

# CITY OF VISTA ~ SPECIAL ASSESSMENTS ON PROPERTY OWNERS

## PERPETUAL ASSESSMENTS

The following four assessments collect funds which are directed to provide services by the City of Vista. These are annual charges placed on the County Tax Bill for each parcel receiving benefit from services.

### \* **CITY WIDE STREET MAINTENANCE DISTRICT (county fund # 609519)**

This assessment is labeled on the San Diego County Tax bill as: **STREET MAINT DIST**

Revenue from this assessment provides for street maintenance and street sweeping services.

Charges are apportioned based on acreage and/or type for residential properties, on street frontage of industrial/commercial properties, and zones based on the number of street sweeping days per month for both residential and industrial/commercial properties.

### \* **CITY WIDE LANDSCAPING AND LIGHTING DISTRICT (county fund # 609509)**

This assessment is labeled on the San Diego County Tax bill as: **STREET LTG & LNDSCP**

Revenue from this assessment provides for traffic signals, street lighting, and landscaping of common areas throughout the City. Street lighting and landscape charges are apportioned based on acreage and/or type for residential properties, on street frontage of industrial/commercial properties, and on zones indicating level of service. Traffic signal charges, unlike landscaping and lighting charges, are assessed only on developed properties, and are apportioned based on acreage and property use.

### \* **SOUTH MELROSE LANDSCAPE MAINTENANCE DISTRICT (county fund # 609516)**

This assessment is labeled on the San Diego County Tax bill as: **SOUTH MELROSE LDSCPE**

This district was formed in 1989, with assessments collected to provide and maintain medians, parkways, and slopes within this special district. There are approximately 1,100 properties that receive benefit from services provided by this district, which include sections along Melrose Dr and Sycamore Ave, south of the 78. There are 5 zones with different levels of benefits. The charges are based on zone, land use, residential units, and commercial/industrial acreage.

### \* **SEWER: Vista Sewer (county fund # 609512); Buena Sanitation (county fund # 694001)**

The Vista Sewer assessment is labeled on the S.D. County Tax bill as: **SEWER SERVICE CHARGE**

The Buena Sanitation assessment is labeled on the S.D. County Tax bill as: **BUENA SEWER SVC CHG**

Annual charge for sewer services provided by the City of Vista, which operates and manages two sewer districts, Vista Sewer and Buena Sanitation. Buena Sanitation provides service not only to portions of Vista, but also to unincorporated areas of Vista and San Marcos. Residential charges are a flat rate per year; Commercial/Industrial charges are based on water consumption plus sewer capacity. There is no sewer charge placed on undeveloped parcels or those properties that are on a septic system rather than connected to the sewer.

## CITY OF VISTA ~ SPECIAL ASSESSMENTS ON PROPERTY OWNERS

### CFDs (COMMUNITY FACILITY DISTRICTS)

These three districts were formed by approval of the City's property owners, to provide bond financing for construction of major infrastructure improvements benefiting the parcels within the district.

Typical improvements funded with the bond proceeds include streets and improvements, underground utilities, sewers, storm drains, and flood channels. Generally, the annual cost to repay the debt (principal and interest) is allocated to each parcel within the districts on the basis of the special benefits resulting from the improvements to each parcel.

CFD assessments are placed each year on the County Tax Bill of the property owners within the district until such time that the bonds are paid in full and the assessment expires.

#### \* **HACIENDA DRIVE DISTRICT NO 90-2 (county fund # 609521)**

This assessment is labeled on the San Diego County Tax bill as: **HACIENDA CFD 90-2**

4 parcels-north side of Hacienda Dr, east of Emerald Dr.

Bond issue Final assessment due in 2020.

Benefits include Buena Vista Creek maintenance, bridge improvements, underground utilities.

Debt service on this bond issue is relatively stable and the assessments collected to pay bonds is relatively stable.

A Max-Tax was established at time of district formation and increases by 2% per year.

#### \* **HACIENDA GATEWAY DISTRICT NO 2000-01 (county fund # 609527)**

This assessment is labeled on the San Diego County Tax bill as: **HACIENDA CFD 2000-1**

195 parcels-south side of Hacienda, east of Emerald Dr.

Final assessment due in 2016.

Allocated in steps based on residential sq ft, 2% yearly increase thru Prop Tax Year 2009, then flat.

Benefits include Buena Vista Creek maintenance, bridge improvements, underground utilities.

#### \* **NORTH COUNTY SQUARE DISTRICT NO 92-1 (county fund # 609523)**

This assessment is labeled on the San Diego County Tax bill as: **NO COUNTY SQ CFD 92-1**

38 parcels, north and adjacent to Fwy 78 at Sycamore Ave and University Drive.

30-year bond, initial bond issued Oct 1993 for \$12,555,000.

Final assessment due in 2021.

Tax is apportioned by acreage (net of right-of-way).

Debt service on this bond issue is relatively stable and the assessments collected to pay bonds is relatively stable.

A Max-Tax was established at time of district formation and increases by 2% per year.

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### ONE-TIME ASSESSMENTS

The following two assessments are one-time charges that may be placed as needed on the Tax Bill.

\* **DELINQUENT SEWER SERVICE (Vista-county fund 609526, Buena-county fund 694001)**

The Vista Sewer assessment is labeled on the S.D. County Tax bill as: **VISTA DELQ SEWER**

The Buena Sanitation assessment is labeled on the S.D. County Tax bill as: **DELQ SEWER SVC CHRG**

Any hand-billed sewer charge not paid by June 30 may be placed as a delinquent item on the next Tax Bill of the property owner. A hand-billed sewer charge is an invoice from the City to a property owner if, for example 1) a new sewer connection occurred after the yearly cut-off for levy on the Tax Bill, or 2) the annual sewer charge for the property was omitted from the Tax Bill in error.

\* **DELINQUENT WEED ABATEMENT (county fund 609504)**

This assessment is labeled on the San Diego County Tax bill as: **WEED/RUBBISH ABATEMENT**

Weed clearing is ordered by the Fire Department, but if property owners do not clear as ordered, the Fire Dept contracts to have the work done. The cost of that is passed on to the property owner by way of invoice. Those charges unpaid as of June 30 will be placed on the Tax Bill of the owner.

Can only be used for parcels within the City Fire District.