials on file with the City's Planning Division, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
  - e. Historical Resource – The Project includes demolition of an existing mixed-use building comprised of commercial uses and residential units. The existing building is not identified in the City's Local Register or in Escondido Sites Survey. This exception is not triggered. The site to the west is identified as a Contributor; however the property itself is not within a Historic District, nor does it meet the definition of a Historical Resource under CEQA.
4. The City Council, or their designee, has independently considered the full administrative record before it, which includes but is not limited to materials and evidence submitted by the applicant and other interested parties, and input provided by other City departments and public agencies. No substantial evidence has been submitted that would support a finding that any above-described exemptions are not applicable to the Project. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

**Planned Development Permit Findings (Escondido Zoning Code Section 33-403 of Article 19)**

The City Council has reviewed the record, including applicable CEQA findings, and make the following findings in approving the Planned Development Permit:

1. *The location, design, and residential density of the proposed planned development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido city council, or in the process of being prepared and adopted;*

The Project is located within the Southern Gateway (SG) land use district of the Downtown Specific Plan (DSP). In this area of the DSP, the maximum residential density is 100 dwelling units per acre ("100 du/acre"). The Project includes a density bonus request to exceed the maximum allowable units, and will provide four (4) Very-Low-Income units to achieve bonus units. The increase in density is permitted by State Density Bonus Law, and Article 67 (Density Bonus and Residential Incentives). The location, design, and residential density of the proposed Project is consistent with the goals and policies of the Escondido General Plan and DSP in that the Project complies with the height limits of the DSP, and is an area of the DSP that encourages high density urban living, along a commercial corridor.

2. *The proposed location allows the planned development to be well integrated with its surroundings;*

The Project requires a Planned Development Permit (Master and Precise Plan) due to the proposed ground floor residential uses, as detailed under Figure II-4 of the DSP. The proposed location of the Project is within an area of the DSP that encourages high density urban living as demonstrated by the allowable height for this specific area (75'-0" maximum, 7-stories). The Project is consistent with the type of development envisioned along Escondido Boulevard which is considered a commercial corridor leading into the core area of the DSP. This location is a suitable site for the type of development that is proposed. Further, directly adjacent to the northeast of the Project site is a 4-story mixed-use residential development of similar massing and height.

3. *All vehicular traffic generated by the planned development will be accommodated safely and without causing undue congestion upon adjoining streets;*

As detailed in the Planning Commission staff report, dated May 27, 2025, the Project screens out of any further Vehicles Miles Traveled (VMT) analysis as documented in the Project-specific traffic scoping agreement. Furthermore, based on the traffic scoping agreement, the Project is anticipated to generate less than 500 daily trips, and does not add thirty (30) or more peak hour trips to an intersection thereby satisfying General Plan requirements for level-of-service (LOS). Therefore, the Project would not result in undue congestion as it is below identified thresholds for both VMT and LOS.

4. *The proposed location and design allows residents and business establishments proposed within the zone to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. In appropriate circumstances, and as provided elsewhere by city code, the city may require that suitable areas for schools, parks and playgrounds, pedestrian ways or public open spaces be dedicated for public use, or reserved by deed covenant for the common use of all residents, establishments or operations in the development;*

The Project is conditioned to address necessary resizing of water and sewer lines to facilitate the development Project on the site. Existing utility infrastructure exists in and around the Project site, and the site previously maintained connections to those facilities. The Project will not have a negative impact on existing public facilities and services upon completion of the public improvements in that the City's Utilities Department reviewed the Project as a part of the Staff Development Committee and determined there is adequate capacity and existing infrastructure to serve the Project. Minor changes to line sizing connecting the main to the site (i.e., lateral) are required for the Project to ensure minimum

health and safety needs. The Project is conditioned to provide a new 6-inch sewer lateral that is be connected to an existing 8-inch sewer main.

5. *The overall design of the proposed planned development produces an attractive, efficient and stable environment;*

The Project requires a Planned Development Permit to construct residential units on the ground-floor of the buiding per the DSP. The proposed Planned Development project will revitalize an underutilized parcel by providing new housing opportunities for residents, along a commercial corridor. This revitalization will create an influx of new and existing residents into the DSP, and produce an attractive, and stable environment for those in the surrounding neighborhood. Further, the Project is subject to the City's Design Review process, which applied objective design standards to the Project to ensure compatibility with surrounding uses and adequate site design.

6. *The planned development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties;*

The Planned Development Permit is required for ground-floor residential uses as indicated in the DSP. The topography of the site is relatively flat, and does not require excessive earthmoving or grading. Furthermore, the building height is consistent with the DSP's height standard for this district. The Project is subject to the City's Design Review process, which applied objective design standards to the Project to ensure compatibility with surrounding uses and adequate site design.

7. *The uses proposed have a beneficial effect not obtainable under existing zoning regulations. Any departure from existing ordinance requirements shall be warranted by the design and the amenities incorporated in the planned development in accord with adopted city policy*

The Project proposes a multi-family use consistent with the DSP land use matrix and requires the Planned Development Permit (PDP) to allow for ground floor residential uses where they are otherwise not permitted. The Project includes the presence of one residential unit and ancillary parking structure on the ground floor triggering the requirement of the PDP. The location, design, and residential density of the proposed Project is consistent with the goals and policies of the Escondido General Plan and DSP in that the Project complies with the height limits of the DSP, and is an area of the DSP that encourages high density urban living, along a commercial corridor. With the exception of



the incentives/concession granted pursuant to State Density Bonus Law and Article 67 of the Escondido Zoning Code, the Project complies with all existing zoning regulations.

**No Net Loss:**

Pursuant to California Government Code Section 65863, the City Council finds the following:

1. The Project site, or a portion thereof, is identified in the Housing Element to accommodate a portion of the regional housing need. The identified capacity on the Project site is as follows: 10 new moderate-income units. The proposed Project reduces the density of the site below what was projected in the Housing Element; the Housing Element shows a site capacity of 10 moderate-income units, whereas 4 very low-income units are proposed. Therefore the Project would result in a loss of 10 moderate units from the City's identified sites inventory and overall provide 6 less affordable units than the estimated capacity in the Housing Element Sites Inventory.
2. The Housing Element, adopted on March 22, 2023, requires that the City accommodate 9,607 low-/moderate-/above-moderate income units as its share of the regional housing need, with 1,496 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 8,111 units. If the proposed Project is approved, the remaining need will be reduced to 8,107 units. With approval of the Project, the Housing Element Sites Inventory would still have an identified capacity of 10,617 housing units overall. With respect to moderate-income units, with approval of the Project, the City would maintain a total of 1,667 identified moderate-income units on sites within the sites inventory, where the regional housing need allocated the City a total of 1,527. Therefore, approval of the Project would result in a no net loss of moderate-income units and a no net loss overall for those sites remaining on the suitable sites inventory.

**Density Bonus Determinations (Article 67 Section 33-1419 of Chapter 33)**

1. *The Project is consistent with the provisions of this article.*

The Project proposes the development of 35 dwelling units within the Southern Gateway District of the Downtown Specific Plan area. The Project site is currently developed with a used car dealership and a four unit multi-family building. Based on the tenant records from the past five years, three of the four units are deemed

"protected units". As a result, the Project must provide at least three deed-restricted, comparable dwelling units for low-income households. The Project proposes to provide four very low-income dwelling units. The Downtown Specific Plan permits a maximum density of 100 dwelling units per acre for the Project site, which would allow 23 dwelling units on the 0.23-acre site. With the inclusion of four very low-income dwelling units, the percentage of affordable units will be 17.4% of the total base density. Per Article 67 Section 33-1413 of Chapter 33, the Project is eligible for a density bonus of up to 50% of the base dwelling units, granting entitlement to 12 bonus dwelling units. The Applicant has opted to add 12 bonus units, bringing the total to 35 dwelling units.

According to Article 67 Section 33-1414 of Chapter 33, the Project is entitled to three incentives/concessions and unlimited waivers of development standards. The Applicant requested two incentives/concessions.

The first requested concession is to reduce the required area for usable common open space. The development standard required for usable open space for residential development within the Downtown Specific Plan area is 300 square feet per dwelling unit. Therefore, the Project would be required to provide a total of 10,500 square feet. The Applicant has expressed that the standard open space requirement would prevent the Project from reaching the necessary unit count and therefore, financially hinder the Project from obtaining the necessary funds to fulfill the onsite affordable housing commitment. The Applicant proposes a 990 square foot common courtyard and approximately 2,380 square feet of private usable open space.

The second requested concession is for the required front setbacks along S Escondido Blvd. In the Southern Gateway District, the required front setback is measured either at the right of way or 14 feet from ultimate street curb face, whichever is greater. For the Project site, the required setback would be 14 feet from the ultimate street curb face. The Applicant has expressed that the standard setback requirement would prevent the Project from reaching the necessary unit count and therefore, financially hinder the Project from obtaining the needed funds to fulfill the onsite affordable housing commitment. In obtaining the concession, the balconies along S Escondido Blvd will be able to project into the 14-foot setback but remain within the bounds of the Project site.

Based on the Staff Development Committee's review, these concessions would not adversely impact public health, safety, or the physical environment.

The information provided above is outlined in the Density Bonus Request Form (Planning Commission Staff Report, dated May 27, 2025 — Attachment 3), which includes the requested incentives, concessions, and waivers, all of which are in compliance with the provisions of Article 67.

**Project Case Nos.: PL25-0149, PL25-150, PL25-0151**

*The architectural drawings are copy-right protected. Please contact the case planner at [ivan.flores@escondido.gov](mailto:ivan.flores@escondido.gov) for further information.*

## PROJECT NOS. PL25-0149/PL25-0150/PL25-0151

### CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **January 08, 2024**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated, and **as approved by the City Council on June 18<sup>th</sup>, 2025**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

#### A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
  - a. Acceptance of the Permit by the Applicant; and
  - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.
3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-

entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

#### **4. Conformance to Approved Plans.**

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

#### **5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

#### **6. Certificate of Occupancy.**

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

#### **7. Availability of Permit Conditions.**

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall

be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. **Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
9. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. **Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. **Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
12. **Clerk Recording.**

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

**13. Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

**14. Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

**15. Enforcement.** If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

**16. Indemnification, Hold Harmless, Duty to Defend.**

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands,



- actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).
- c.** The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any

Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

- 17. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

## **B. Construction, Maintenance, and Operation Obligations:**

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management

company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

**12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.

**13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.

**14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.

**15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

**C. Parking and Loading/Unloading.**

1. A minimum of 16 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

**D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
  - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Detailed landscape and irrigation plans shall be electronically submitted to the Engineering Services Department with the second submittal. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
  - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
  - c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
  - d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
  - e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

**E. Specific Planning Division Conditions:**

1. The Project shall be designed in accordance with incentives/concessions identified in Density Bonus Request attached as Attachment 3 of the Planning Commission staff report, dated May 27, 2025.

**F. Housing and Neighborhood Services Conditions:**

1. Four residential units shall be deed restricted to households qualifying as very low-income households, and rented at very low-income rents per state policy ("Affordable Units").
2. The Project shall provide a minimum of four dwelling units for very-low income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a grading permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.
3. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and shall be recorded against the applicable property for the requisite period of time.
4. The Affordable Units shall be constructed concurrently with, or earlier than construction of the unrestricted units. The City shall not issue building permits for more than fifty (50) percent of the unrestricted units until the City has issued building permits for all of the Affordable Units.
5. The Affordable Units shall be constructed with the same exterior appearance and interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the unrestricted units in the Project.
6. The design, appearance, and general quality of the Affordable Units shall be consistent or compatible with the design of the total housing development in terms of appearance, materials, and finished quality.
7. The average square footage for the unrestricted units shall be approximately the same as the average square footage for the Affordable Units of the same number of bedrooms.

8. All Affordable Units shall have a bedroom unit mix consistent with Municipal Code Section 33-1417(d).
9. The Affordable Units shall be disbursed within the housing development.
10. The City shall not approve any final inspections or issue any certificates of occupancy for more than fifty (50) percent of the unrestricted units until the City has issued certificates of occupancy for all of the Affordable Units.

#### G. SB 330

1. **Very Low-Income Deed Restriction:** The Project shall provide a minimum of three dwelling units for very low-income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA) that is a comparable unit to the existing dwelling unit as defined in SB 330. Prior to issuance of a building permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of SB 330, Density Bonus Law, and any other applicable requirements. Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits. The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.
2. **Relocation Benefits:** Within 45 days of the approval date of the Project, the Applicant shall provide to the satisfaction of the City's Planning and Housing and Neighborhood Services Divisions, a Residential Relocation Assistance Program that outlines the relocation benefits tenants are entitled to under SB 330 and state law. The program shall include Relocation Advisory Services, Payment for Moving Expenses, and Replacement Housing Payment. This program will then be provided to the tenants of the existing dwelling unit.
3. **Right to First Refusal:** Prior to issuance of the demolition permit for the existing building(s), a signed letter from the prior tenants acknowledging their receipt of notice for their Right of First Refusal to return to a comparable unit at the very low-income household rent level, as defined in SB 330. The letter shall also indicate whether they accepted to occupy the newly constructed comparable unit at the affordable rent or waived their right for rental.

#### H. Specific Fire Department Conditions:

1. All Fire Department Connections (FDC) shall be in an approved location.



2. Underground fire line plans, fire sprinklers, and fire alarm plans shall be deferred submittals to Escondido Fire Department.
3. All access shall be a minimum vertical clearance of 13'-6".

**I. Specific Engineering Division Conditions:**

**GENERAL**

1. The applicant shall provide the City Engineer with a Preliminary Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading Plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.
4. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Map and Grading Plan. The Developer shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warranty (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.
5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

## **STREET IMPROVEMENTS AND TRAFFIC**

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements.
2. The developer shall remove and reconstruct frontage improvements (sidewalk, curb returns, and pedestrian ramps) on Escondido Boulevard in accordance with design principals of South Escondido Boulevard Neighborhood. Improvements shall include but not limited to construction of enhanced sidewalk, street trees, pedestrian lighting and modification of curb return to the satisfaction of the City Engineer and Planning Director.
3. The developer shall remove and reconstruct the existing curb return and drainage structure at the southwest corner of Escondido Boulevard and 4<sup>th</sup> Avenue in accordance with the South Escondido Boulevard curb return design.
4. The developer shall remove the existing curb along project frontage on 4<sup>th</sup> Avenue and replace with and replace with a standard 6 inch curb & gutter to the satisfaction of the City Engineer. The developer may also be required to remove the existing sidewalk and landscaping along the project frontage on 4<sup>th</sup> Avenue and replace with new sidewalk and landscaping consistent the requirements of the Downtown Specific Plan guidelines, Design Review Board and Planning Director.
5. The developer shall be responsible for any damaged sections of curb & gutter and street improvements along project frontage on Escondido Blvd and 4<sup>th</sup> Avenue to the satisfaction of the City Engineer.
6. The developer may be responsible for grind and overlay of Escondido Blvd and 4<sup>th</sup> Avenue along project frontage due many utility trenches necessary to serve this project and construction damage. The City Engineer shall determine the extent of overlay improvements prior to completion of the project.
7. Access to this project shall be improved with an alley-type driveway in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of twenty-four (24) feet.
8. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
9. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. A private contractor shall do any removal of existing striping, and shall do all new signing and striping.
11. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.

12. All gated vehicular entrances shall be setback a minimum of twenty (20) feet from back of sidewalk, shall be designed and improved to the satisfaction of the City Engineer. The gated entrance shall remain open during the A.M. and P.M. peak hours.

*An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.*

## **GRADING**

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits.
2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
5. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.

*All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.*

## **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
3. All site drainage with emphasis on the roadway, parking, and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment.

The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.

4. The Developer's engineer shall design and the Developer shall construct any permeable surfaces proposed for the project to the specifications of the [County of San Diego Green Streets manual](#) in effect at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H2O loading.
5. The project owner shall perpetually maintain all permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The project owner will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.
6. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

## **WATER**

1. Water services, meters and backflow prevention devices shall be a minimum of 1-inch in size. Water meters and backflow prevention devices shall not be installed within driveway aprons or drive areas.
2. The developer is responsible to determine the water demands of the project. The minimum water service size is 1-inch. At a minimum, backflow devices shall be equal in size to the water lateral.
3. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
4. Fire hydrants to be replaced, reconnected or relocated as part of this project shall be replaced in entirety per City of Escondido Standard W-3-E. Fire Hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Developer shall show the locations of all required hydrants, detector check assemblies, fire department connections and post indicator valves on the improvement plans.
5. Fire suppression and sprinkler systems beyond the detector check assemblies are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate

plans and permit, all fire suppression lines within the right-of-way or within public utility easements shall be shown for reference and review on the various final engineering plan sets. Private fire suppression lines may not run parallel within the public right-of-way or within public utility easements. The property owner shall be responsible for all maintenance of these fire suppression and sprinkler systems.

6. No trees or deep-rooted plants shall be planted within 10 feet of any public water or recycled water main. There shall be no permanent structures located within the City's Public Utility Easements.
7. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
8. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.
9. The location and size of water services, backflow prevention devices and sewer laterals shall be shown on the improvement plans.

#### **SEWER**

1. New 6-inch private sewer lateral with a standard cleanout within 18-inches of the public right of way shall connect to the 8" sewer main in the alley through an existing 2-foot private utility easement LOT 7 PARCEL 2 OF MAP 336. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye or Inserta-Tee.
2. Sewer lateral shall be constructed per current City of Escondido Standards and Uniform Plumbing Code.
3. No trees or deep-rooted plants shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer lateral shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. Owner shall be responsible for all maintenance of sewer laterals to the public main.
5. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
6. The developer, through his engineer, shall verify the location of all public utility easements within this project and shall verify that the public utilities are within these easements.
7. The developer shall cap and plug all abandoned sewer laterals at the property line.
8. The location of all sewer laterals shall be shown on the grading and improvement plans

#### **REPAYMENTS AND FEES**

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

## **EASEMENTS AND DEDICATIONS**

1. The property owner shall grant to the City a two (2) foot public utility easement along the property frontage of Escondido Boulevard in accordance with the design standards and the requirements of the City Engineer

*Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.*

## **UTILITY UNDERGROUNDING AND RELOCATION**

1. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

## **SURVEYING AND MONUMENTATION**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.

## RESOLUTION NO. 2025-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ESCONDIDO, CALIFORNIA, APPROVING A DESIGN  
REVIEW PERMIT

CASE NO: PL25-0149/PL25-0150/PL25-0151

APPLICANT: Stephen Dalton Architects (C/O Sebastian Beingola)

WHEREAS, Stephen Dalton Architects, represented by Sebastian Beingola, ("Applicant"), filed land use development applications, Planning Case No(s). PL25-0149/PL25-0150/PL25-0151 ("Application") constituting a request for a Planned Development Permit (Master and Precise Plan) and Design Review Permit to allow for construction of a thirty-five-unit (35) multi-family building with ground-floor residential uses; and density bonus request to exceed the allowable maximum density ("Project") on a 0.23 net acre parcel addressed at 339 S. Escondido Boulevard (Assessor's Parcel; No.: 233-141-15-00), in the Specific Planning Area 9 (SPA-9: Downtown Specific Plan Area) General Plan Land Use Designation, and within the Specific Plan (S-P) zoning district; and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Division of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, the Planning Division studied the Application, performed necessary investigations, prepared a written report, and recommended Approval of the Project; and

WHEREAS, the Planning Commission of the City of Escondido held a duly noticed public hearing on May 27, 2025, as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Division and all interested persons were given the opportunity to appear and present their views with respect to the Application. Evidence was submitted to and considered by the Planning Commission, including written and oral testimony from City staff, interested parties, and the public. Following the public hearing, the Planning Commission adopted Resolution No. 2025-06, which recommended that the City Council approve the Project; and

WHEREAS, the City Council held a duly noticed public hearing on June 18, 2025, as prescribed by law, at which time the City Council received and considered the staff report, dated June 18, 2025 with attachments, and recommendation of the Planning Division and Planning Commission, and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the City Council, including, without limitation:

- a) Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant; and
- b) Oral testimony from City staff, interested parties, and the public; and
- c) The City Council staff report, dated June 18, 2025, with its attachments including the May 27, 2025 Planning Commission staff report, as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein; and
- d) The Planning Commission's recommendation; and
- e) Additional information submitted during the public hearing; and



WHEREAS, in furtherance of the Project, the City Council introduced Ordinance No. 2025-04, incorporated herein as though fully set forth herein, to approve a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residentials, and for construction of the Project; and

WHEREAS, concurrently, the Applicant submitted a Design Review Permit as required for Planned Development Projects as outlined in Article 64 (Design Review) of the Escondido Zoning Code; and

WHEREAS, the City is the Lead Agency under CEQA for the Project and determines the Project categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32 – In-fill Development Projects); and

WHEREAS, the City Council finds and approves the Design Review Permit to facilitate the construction of the Project, including the density bonus request as permitted by Article 67 (Density Bonus and Residential Incentives) and State Bonus Law as shown on the Project Plans attached as Exhibit “B;” and

WHEREAS, the Project includes a request of a Density Bonus, in accordance with State Density Bonus Law, and Article 67 (Density Bonus and Residential Incentives), in order to exceed the maximum allowable number of units and to utilize incentives/concessions; and

WHEREAS, based on the administrative record, the requested incentives/concessions would not impact the public health and safety, nor would it impact any real property within that site that is listed within the California Register of Historical Resources; and

WHEREAS, the Applicant has demonstrated that the Project is within one-half mile of a major transit stop as defined in Government Code section 21064.3 and does not meet any of the standards under such regulation to cause the Project to be ineligible, and thus eligible to use Government Code section 65863.2 et seq. (also known as Assembly Bill (AB) 2097); and

WHEREAS, pursuant to Government Code section 65863.2 et seq., a public agency (i.e., the City) shall not impose or enforce any minimum automobile parking requirements on eligible residential development projects within one-half mile of a major transit stop as defined under section 21064.3; and

WHEREAS, the Project site is identified as a suitable site within the City's adopted and certified sixth cycle housing element, and allocated 10 new moderate-income units on the inventory; and

WHEREAS, the City maintains a No Net Loss calculation in compliance with Government Code section 65863 et seq. and determined there is adequate remaining moderate-income units identified on other sites within the suitable sites inventory. Specifically, that 1,667 moderate-income units remain on identified sites where the City is required to plan for a minimum of 1,527 moderate-income units based on the City's regional housing need allocation ("RHNA"); and

WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and material shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

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

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Notice of Exemption prepared for the Project in conformance with California Environmental Quality Act ("CEQA") Guidelines, and finds that the Project is categorically exempt from CEQA under CEQA Guidelines Section 15332 (In-Fill Development

Projects). The City Council has determined that approval of the Project would not result in significant impacts to air quality, noise, traffic, or water quality; nor, does the Project trigger any of exceptions under CEQA Section 15300.2 that would qualify the use of the exemption.

3. That the Factors to Be Considered / Findings of Fact, attached as Exhibit “C” hereto and incorporated by this reference, were made by the City Council, and upon their consideration along with the staff reports, public testimony presented at the hearing, and all other oral and written evidence on this Project, the City Council approves the Project, subject to the Conditions of Approval set forth in Exhibit “D” hereto and incorporated by this reference. The City Council expressly declares that it would not have made this decision except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the uses permitted hereby.

4. The development plans for the Project are on file in the Planning Division of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is conditionally approved as set forth on the Application and Project drawings, and which shall not be altered without the express authorization by the Planning Division. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

5. That concurrently with this Resolution, the City Council is taking a number of actions in furtherance of the Project, as generally described by the June 18, 2025, City Council Staff Report. No single component of the series of actions made in connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective in the manner provided by state

law. Therefore, this Resolution shall become effective and operative on the day immediately subsequent to the date that Ordinance No. 2025-06 becomes effective.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Departments. The Applicant shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital costs associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the web page, [www.escondido.gov](http://www.escondido.gov), and regularly monitor and/or review fee-related information to plan for the costs associated with undertaking the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code section 66020.

**LEGAL DESCRIPTION**  
**Project Nos: PL25-0149, PL25-0150,**  
**PL25-0151**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 7 AND 8 IN BLOCK 95 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

EXCEPTING THEREFROM, THE NORTHWEST 40 FEET OF SAID LOTS.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR PIPELINES FOR WATER, SEWAGE, GAS AND FOR ALL PUBLIC UTILITIES, OVER AND ACROSS THE SOUTHWESTERLY 2 FEET OF THE NORTHWESTERLY 40 FEET OF LOT 7 HEREIN DESCRIBED.

APN: 233-141-15-00

**Project Case Nos.: PL25-0149, PL25-150, PL25-0151**

*The architectural drawings are copy-right protected. Please contact the case planner at [ivan.flores@escondido.gov](mailto:ivan.flores@escondido.gov) for further information.*

## PROJECT NOS. PL25-0149/PL25-0150/PL25-0151

### FACTORS TO BE CONSIDERED / FINDINGS OF FACT

#### **Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and is declared categorically exempt from the requirement for the preparation of environmental documents. In compliance with CEQA Guidelines Section 15332 (In-Fill Development Projects) the proposed Project meets the following criteria:
  - a. The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code;
  - b. The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.23 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east;
  - c. The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site was previously developed as a mixed-use development with commercial and residential uses. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan;
  - d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise

limits. The Project site is within a half-mile walking distance of a major transit stop, the Escondido Transit Center. Per the VMT Memo (dated January 17, 2025) prepared by Marc Mizuta (Mizuta Traffic Consulting), the Project is presumed to have a less than significant impact on VMT as it is located in a transit-accessible area, and VMT efficient area, thus screening out of VMT analysis pursuant to the City's adopted Traffic Impact Analysis Guidelines (2021). Per the Project specific LMA analysis (January 17, 2025), the Project is forecasted to generate less than 500 daily trips, and does not add 30 or more peak-hour trips to an intersection. Therefore, traffic impacts associated with VMT and LOS are less than significant and no impacts would occur.

The Project is designed to comply with local and state required storm water regulations for the purpose of containing drainage and ensuring water quality. Project construction would be required to comply with the Air Quality Resource Board's standards on construction emissions and is below identified thresholds within the City's adopted, qualified Climate Action Plan (2021), as detailed in the CAP Consistency Checklist for the Project. The Project is consistent with the City's General Plan and Zoning regulations except for all incentives/concessions and waivers requested and granted as a part of the density bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality;

- e. The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections.
3. The Project also does not trigger Section 15300.2 (Exceptions) of the CEQA Guidelines, which would disqualify the use of an exemption for the following reasons:
- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on this, this exception is not applicable.
  - b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan.
  - c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and use of the property as envisioned through the adopted Downtown Specific Plan.



- d. Hazardous Waste Site – As demonstrated by the Applicant and the associated application materials on file with the City's Planning Division, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
  - e. Historical Resource – The Project includes demolition of an existing mixed-use building comprised of commercial uses and residential units. The existing building is not identified in the City's Local Register or in Escondido Sites Survey. This exception is not triggered. The site to the west is identified as a Contributor; however the property itself is not within a Historic District, nor does it meet the definition of a Historical Resource under CEQA.
4. The City Council, or their designee, has independently considered the full administrative record before it, which includes but is not limited to materials and evidence submitted by the applicant and other interested parties, and input provided by other City departments and public agencies. No substantial evidence has been submitted that would support a finding that any above-described exemptions are not applicable to the Project. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

**Design Review Permit Findings (Section 33-1359 of Article 64 of the Escondido Zoning Code)**

The City Council has reviewed the record, including applicable CEQA findings, and make the following findings in approving the Design Review Permit:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.*

The Project is located within the DSP which envisions a high-density urban lifestyle for the Souther Gateway (SG) land use district. The Project is consistent with the heights permitted in this area of the DSP, and complements the surrounding commercial area by providing an influx of new and existing residents to patronize the existing businesses. Implementation of the Project would assist in the realization of the DSP as being an area of the City where one can live, work, and play.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The Project is located on a site that permits up a building up to 75'-0" in height (7 stories), and as detailed in the Planning Commission staff report, dated May 27, 2025, is consistent with the heights envisioned for this area of the DSP. There is an existing four (4) story

building across S Escondido Boulevard, so the bulk and scale will not be incompatible with the surrounding neighborhood. Additionally, the building is constructed and designed in a manner that focuses the massing of the building along Escondido Boulevard, and away from the residential uses to the west.

3. *The project incorporates landscaping, irrigation and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.*

The Project includes a mix of very-low and medium water usage landscaping to be consistent with Article 62 (Water Efficient Landscape) of the Escondido Zoning Code. Along the Project's frontage, a total of six (6) street trees are proposed, and is consistent with the requirements detailed in Article 62.

4. *All grading related to the project is in conformance to design standards set by Article 55, Grading and Erosion Control.*

The Project is relatively flat in topography, and grading would be limited. No mass grading or precise grading triggering the need for a grading exemption is proposed. The site was previously developed and is previously disturbed.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The Project was reviewed by the City's Staff Development Committee for conformance with objective design review standards, and standards applicable to the site layout and building design including, but not limited to setbacks, building height, lot coverage, etc. The Project proposes a mix of material such as brick veneer, metal siding, CMU block with a smooth finish, and stucco. The use of this material results in a contemporary modern design of the building, and is consistent with the standards of the Downtown Specific Plan. Additionally, the incorporation of the balconies results in a building with varying planes, thus avoiding a box like massing which is discouraged by the DSP.

6. *The project is consistent with the goals and objectives of the city's general plan.*

As detailed in the Planning Commission staff report, dated May 27, 2025, the Project is consistent with the goals and objectives of the City's General Plan through the realization of the DSP. The Guiding Principles for the DSP envision a dynamic, attractive, and economically vital city center, and implementation of the Project would execute the vision for the DSP.

**No Net Loss:**

Pursuant to California Government Code Section 65863, the City Council finds the following:

1. The Project site, or a portion thereof, is identified in the Housing Element to accommodate a portion of the regional housing need. The identified capacity on the Project site is as follows: 10 new moderate-income units. The proposed Project reduces the density of the site below what was projected in the Housing Element; the Housing Element shows a site capacity of 10 moderate-income units, whereas 4 very low-income units are proposed. Therefore the Project would result in a loss of 10 moderate units from the City's identified sites inventory and overall provide 6 less affordable units than the estimated capacity in the Housing Element Sites Inventory.
2. The Housing Element, adopted on March 22, 2023, requires that the City accommodate 9,607 low-/moderate-/above-moderate income units as its share of the regional housing need, with 1,496 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 8,111 units. If the proposed Project is approved, the remaining need will be reduced to 8,107 units. With approval of the Project, the Housing Element Sites Inventory would still have an identified capacity of 10,617 housing units overall. With respect to moderate-income units, with approval of the Project, the City would maintain a total of 1,667 identified moderate-income units on sites within the sites inventory, where the regional housing need allocated the City a total of 1,527. Therefore, approval of the Project would result in a no net loss of moderate-income units and a no net loss overall for those sites remaining on the suitable sites inventory.

**Density Bonus Determinations (Article 67 Section 33-1419 of Chapter 33)**

1. *The Project is consistent with the provisions of this article.*

The Project proposes the development of 35 dwelling units within the Southern Gateway District of the Downtown Specific Plan area. The Project site is currently developed with a used car dealership and a four unit multi-family building. Based on the tenant records from the past five years, three of the four units are deemed "protected units". As a result, the Project must provide at least three deed-restricted, comparable dwelling units for low-income households. The Project proposes to provide four very low-income dwelling units. The Downtown Specific Plan permits a

maximum density of 100 dwelling units per acre for the Project site, which would allow 23 dwelling units on the 0.23-acre site. With the inclusion of four very low-income dwelling units, the percentage of affordable units will be 17.4% of the total base density. Per Article 67 Section 33-1413 of Chapter 33, the Project is eligible for a density bonus of up to 50% of the base dwelling units, granting entitlement to 12 bonus dwelling units. The Applicant has opted to add 12 bonus unit, bringing the total to 35 dwelling units.

According to Article 67 Section 33-1414 of Chapter 33, the Project is entitled to three incentives/concessions and unlimited waivers of development standards. The Applicant requested two incentives/concessions.

The first requested concession is to reduce the required area for usable common open space. The development standard required for usable open space for residential development within the Downtown Specific Plan area is 300 square feet per dwelling unit. Therefore, the Project would be required to provide a total of 10,500 square feet. The Applicant has expressed that the standard open space requirement would prevent the Project from reaching the necessary unit count and therefore, financially hinder the Project from obtaining the necessary funds to fulfill the onsite affordable housing commitment. The Applicant proposes a 990 square foot common courtyard and approximately 2,380 square feet of private usable open space.

The second requested concession is for the required front setbacks along S Escondido Blvd. In the Southern Gateway District, the required front setback is measured either at the right of way or 14 feet from ultimate street curb face, whichever is greater. For the Project site, the required setback would be 14 feet from the ultimate street curb face. The Applicant has expressed that the standard setback requirement would prevent the Project from reaching the necessary unit count and therefore, financially hinder the Project from obtaining the needed funds to fulfill the onsite affordable housing commitment. In obtaining the concession, the balconies along S Escondido Blvd will be able to project into the 14-foot setback but remain within the bounds of the Project site.

Based on the Staff Development Committee's review, these concessions would not adversely impact public health, safety, or the physical environment.

The information provided above is outlined in the Density Bonus Request Form (Planning Commission Staff Report, dated May 27, 2025 — Attachment 3), which includes the requested incentives, concessions, and waivers, all of which are in compliance with the provisions of Article 67.

## PROJECT NOS. PL25-0149/PL25-0150/PL25-0151

### CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **January 08, 2024**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated, and **as approved** by the **City Council** on **June 18<sup>th</sup>, 2025**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term “Applicant” shall also include the Project proponent, owner, permittee, and the Applicant’s successors in interest, as may be applicable.

#### A. General:

1. **Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
  - a. Acceptance of the Permit by the Applicant; and
  - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
2. **Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.
3. **Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification

electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.

**4. Conformance to Approved Plans.**

- a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
- b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
- c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.

**5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.

**6. Certificate of Occupancy.**

- a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
- b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

**7. Availability of Permit Conditions.**

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.

- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.
8. **Right to Entry.** The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.
9. **Compliance with Federal, State, and Local Laws.** Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.
- No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.
10. **Fees.** The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.
- Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.
11. **Public Art Partnership Program.** All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

## 12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

**13. Legal Description Adequacy.** The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

**14. Application Accuracy.** The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

**15. Enforcement.** If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

**16. Indemnification, Hold Harmless, Duty to Defend.**



- a.** The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b.** The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City

against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

**17. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

## **B. Construction, Maintenance, and Operation Obligations:**

- 1. Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the

property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.
8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.

- 9. Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
- 10. Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
- 11. Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
- 12. Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
- 13. Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
- 14. Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
- 15. Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be

granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

#### **C. Parking and Loading/Unloading.**

1. A minimum of 16 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
2. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
3. No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

#### **D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.

2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set.
  - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Detailed landscape and irrigation plans shall be electronically submitted to the Engineering Services Department with the second submittal. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
  - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.
  - c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

**E. Specific Planning Division Conditions:**

- 1. The Project shall be designed in accordance with incentives/concessions identified in Density Bonus Request attached as Attachment 3 of the Planning Commission staff report, dated May 27, 2025.

**F. Housing and Neighborhood Services Conditions:**

- 1. Four residential units shall be deed restricted to households qualifying as very low-income households, and rented at very low-income rents per state policy ("Affordable Units").
- 2. The Project shall provide a minimum of four dwelling units for very-low income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a grading permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.
- 3. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and shall be recorded against the applicable property for the requisite period of time.

4. The Affordable Units shall be constructed concurrently with, or earlier than construction of the unrestricted units. The City shall not issue building permits for more than fifty (50) percent of the unrestricted units until the City has issued building permits for all of the Affordable Units.
5. The Affordable Units shall be constructed with the same exterior appearance and interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the unrestricted units in the Project.
6. The design, appearance, and general quality of the Affordable Units shall be consistent or compatible with the design of the total housing development in terms of appearance, materials, and finished quality.
7. The average square footage for the unrestricted units shall be approximately the same as the average square footage for the Affordable Units of the same number of bedrooms.
8. All Affordable Units shall have a bedroom unit mix consistent with Municipal Code Section 33-1417(d).
9. The Affordable Units shall be disbursed within the housing development.
10. The City shall not approve any final inspections or issue any certificates of occupancy for more than fifty (50) percent of the unrestricted units until the City has issued certificates of occupancy for all of the Affordable Units.

**G. SB 330**

1. **Very Low-Income Deed Restriction:** The Project shall provide a minimum of three dwelling units for very low-income households (those earning less than 50 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA) that is a comparable unit to the existing dwelling unit as defined in SB 330. Prior to issuance of a building permit, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of SB 330, Density Bonus Law, and any other applicable requirements. Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits. The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.



2. **Relocation Benefits:** Within 45 days of the approval date of the Project, the Applicant shall provide to the satisfaction of the City's Planning and Housing and Neighborhood Services Divisions, a Residential Relocation Assistance Program that outlines the relocation benefits tenants are entitled to under SB 330 and state law. The program shall include Relocation Advisory Services, Payment for Moving Expenses, and Replacement Housing Payment. This program will then be provided to the tenants of the existing dwelling unit.
3. **Right to First Refusal:** Prior to issuance of the demolition permit for the existing building(s), a signed letter from the prior tenants acknowledging their receipt of notice for their Right of First Refusal to return to a comparable unit at the very low-income household rent level, as defined in SB 330. The letter shall also indicate whether they accepted to occupy the newly constructed comparable unit at the affordable rent or waived their right for rental.

#### H. Specific Fire Department Conditions:

1. All Fire Department Connections (FDC) shall be in an approved location.
2. Underground fire line plans, fire sprinklers, and fire alarm plans shall be deferred submittals to Escondido Fire Department.
3. All access shall be a minimum vertical clearance of 13'-6".

#### I. Specific Engineering Division Conditions:

##### GENERAL

1. The applicant shall provide the City Engineer with a Preliminary Title Report covering subject property.
2. The location of all existing on-site and adjacent utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with the proposed project or improvements, arrangements for relocation of the conflicting utilities/facilities shall be made with the owner of the utility/facility prior to approval of the Grading Plans. This utility/facility relocation work shall be completed prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer, required for all public street, utility, and storm drain improvements, and Grading/Private Improvement plans prepared by Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. Landscaping Plans shall be prepared by a Landscape Architect.
4. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Map and Grading Plan. The Developer shall

post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. The Developer is required to provide a Cash Clean Up deposit for all grading, landscaping, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% of the total cost of the project private improvements, drainage and landscaping. The Developer is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warranty (10 % of total public improvement cost estimate) bonds for all public improvements prior to approval of the Improvement Plans and issuance of Building Permits. All improvements shall be completed prior to issuance of a Certificate of Occupancy.

5. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
6. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

#### **STREET IMPROVEMENTS AND TRAFFIC**

1. Improvement plans prepared by a Civil Engineer are required for all public street and utility improvements.
2. The developer shall remove and reconstruct frontage improvements (sidewalk, curb returns, and pedestrian ramps) on Escondido Boulevard in accordance with design principals of South Escondido Boulevard Neighborhood. Improvements shall include but not limited to construction of enhanced sidewalk, street trees, pedestrian lighting and modification of curb return to the satisfaction of the City Engineer and Planning Director.
3. The developer shall remove and reconstruct the existing curb return and drainage structure at the southwest corner of Escondido Boulevard and 4<sup>th</sup> Avenue in accordance with the South Escondido Boulevard curb return design.
4. The developer shall remove the existing curb along project frontage on 4<sup>th</sup> Avenue and replace with and replace with a standard 6 inch curb & gutter to the satisfaction of the City Engineer. The developer may also be required to remove the existing sidewalk and landscaping along the project frontage on 4<sup>th</sup> Avenue and replace with new sidewalk and landscaping consistent the requirements of the Downtown Specific Plan guidelines, Design Review Board and Planning Director.
5. The developer shall be responsible for any damaged sections of curb & gutter and street improvements along project frontage on Escondido Blvd and 4<sup>th</sup> Avenue to the satisfaction of the City Engineer.
6. The developer may be responsible for grind and overlay of Escondido Blvd and 4<sup>th</sup> Avenue along project frontage due many utility trenches necessary to serve this project and construction

damage. The City Engineer shall determine the extent of overlay improvements prior to completion of the project.

7. Access to this project shall be improved with an alley-type driveway in accordance with Escondido Standard Drawing No. G-5-E, with a minimum throat width of twenty-four (24) feet.
8. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
9. Adequate horizontal sight distance shall be provided at all street intersections and driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
10. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. A private contractor shall do any removal of existing striping, and shall do all new signing and striping.
11. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer.
12. All gated vehicular entrances shall be setback a minimum of twenty (20) feet from back of sidewalk, shall be designed and improved to the satisfaction of the City Engineer. The gated entrance shall remain open during the A.M. and P.M. peak hours.

*An engineered improvement plan is required for all public improvements (unless only sidewalks, driveways and/or streetlights are required). The developer shall post security for these improvements and an improvement plan shall be approved by the City of Escondido prior to issuance of any building permits. All required improvements shall be constructed prior to final acceptance of subject construction by the City.*

## **GRADING**

1. A site grading and erosion control plan shall be approved by the Engineering Department prior to issuance of building permits.
2. All private driveways and parking areas shall be paved with a minimum of 3" AC over 6" of AB or 5 1/2" PCC over 6" AB. All paved areas exceeding 15% slope or less than 1.0% shall be paved with PCC.
3. Erosion control, including riprap, interim sloping planting, gravelbags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
4. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.

5. Trash enclosures shall be constructed to comply with storm water quality management requirements to the satisfaction of the City Engineer.

*All site grading and erosion control plans shall be prepared by a Registered Civil Engineer. A separate submittal to the Engineering Department is required for the site grading and erosion control plans. Plans will **not** be forwarded from the Building Department.*

## **DRAINAGE**

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.
2. A Storm Water Quality Management Plan (SWQMP) in compliance with the City's latest adopted Storm Water Design Manual shall be prepared for all newly created or replaced onsite impervious areas, impervious frontage, and required offsite improvements. The SWQMP shall be submitted for approval with the final improvement and grading plans. The SWQMP shall include hydro-modification calculations, treatment calculations, post-construction storm water treatment measures, and maintenance requirements.
3. All site drainage with emphasis on the roadway, parking, and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
4. The Developer's engineer shall design and the Developer shall construct any permeable surfaces proposed for the project to the specifications of the [County of San Diego Green Streets manual](#) in effect at the time the grading permits are issued. All permeable surfaces within the project footprint that are subject to vehicular traffic shall be designed for H20 loading.
5. The project owner shall perpetually maintain all permeable surfaces in accordance to the standards established by the County of San Diego Green Streets manual in effect at the time the grading permits are issued. City shall have the right to inspect all permeable surfaces as needed to ensure they function as designed. City shall have the right to require qualified third party testing at the property owner's expense when surface failure is suspected. Contractor qualifications are outlined in the County of SD Green Streets manual. The project owner will be required to repair or reinstall the permeable surface for all failing surfaces to County of SD Green Streets manual standards in place at the time of the grading permit. In the event of failure to maintain the permeable pavers system that result in not functioning as designed, the project owner will be responsible to replace the pervious pavers system with an alternate method of storm water treatment system or will be required to transition the project to a priority storm water development project by complying with the applicable requirements, including development of a Storm Water Quality Management Plan and the installation of structural best management practices.
6. The developer will be required to have the current owner of the property sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.

## **WATER**

1. Water services, meters and backflow prevention devices shall be a minimum of 1-inch in size. Water meters and backflow prevention devices shall not be installed within driveway aprons or drive areas.
2. The developer is responsible to determine the water demands of the project. The minimum water service size is 1-inch. At a minimum, backflow devices shall be equal in size to the water lateral.
3. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
4. Fire hydrants to be replaced, reconnected or relocated as part of this project shall be replaced in entirety per City of Escondido Standard W-3-E. Fire Hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal. Developer shall show the locations of all required hydrants, detector check assemblies, fire department connections and post indicator valves on the improvement plans.
5. Fire suppression and sprinkler systems beyond the detector check assemblies are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines within the right-of-way or within public utility easements shall be shown for reference and review on the various final engineering plan sets. Private fire suppression lines may not run parallel within the public right-of-way or within public utility easements. The property owner shall be responsible for all maintenance of these fire suppression and sprinkler systems.
6. No trees or deep-rooted plants shall be planted within 10 feet of any public water or recycled water main. There shall be no permanent structures located within the City's Public Utility Easements.
7. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
8. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.
9. The location and size of water services, backflow prevention devices and sewer laterals shall be shown on the improvement plans.

## **SEWER**

1. New 6-inch private sewer lateral with a standard cleanout within 18-inches of the public right of way shall connect to the 8" sewer main in the alley through an existing 2-foot private utility

easement LOT 7 PARCEL 2 OF MAP 336. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye or Inserta-Tee.

2. Sewer lateral shall be constructed per current City of Escondido Standards and Uniform Plumbing Code.
3. No trees or deep-rooted plants shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer lateral shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. Owner shall be responsible for all maintenance of sewer laterals to the public main.
5. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vector trucks for maintenance.
6. The developer, through his engineer, shall verify the location of all public utility easements within this project and shall verify that the public utilities are within these easements.
7. The developer shall cap and plug all abandoned sewer laterals at the property line.
8. The location of all sewer laterals shall be shown on the grading and improvement plans

#### **REPAYMENTS AND FEES**

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

#### **EASEMENTS AND DEDICATIONS**

1. The property owner shall grant to the City a two (2) foot public utility easement along the property frontage of Escondido Boulevard in accordance with the design standards and the requirements of the City Engineer

*Material necessary for processing a dedication or easement shall include: a current grant deed or title report, a legal description and plat of the dedication or easement signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.*

### **UTILITY UNDERGROUNDING AND RELOCATION**

1. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be constructed underground.

### **SURVEYING AND MONUMENTATION**

1. All property corners shall be monumented by a person authorized to practice land surveying and a Record of Survey Map (or Corner Record if appropriate) shall be recorded.



# STAFF REPORT

DATE: May 27, 2025

PL25-0149/PL25-0150/PL25-0151 – 339 S. Escondido Boulevard/West 4<sup>th</sup> Lofts
**PROJECT NUMBER / NAME: PL25-0149/PL25-0150/PL25-0151 – 339 S. Escondido Boulevard/West 4<sup>th</sup> Lofts**

REQUEST: Approval of a Planned Development Permit (Master and Precise Plan) and a Design Review Permit to allow for the construction of a 5-story multi-family building with a total of 35 units on a 0.23-acre site with residential units on the ground-floor ("Project"). The Project site is zoned Specific Planning Area (S-P), and has a General Plan Land Use Designation of Specific Planning Area 9 (Downtown Specific Plan). The Project includes a density bonus request, and would provide four (4) Very-Low-Income units. In accordance with State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), the Project would utilize two (2) incentives/concessions to reduce the required amount of open space, and to allow balconies to project into a required front yard setback. The Project also includes on- and off-site improvements consisting of new off-street parking spaces, open space, stormwater management, and right-of-way improvements. The Project includes an environmental determination.

PROPERTY SIZE AND LOCATION: The 0.23-acre site is located on the northwest corner of S Escondido Boulevard and 4<sup>th</sup> Avenue is addressed at 339 S Escondido Boulevard. (Assessor's Parcel Number(s): 233-141-15-00)

APPLICANT: Stephen Dalton Architects

GENERAL PLAN / ZONING: SPA-9/S-P

PRIMARY REPRESENTATIVE: Sebastian Beingolea

DISCRETIONARY ACTIONS REQUESTED: Planned Development Permit (Master and Precise Plan) and Design Review Permit

PREVIOUS ACTIONS: N/A

CEQA RECOMMENDATION: Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: Recommend approval to City Council

REQUESTED ACTION: Approve Planning Commission Resolution No. 2025-06

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NOREPORT APPROVALS: ☐ Dare Delano, Assistant City Attorney☒ Veronica Morones, City Planner





# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The project site is located at the northwest corner of S. Escondido Boulevard and 4<sup>th</sup> Avenue, and is addressed at 339 S. Escondido Boulevard. The site is zoned S-P (Specific Plan), and is within the Southern Gateway District (SG) land use district of the Downtown Specific Plan (DSP). The site has a General Plan land use designation of Specific Plan Area 9 (Downtown Specific Plan) (see Attachment 1 – Aerial, General Plan, and Zoning Map).

The project site is currently occupied by a mixed-use building comprised of an auto-dealership, and four (4) residential dwelling units. According to building records, the structure was built in 1954, and has been occupied by a variety of uses over time.

The project site is located approximately .20 miles south of the Downtown core, and is surrounded by a mix of residential, commercial, and other non-residential uses as shown in Table 1 below.

**Table 1 – Surrounding Land Uses**

Location	Zoning	Land Use
North	Specific Plan (S-P)	Restaurant
East	Specific Plan (S-P)	Auto Dealership
South	Specific Plan (S-P)	Vacant
West	Specific Plan (S-P)	Multi-Family

### SUMMARY OF REQUEST

On January 8<sup>th</sup>, 2024, Stephen Dalton Architects (“Applicant”), represented by Sebastian Beingolea, submitted an application for construction of a thirty-five unit (35) multi-family building consistent with the Downtown Specific Plan. The proposed project entails approval of a Planned Development Permit (Master and Precise Plan) and Design Review Permit to construct a 34,463 square-foot, 5-story, 35-unit multi-family building with ground level residential unit and parking, and podium level courtyard (“Project”) (see Attachment 2 – Site Plan).

The Project includes demolition of the existing automobile dealership, and the four (4) existing residential units on-site. In accordance with Senate Bill (SB) 330, the Applicant provided income verification to determine whether the existing units qualify as “protected units” under state law. City staff reviewed the provided information as part of the application review process, and determined that three (3) of the four (4) residential units are occupied by low- or very low-income households, and thus considered “protected units”. As a result, the Applicant would be required to deed-restrict 3 new units for very-low-income households, and is required to comply with the applicable provisions related to replacement units, relocation benefits, and right of first refusal, as outlined in draft Condition of Approval Nos. G.1-3. The Applicant will also provide an additional very-low-income unit for a total of four (4). The provision of the 4 very-low-income units allows the Applicant to utilize density bonus, incentives/concessions, and waivers consistent with State Density Bonus Law, and Article 67 (Density Bonus and Residential Incentives) (see Attachment 3 – Density Bonus Request).



# CITY of ESCONDIDO

## STAFF REPORT

As identified in Figure II-4 (Locations for Residential Uses) of the Downtown Specific Plan (DSP), the Project site is located within an area of the DSP that allows ground floor residential uses with approval of a Planned Development Permit, in accordance with Article 19 of the Escondido Zoning Code (EZC). Furthermore, Article 64 (Design Review), section 33-1354(a) of the EZC requires a Design Review Permit for Planned Development Projects. The Planning Commission's role is to recommend a decision to the City Council on the required permits for the Project.

The Applicant would also make frontage improvements within the City's right-of-way, including but not limited to: sidewalks, curb returns, and pedestrian ramps in accordance with the design principals of the Downtown Specific Plan. The improvements will also include an enhanced sidewalk, street trees, and pedestrian lighting.

### SUPPLEMENTAL DETAILS OF REQUEST

Standard		
1. Property Size:	0.23 net acres	
2. Number of Units:	35 Dwelling Units	
	Minimum Required	Proposed
3. Unit Size:	N/A <sup>1</sup>	441 sq. ft. – 812 sq. ft.
4. Density:	100 du/ac permitted	152 du/ac <sup>2</sup>
5. Lot Coverage/Floor Are Ratio:	None/None	70%/3.45
6. Building Height	75'-0" (5 Stories)	54'-10" (5 stories)
7. Motor Vehicle Parking:	55	16 <sup>3</sup>
8. Bicycle Parking:	N/A	20 spaces
9. Setbacks:		
a. Front Yard:	14'-0" from edge of curb or at right-of-way, whichever is greater	14'-0" <sup>4</sup>
b. Rear Yard:	None	1'-6"
c. Side Yard:	None	1'-6"
d. Street Side:	14'-0" from edge of curb or at right-of-way, whichever is greater	14'-0"
10. Open Space / Landscaping:	10,500 sq. ft.	990 sq. ft. <sup>4</sup>



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11. Trees:	N/A	10
12. Signage:	N/A	Sign permit to be reviewed during building permit submittal – conditioned to comply with Article 66 (Signs)
13. Trash:	Trash Enclosure	Bins within Trash Room
14. Lighting:	N/A	Reviewed upon building permit submittal – conditioned to comply with Article 35 (Outdoor Lighting)
15. Heating and Ventilation:	Screened	Screened with parapet

<sup>1</sup>Pursuant to the DSP, there is no minimum unit size requirement, unlike the requirement for the multi-family zones as regulated by the Escondido Zoning Code.

<sup>2</sup>In accordance with State Density Bonus Law, and Article 67, exceedance of maximum allowable density may be permitted subject to the provision of affordable units.

<sup>3</sup>In accordance with Assembly Bill 2097, a local agency may not enforce minimum parking requirements for developments within ½ mile of a Major Transit Stop.

<sup>4</sup>In accordance with State Density Bonus Law, the Applicant requests the use of incentives/concessions to allow a projection into the required front yard setback, and reduction in open space (refer to Attachment 2).

### PROJECT ANALYSIS

#### 1. General Plan Conformance:

##### a. Land use and density consistency

As detailed in the “supplemental details of request”, the Applicant requests the utilization of two incentives/concessions. The first incentive/concession is for the reduction of the open space requirement in order to facilitate the development of a high-density project in an urban area. The Project requires 10,500 square-feet of open space (common or private), and the Applicant would provide 990 square-feet resulting in a 9, 510 square-foot reduction. The Applicant indicated that the reduction of the open space requirement would increase the available funds required to fulfill the on-site affordability units thereby allowing the Project to achieve the proposed density. The second incentive/concession would allow a projection of the balconies into the required front yard setback on the second through fifth floors to accommodate the necessary unit count, thereby increasing available funds to provide the on-site affordable units. This projection would provide the Applicant with additional space to provide the bonus units without reducing the footprint of the building.

The City’s Staff Development Committee reviewed the requested incentives/concessions, and determined the requested incentives/concessions would not cause a specific, adverse impact upon public health and safety, or the physical environment, or on any real property that is listed in the



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California Register of Historical Resources. The Applicant's requested incentives/concessions entail a reduction in the open space requirement, and for a projection of balconies into the required front yard setback. There is nothing in the administrative record from the City's Fire Department, Engineering Division, or Building and Safety Division indicating that the requested incentive/concessions would impact the public health and safety, nor is there any real property within the site that is listed within the California Register of Historical Resources. Therefore, the requested incentives/concessions comply with the requirements of State Density Bonus Law and Article 67.

Further, in accordance with State Law, inconsistency with a zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety. The Applicant requested incentives/concessions along with certain waivers of development standards that are consistent with requirements of State Density Bonus Law and Article 67. The Project site maintains a land use designation that permits for residential development, while State law and Article 67 allow for density beyond the general plan's identified threshold.

b. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation ("RHNA"), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)). The Project site is located on the City's inventory of sites and is shown in the City's Housing Element as accommodating 10 new moderate-income units. The proposed Project would result in no new moderate-income units for the site. Therefore, no net loss provisions apply and the below findings are required to be met:

1. *The reduction is consistent with the City's adopted General Plan, including the housing element, in that the Project is a high-intensity infill development which provides a higher density than projected in the Housing Element. While the proposed Project would result in a loss of 10 planned for moderate-income units, the City would gain 35 total units, with four reserved for very-low-income households;*



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2. *The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584, in that if the project is approved, the remaining need will be reduced to 8,107 units, while the Housing Element Sites Inventory would still have a capacity for 10,617 housing units, including adequate moderate-income units to meet the City's need of 1,527 moderate-income units, as there are 1,667 moderate-income units remaining on sites identified within the sites inventory inclusive of the proposed Project.*

### 2. Specific Plan Conformance:

The project is located with the Southern Gateway (SG) land use district of the Downtown Specific Plan (DSP). As discussed in the DSP, the vision of the SG district is to incorporate urban-style residential land uses while preserving the integrity of historic resources located within the district. The Project is an urban infill development that is surrounded by commercial uses to the north and the east. The Project would provide an increase in the number of residents in the area to support the commercial uses along Escondido Boulevard; furthermore, the close proximity to the core of Downtown assists in the realization of the DSP's vision to create a "dynamic, attractive, economically vital city center providing [a] social, cultural, economic, and residential focus". As shown in the "supplemental details of request," the Project would exceed the allowable density of 100 dwelling units per acre due to the Applicant's provision of four (4) Very-Low-Income (VLI) units. The calculation is provided in Table 2 below:

**Table 2 – Density Calculation**

Density Calculation		
Base Density (permitted under zoning):	100 dwelling units per acre x 0.23 acres	23 dwelling units
Target Units (Affordable Units):	4 (VLI) ÷ 23 base units	17.39% of affordable units
Bonus Units:	23 base units x 50% increase in density	12 bonus units (rounded up from 11.5) *
<b>Total Amount of Units Proposed: 35 Dwelling Units (23 base units + 12 bonus units)</b>		

\*In accordance with state law, every calculation of a Density Bonus Project is rounded up.

### 3. Climate Action Plan Consistency:

The Project consists of the construction of 35 dwelling units in an urban area of the City. The Project is not subject to the measures of the Climate Action Plan in that the Project is consistent with the existing General Plan land use designation, and does not exceed the threshold of 55 dwelling units for Multi-Family Housing. In accordance with the Climate Action Plan, its Consistency Checklist, and Article 47 of the Zoning Code, the Project would emit fewer than 5000 MTCO<sub>2</sub>E per year, and impacts would be less than significant. No further documentation is necessary.

### 4. Site Design



# CITY of ESCONDIDO

## STAFF REPORT

### a. Grading, topography, retaining wall, and fencing:

The Project is relatively flat, and retaining walls are not necessary to facilitate development on-site. A grading permit would be required pursuant to Article 55 but no significant grading is proposed due to the existing topographical nature of the site. The proposed Project does not include any perimeter fencing around the site; however, the proposed balconies would be fenced and would be painted in a beige color.

### b. Project Access and Circulation:

The Project site has two existing driveways located on W. 4<sup>th</sup> Avenue. The proposed Project includes the removal of one driveway, and would utilize the other driveway for access into the proposed parking garage. The driveway would be improved to City standard and widened to 24'-0" in compliance with the Escondido Zoning Code. As shown on the proposed floor plan, the only accessible areas of the building from the ground level would be a staircase for pedestrians, electrical and fire room, and the lobby. Residents of the multi-family building would have direct access to the parking garage via the lobby of the building. Both the City's Fire Department and Traffic Engineering Division staff reviewed the proposed Project for adequate access and circulation maneuvering and found the Project to comply with City requirements to ensure public health and safety for the future tenants and surrounding uses.

### c. Building Orientation:

The primary building elevation is along the Escondido Boulevard (eastern elevation) while the garage entry is oriented along W. 4<sup>th</sup> Avenue (southern elevation). The courtyard on the second-floor orients toward the properties adjacent to the north (northern elevation), and to the existing multi-family use to the west (western elevation). The primary building elevation improves the aesthetic of Escondido Boulevard and promotes a pedestrian friendly streetscape, along a commercial corridor of the City. As detailed in the "supplemental details of request," the Project includes a request to utilize an incentive/concession to allow for a projection into the front yard setback, specifically the balconies on the second through fifth floor. This incentive/concession would allow the Applicant to provide additional units; additionally, the resulting design would encourage an enhanced streetscape by bringing the building closer to Escondido Boulevard.

### d. Open Space and Landscaping

As detailed in the "supplemental details of request," the Project includes a request to utilize one (1) of two (2) incentives/concessions. Under the DSP regulations, 10,500 sq. ft. of open space would be required for the Project; however, the proposed Project provides 990 sq. ft. of open space. Due to the high-density nature of the Project, the Applicant is unable to provide the open space required by the DSP. The proposed design of the building includes private open space for all the units, along Escondido Boulevard, W. 4<sup>th</sup> Avenue, and within the interior of the site. Further, the proposed design does include a courtyard. The courtyard includes a variety of amenities, including furniture, raised planters, and furniture. While the proposed Project does not include the required amount of



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open space as designated by the DSP, State Density Bonus Law and Article 67 provide a mechanism which technically allows for the reduction. Based on City staff review, the proposed incentive/concession to reduce the required amount of open space would facilitate the proposed Project as designed to accommodate the bonus density.

e. Parking:

Assembly Bill 2097 (AB 2097) is a California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius public transit. Projects located within a half-mile of public transit are generally eligible for the automobile parking reduction provided by AB 2097. This includes residential, commercial, and industrial projects, but does not include hotels, motels, bed and breakfast inns, or other transient lodgings.

The Project site is a residential project located within one-half mile of "Public Transit" which means a "Major Transit Stop" as defined in Public Resources Code Section 21155, as noted on the plans, and confirmed by City staff. Government Code section 21064.3 defines a "Major Transit Stop" as an "an existing rail or bus rapid transit station" (Escondido Transit Center located at the intersection of Quince and W. Valley). The proposed Project is a qualifying project under AB 2097, and the Applicant invoked the application of AB 2097 to the proposed Project. Therefore, the proposed Project provides a total of 16 spaces on-site for use by the residents.

5. Building Design:

a. Building Height, Mass, and Scale:

The total height of the proposed building is approximately 59'-9" and comprised of five (5) stories. The height of the building is consistent with the allowed height of buildings within this area of the DSP. This area of the DSP allows for buildings up to 75'-0" (and 5 stories) along Escondido Boulevard, and limits buildings to 60'-0" (and 4 stories) in height at the intersection of Escondido Boulevard and 2<sup>nd</sup> Avenue. The proposed height is consistent with the heights envisioned in the DSP, and is not out of scale with the surrounding area. Adjacent to northeast of the Project site is an existing 4-story mixed-use development with ground floor commercial and residential units above.

b. Residential Floor Plans:

As detailed in the "supplemental details of request" the Project would provide a mix of studios and one (1) bedroom units ranging from 441 sq. ft. to 812 sq. ft. All of the units would include a hook-up for a washer/drying unit, and storage for the units would be provided along the common areas for a total of 3,888 cubic feet of storage.

c. Building Materials:

The primary proposed building material consists of metal siding along Escondido Boulevard and W 4<sup>th</sup> Avenue, away from the residential uses to the east. It is staff's opinion that metal siding may





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## STAFF REPORT

sometimes be inappropriate in a residential development; however, the Applicant's use of a modern design consisting of contemporary material—with the metal siding oriented away from the residential areas and towards Escondido Boulevard—alleviates concerns that such material is proposed inappropriately. The proposed design of the building incorporates a mix of stucco, brick veneer, and CMU block with a smooth finish which provide a warm juxtaposition to the metal siding resulting in visual relief.

### FISCAL ANALYSIS

The Applicant is responsible for payment of all applicable Development Impact Fees (DIF), prior to issuance of a building permit.

### ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under CEQA.

As detailed in Attachment "4", pursuant to CEQA, the Project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (In-Fill Development Projects). Based on the information in the administrative record, including, but not limited applicable municipal code ordinances, the Climate Action Plan consistency checklist, traffic scoping agreement, and storm water quality management plan, the Project would not result in any significant effects relating to traffic, noise, air quality or water quality. Furthermore, the project does not trigger any of exceptions to the use of an exemption under Section 15300.2 (Exceptions) of the CEQA guidelines.

The Planning Commission's decision to recommend approval of the Project, includes a recommendation on the environmental determination noted above.

### PUBLIC INPUT

As of the date of publication, City staff received one public comment in support of the Project. The commenter was supportive of the in-fill nature of the Project.

### CONCLUSION AND RECOMMENDATION

Based on the analysis contained in this staff report, and as presented by staff during the May 27, 2025 public hearing, City staff recommends that the Planning Commission adopt Resolution No. 2025-06 recommending approval of the Planned Development Permit (Master and Precise Plan) and Design Review Permit to the City Council. The Project would revitalize an underutilized parcel as identified in the DSP; furthermore, implementation of the Project would advance the goals of the DSP which include high-density development in the City's core.

**Motion as recommended by City staff:** *"Recommend approval of the Project, as conditioned, and adopt Resolution No. 2025-06, recommending approval of the Project to the City Council."*

### ATTACHMENTS

1. Location, Zoning, General Plan





# CITY *of* ESCONDIDO

## STAFF REPORT

2. Site Plan
3. Density Bonus Request
4. Notice of Exemption
- ~~5. Draft Planning Commission Resolution No. 2025-06 including Exhibits A, B, C, and D~~





**PROPOSED PROJECT**  
**PL25-0149, PL25-0150, PL25-0151**







**PROPOSED PROJECT**  
**PL25-0149, PL25-0150, PL25-0151**



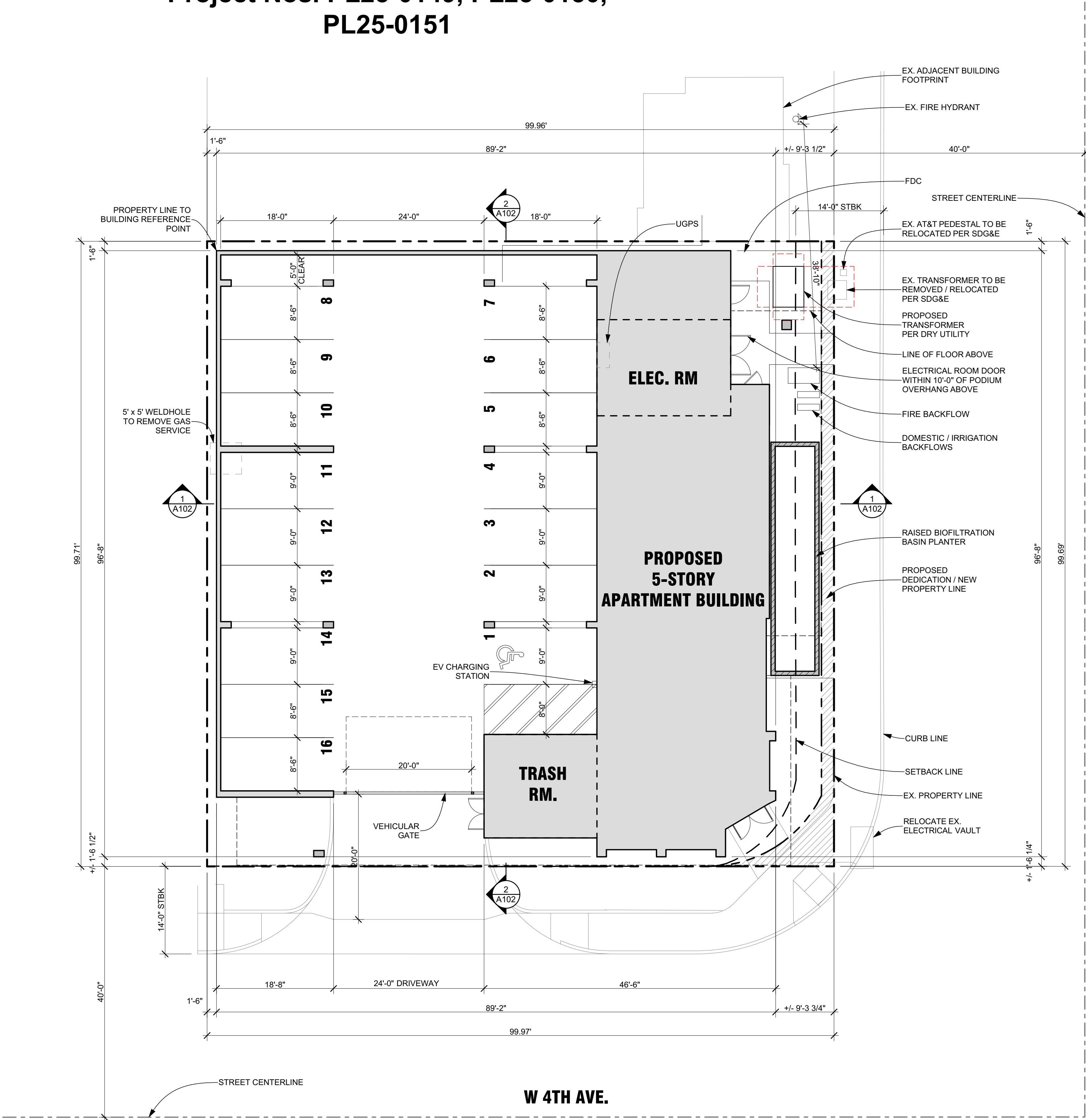
Item 11.

**PROPOSED PROJECT**  
**PL25-0149, PL25-0150, PL25-0151**

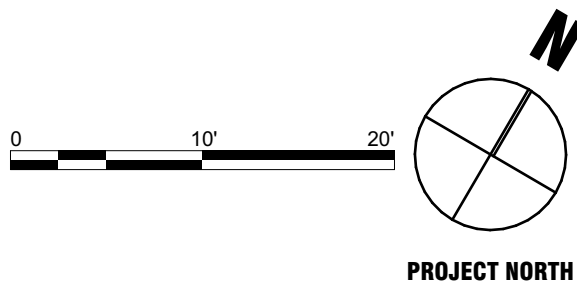




Attachment 2  
Site Plan  
Project Nos. PL25-0149, PL25-0150,  
PL25-0151



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'



GENERAL NOTES

1. FIRE UNDERGROUND LINES, FIRE SPRINKLER, FIRE ALARMS AND FIRST RESPONDER RADIO COVERAGE PLANS SHALL BE DEFERRED SUBMITTALS TO THE ESCONDIDO FIRE DEPT.
2. AN EXISTING SECOND FIRE HYDRANT IS LOCATED SOUTH OF THE SITE ALONG S. ESCONDIDO BLVD AND IT IS WITHIN 350 FT. OF THE PROPERTY. THE MIN. FIRE FLOW REQUIRED IS 1500 GPM AT 20 PSI.

PROJECT DATA

PROJECT NAME	ESCONDIDO BLVD
OWNER	WEST 4TH LOFTS LLC
PROJECT ADDRESS	339 S. ESCONDIDO BLVD ESCONDIDO CA, 92025
A.P.N.	233-141-15
BASE ZONE	S-P: SPECIFIC PLAN AREA
OVERLAY ZONE	DOWNTOWN SPECIFIC PLAN SOUTHERN GATEWAY DISTRICT
REQUIRED SETBACKS	FRONT: 14' REAR: 0' SIDE (EXTERIOR): 0' SIDE (STREET): 14'
REQUIRED PERMITS	SDP APPROVAL PLOT PLAN APPLICATION
BUILDING CODE(S)	CBC 2022
CONSTRUCTION TYPE	LEVEL 1: 1A, LEVELS 2-5: VA
OCCUPANCY	R-2, S-2
EXISTING BUILDING AGE	1950
SPRINKLERS (YES/NO)	YES
STORIES	5
PROPOSED HEIGHT	59'-9"

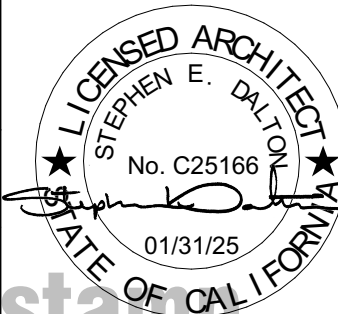
SITE PLAN LEGEND

	PROPOSED BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE

VICINITY MAP



project title  
**ESCONDIDO BLVD**  
339 S. ESCONDIDO BLVD.  
ESCONDIDO, CA 92025



ARCHITECTURAL SITE PLAN  
Stephen Dalton Architects  
444 S. CEDROS, STUDIO 190  
SOLANA BEACH, CA 92075  
t: 858.792.5906 / f: 858.792.5916



job no.  
2316  
date

01/03/24 PLOT PLAN SUBMITTAL
04/09/24 PP REVIEW CYCLE 1
09/18/24 PP REVIEW CYCLE 2
12/02/24 PP REVIEW CYCLE 3

sheet  
**A101**

SHEET AVAILABLE FOR PUBLIC DISTRIBUTION



**CITY OF ESCONDIDO**  
**Planning Division**  
**Density Bonus**  
**Request**

*Pursuant to Escondido Municipal Code Sections 33-1412 and 33-1413, the applicant for a density bonus project shall submit a written proposal for the project including the information provided below.*

**A. General Information**

PROJECT NO(S): PL25-0149, PL25-0150, PL25-0151

ADDRESS: 339 S. Escondido Blvd

APN(S): 233-141-15-00

PROJECT NARRATIVE (Attach additional sheet if necessary) New construction of a 35 Apartment unit, 5-Story residential project with ground level parking.

SITE HISTORY (e.g., past entitlements, actions, CEQA review, existing development, site characteristics): Current Application for Entitlements.  
The existing site is 4 multi-family units (all studios) and a used car dealership. The existing 4 units will be demolished and replaced by the proposed 35-unit development.

GENERAL PLAN DESIGNATION: SPA 9: Downtown Specific Plan

BASE DENSITY CALCULATION & ALLOWANCE: 100 x .23 AC = 23

THE PROJECT INCLUDES A CHILD CARE FACILITY (check box) Yes ☐ No ☒

**B. Existing Conditions**

TOTAL NO. OF:  
Existing units on site: 4  
Existing units proposed for removal: 4  
IF UNITS ARE PROPOSED FOR REMOVAL FILL OUT **SECTION E.**

**C. Proposed Density Bonus Request**

TOTAL UNITS PROPOSED: 35

NO. AFFORDABLE UNITS & (AFFORDABILITY LEVELS): 4 VLI

PERCENTAGE OF AFFORDABLE UNITS: 17.4%

DENSITY INCREASE PERMITTED (%): 50% OF 23 BASE DU

DENSITY BONUS UNITS ALLOWED: 12

TOTAL LOTS 1  
PROPOSED:

TOTAL NO. OF:

Studio Units 13  
1-Bedroom Units 22  
2-Bedroom Units  
3-Bedroom Units  
4-Bedroom Units

## D. Incentives/Concessions<sup>1</sup> and Waivers<sup>2</sup>

NO. OF INCENTIVES/  
CONCESSIONS PERMITTED: 3

NO. OF WAIVERS REQUESTED: 0

NO. INCENTIVES/  
CONCESSIONS REQUESTED: 2

Provide all proposed Incentives/Concessions and/or any Waivers requested in **Table 1** as a part of the Density Bonus Request. Requests should be clear and definitive in identifying the requested standard, code, or regulation waiving/modification.

*Note:* A proposed project must not have a specific, adverse impact upon health, safety, or the physical environment and no adverse impacts to any real property that is listed in the California Register of Historical Resources. Additional information may be required, as needed.

**Table 1 – Requests**

Incentives/Concessions			
Incentive / Concession	Development Standard (citation)	Proposed	Justification
<i>Ex: One additional unit</i>	<i>Ex: Density allowances calculated pursuant to Art. 6 and Art. 67 of EMC</i>	<i>Ex: One additional residential unit.</i>	<i>Ex: The addition of one unit to the project would allow for reduced costs to the overall project. By providing for an additional above-moderate unit, the development can fiscally cover the construction and reduced sale cost of the X number of very-low-income units that will be sold at a restricted rate. Further, the allowance of the additional unit would offset overall HOA costs associated with the development, with projected cost savings for owners of \$XX/month for the development.</i>
1. COMMON OPEN SPACE	35 DU X 300SF/DU = 10,500 SF	PUBLIC COURTYARD = 990 SF	The reduction of required open space allows the project to provide the necessary unit count. Thereby increasing the available funds required to fulfill the onsite affordable housing commitment.
2. SETBACK PROJECTION	Front Setback requirement per FIGURE III-5 under "SG" zone column.	4'-0" Max balcony projection into setback	The projection of balconies into setbacks allows the project/site to accommodate the necessary unit count. Thereby increasing the available funds

\* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

<sup>1</sup> Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

<sup>2</sup> Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are

			required to fulfill the onsite affordable housing commitment.
Waiver			
Waiver	Development Standard (citation)	Proposed	Justification
<i>Ex: Height</i>	<i>Ex: 35-feet, 2-stories (Art. 6, § 33-107)</i>	<i>Ex: 50-feet, 4 stories</i>	<i>Ex: The existing standards would preclude the project at the density requested and as designed in that it would inhibit the ability to achieve the number of units proposed given the total area of the project site. The project makes efficient use of the site; however, due to the constrained lot size, and in an effort to provide the minimum allowed parking and open space areas as an amenity for residents, additional height is needed to achieve the proposed density.</i>
Notes:			

**E. Existing unit information**

- Restricted Affordable Lower Income Units: Indicate the number of units by bedroom size existing on the site in the **past five years** that were at any time subject to a recorded covenant, ordinance, or law that restricted rents or prices to be affordable to lower or very low-income households.

N/A

- Units Subject to Rent Control or Price Control: Indicate the number of units by bedroom size on the site that in the **past five years** have been subject to rent control (through either state law, a local rent control ordinance, or an inclusionary (BMR) ordinance) or price control (through an inclusionary (BMR) ordinance).

Statewide rent control. Nothing specific to this property.

- Incomes of Existing Tenant Households: Provide documentation of the names, property address, and current incomes of any households now occupying units on the site, by bedroom size of units. If current incomes are unknown, please indicate.

Unit 1, Studio: [REDACTED] Monthly Rent: \$1,595. Household Annual Income: \$88,992

Unit 2, Studio: [REDACTED] Monthly Rent: \$1,520. Household Annual Income: Unknown (Tenant occupied at Purchase)

Unit 3, Studio: [REDACTED] Monthly Rent: \$1,595. Household Annual Income: \$101,940.

Unit 4, Studio: [REDACTED] Monthly Rent: \$1,495. Household Annual Income: \$76,310

- If Any Units Are Still Occupied, Incomes of Households Formerly Occupying Vacant Units: For any vacant units, provide documentation of the income of the last household occupying the unit, by bedroom size. If that household's income is unknown, please indicate.



Unit 1, Studio: [REDACTED] Monthly Rent: \$1,595. Household Annual Income: \$88,992

Unit 2, Studio: [REDACTED] Monthly Rent: \$1,520. Household Annual Income: Unknown (Tenant occupied at Purchase)

Unit 3, Studio: [REDACTED] Monthly Rent: \$1,365. Household Annual Income: Unknown (Tenant occupied at Purchase)

Unit 4, Studio: [REDACTED] Monthly Rent: \$1,495. Household Annual Income: \$78,000

- No Units Occupied; All Units Vacant or Demolished; Incomes of Former Tenants: If all units that existed on the site in the last five years are currently vacant or have been demolished, please indicate the maximum number of units, by bedroom size, that existed on the site in the past five years and the income of each household occupying a unit at the time when the maximum number of units existed on the site. If the income of those households is unknown, please indicate.

All four units are Occupied.

\* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

<sup>1</sup> Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

<sup>2</sup> Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4671

## Notice of Exemption

To: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101  
MS: A-33

From: City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025

**Project Title/Case No:** West 4<sup>th</sup> Lofts/PL25-0149/PL24-0150/PL25-0151

**Project Location - Specific:** Located on the northwest corner of South Escondido Boulevard and West 4<sup>th</sup> Street, and is addressed as 339 South Escondido Blvd (APN: 233-141-15-00)

**Project Location - City:** Escondido **Project Location - County:** San Diego

**Description of Project:** Approval of a Planned Development Permit (Master and Precise Plan) and Design Review Permit (inclusive of density bonus) for the demolition of an existing four-unit multi-family building and used car dealership and for the construction of a new five-story, 35-unit multi-family residential development. There would be 31 market rate and four very low-income for rent dwelling units, ranging in size from studios to one-bedroom apartments. The ground floor would have 16 parking spaces, bicycle parking, biofiltration basin planter, and water efficient landscaping. Amenities will include a common 990 square foot common courtyard, private balconies or patios, private storage, and laundry. The project includes a density bonus of 12 units in addition to the 23 units allowed by current zoning, with four units reserved for very low-income households in accordance with State Density Bonus Law and SB 330. The Project is permitted three incentives or concessions and unlimited waivers. The Applicant has chosen to request two concessions to reduce the required usable open space, reduce the required front setback. The subject property is zoned Specific Plan (S-P) with adherence to the development standards in the Southern Gateway District within the Downtown Specific Plan. The General Plan land use designation for the property is SPA 9.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: Stephen Dalton Architects (c/o Sebastian Beingolea)  
Address: 444 South Cedros Ave, Studio 185, Solana Beach, CA 92075  
Telephone: 858-792-5906

☒ Private entity ☐ School district ☐ Local public Agency ☐ State agency ☐ Other special district

### Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

### Reasons why project is exempt:

- a. The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request;
- b. The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.23 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east;

- c. The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site was previously developed as a mixed-use development with commercial and residential uses. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project site is within a half-mile walking distance of a major transit stop, the Escondido Transit Center. Per the VMT Memo (dated January 17, 2025) prepared by Marc Mizuta (Mizuta Traffic Consulting), the Project is presumed to have a less than significant impact on VMT as it is located in a transit-accessible area, and VMT efficient area, thus screening out of VMT analysis pursuant to the City's adopted Traffic Impact Analysis guidelines. Per the LMA analysis the Project is forecasted to generate less than 500 daily trips, and does not add 30 or more peak-hour trips to an intersection. The Project is designed to comply with required storm water regulations for the purpose of containing drainage and ensuring water quality. Project construction would be required to comply with the Air Quality's Resource Board's standards on construction emissions and is below identified thresholds within the City's adopted, qualified Climate Action Plan (2021), as detailed in the CAP Consistency Checklist for the Project. The Project is consistent with the City's General Plan and Zoning regulations except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality;
- e. The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections.

Additionally, the Project also does not trigger Section 15300.2 (Exceptions) of the CEQA Guidelines, which would disqualify the use of an exemption for the following reasons:

- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on this, this exception is not applicable.
- b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan.
- c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and use of the property as envisioned through the adopted Downtown Specific Plan.
- d. Hazardous Waste Site – As demonstrated by the Applicant, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
- e. Historical Resource – The Project includes demolition of an existing mixed-use building comprised of commercial uses and residential units. The existing building is not identified in the City's Local Register or in Escondido Sites Survey. This exception is not triggered.

**Lead Agency Contact Person:** Ivan Flores

**Area Code/Telephone/Extension:** 760-839-4529

Signature: \_\_\_\_\_  
Ivan Flores, AICP Principal Planner

\_\_\_\_\_  
Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant



Notice of Exemption  
Project Nos. PL25-0149, PL25-0150, PL25-0151

Item 11.

CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4671

## Notice of Exemption

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1600 Pacific Hwy, Room 260  
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Ivan Flores, AICP Principal Planner

\_\_\_\_\_  
Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

KEY-

CONSENT CALENDAR CURRENT BUSINESS

PUBLIC HEARING WORKSHOP PROCLAMATION

Item 12.



## CITY of ESCONDIDO

FUTURE AGENDA

6/25/2025

**CONSENT CALENDAR** - (C. MCKINNEY) - APPROVAL OF FIRST AMENDMENT TO THE CONSULTING AGREEMENT WITH INTERWEST CONSULTING GROUP, INC.  
- It is requested that the City Council approve the First Amendment to the Consulting Agreement with Interwest Consulting Group, Inc.

**CONSENT CALENDAR** - (R. VAN DE HEY) - ESRI AGREEMENT - It is requested that the City Council adopt Resolution 2025-65 authorizing the Mayor to execute on behalf of the City a Small Municipal and County Enterprise Agreement with Environmental Systems Research, Inc.

**CONSENT CALENDAR** - (J. PERPETUA) - CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE SERGEANT CHRISTOPHER LESO -  
Request the City Council adopt Resolution No. 2025-16, approving the California Public Employees' Retirement System ("CalPERS") Service Pending Industrial Disability Retirement for Police Sergeant Christopher Leso.

**CONSENT CALENDAR** - (J. GOULART) - CATALYST GRANT AWARD - \$5,000 - Request the City Council Approve Resolution 2025-73 authorizing the Assistant Director of Community Services to receive a \$5,000 grant from the Society of American Archivists Foundation on behalf of the Escondido Public Library.

**PUBLIC HEARING** - (C. MCKINNEY/J. GOULART) - CITYWIDE ENERGY ROADMAP PROGRAM

**PUBLIC HEARING** - (C. MCKINNEY) - ADOPT COMMUNITY DEVELOPMENT PRIORITIES FOR THE 2025-2029 CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") AND HOME INVESTMENT PARTNERSHIPS PROGRAM ("HOME")

**CURRENT BUSINESS** - (J. TENDER) - FIRE DEPARTMENT STANDARDS OF COVER STUDY Request the City Council receive and file the Fire Department's Standards of Coverage (SOC) Study as presented by AP Triton and provide direction or feedback.

**CURRENT BUSINESS** - (C. MCKINNEY) - URBAN FORESTRY MANAGEMENT PLAN AND PROGRAM UPDATE

**CURRENT BUSINESS** - (Z. BECK) - COUNCIL FACILITY USE POLICY

7/2/2025 - NO MEETING (INDEPENDENCE DAY)

7/9/2025 - CANCELLED