

SUBJECT: Consideration of actions pertaining to the City’s Landscape and Lighting Assessment Districts (LLADs), including LLAD No. 19-3 and LLAD No. 21-1, and the Citywide Park Maintenance District No. 98-1 for Fiscal Year 2026/27

DEPARTMENT: Parks and Recreation

STAFF: E. Harith Aleem Jr., Director
 Aaron Wanden, Park Maintenance Manager

TITLE/RECOMMENDATION

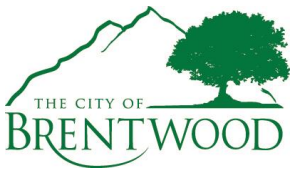
Adopt a Resolution of Initiation that: (1) appoints Francisco & Associates (“Francisco”) as the Engineer of Work for the Landscape and Lighting Assessment Districts, including the Landscape and Lighting Assessment District No. 19-3, Landscape and Lighting Assessment District No. 21-1 (the “LLADs”), and for the Citywide Park Assessment District No. 98-1 (collectively, the “Districts”) for Fiscal Year 2026/27; (2) orders the Engineer of Work to prepare and file the Engineer’s Reports for Fiscal Year 2026/27; and (3) finds the action categorically exempt from the California Environmental Quality Act.

FISCAL IMPACT

Each existing LLAD has an administrative cost factored into the assessment rate during formation to cover the cost of preparing the annual Engineer’s Reports and levying assessments. Funds to cover the costs associated with each new LLAD or annexation are deposited with the City by the developer.

Funding for contract services provided under this agreement is as follows:

Funding Sources for 2026/27 Assessment Year Costs			
Fund	Agreement Amount	Contingency Amount	Total Amount
LLADs	\$ 207,450	\$ 20,745	\$ 228,195
Citywide Park Maintenance District	20,750	2,075	22,825
Water and Wastewater Enterprise	10,750	1,075	11,825
Total	\$ 238,950	\$ 23,895	\$ 262,845



CITY COUNCIL AGENDA ITEM NO. F.19
04/28/2026

The draft 2026/27-2027/28 Operating Budget, which will be presented to City Council at a workshop in May of 2026 and for consideration of adoption in June 2026, includes appropriations for the services to be provided.

BACKGROUND

The Landscape and Lighting Act of 1972 (the "Act") requires that an annual review and updated Engineer's Reports be prepared to set assessment rates each fiscal year. The Act also requires an Engineer's Report to be generated for any new assessment districts or any annexations into existing assessment districts.

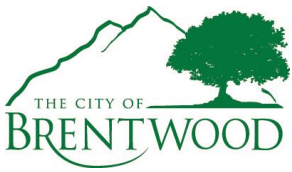
Francisco will prepare four Engineer's Reports for Fiscal Year 2026/27: (1) a consolidated report for the LLADs, excluding LLAD No. 19-3 and LLAD No. 21-1, (2) a report for LLAD No. 19-3, (3) a report for LLAD No. 21-1, and (4) a report for the Citywide Park Maintenance District.

The annual Engineer's Report for LLAD No. 19-3 is prepared under separate cover from the Consolidated Engineer's Report for the LLADs due to the inclusion of multiple benefit zones within that LLAD. Likewise, the annual Engineer's Report for LLAD No. 21-1 is prepared under separate cover from the Consolidated Engineer's Report for the LLADs due to the assessment being comprised of the following two components:

- 1) the Construction Component, which provides funding for the construction of new landscape improvements that will be assessed to property within LLAD No. 21-1 over a period of 10 years in equal annual installments with no interest, which commenced in Fiscal Year 2022-23 and ends after Fiscal Year 2031-32; and
- 2) the Maintenance Component, which provides funding for the ongoing operation, maintenance, servicing, and replacement of the new landscape improvements, which commenced in Fiscal Year 2022-23 and will be assessed annually based on the maintenance budget each subsequent year.

If there are any annexations into existing LLADs or if the formation of a new LLAD is necessary, they will either be included with the future LLADs Consolidated Report, the LLAD No. 19-3 Report, or a new annual report. Francisco will also update the findings of the facilities and expenses associated with the LLADs due to additional areas of public landscaping corresponding to residential and commercial development projects that have been accepted for City maintenance.

In March 2025, a professional services agreement was entered into with Francisco for assessment engineering services for Fiscal Years 2025/26 and 2026/27 in a not-to-exceed amount of \$238,950 per agreement year.



In addition, this Council action will initiate the Fiscal Year 2026/27 proceedings for the levy and collection of annual assessments for existing assessment districts. This involves directing the Engineer of Work to prepare the Fiscal Year 2026/27 Engineer's Reports. Thereafter, the City Council may adopt a Resolution preliminarily approving (as filed or as modified) the Engineer's Reports and a Resolution of Intention to levy and collect assessments for Fiscal Year 2026/27. Following such action, the City Council would hold a public hearing and may adopt a resolution confirming the assessments (either as preliminarily approved or as modified at the conclusion of the public hearing) and authorizing the levy and collection of such assessments.

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable.

PREVIOUS ACTION

Previous action by the City Council is included in Attachment 1.

DATE OF NOTICE

Not Applicable.

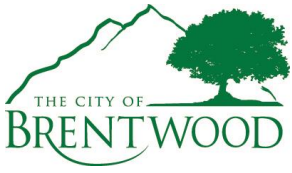
ENVIRONMENTAL DETERMINATION

The City's action is exempt from the California Environmental Quality Act (CEQA). The action consists of initiation of proceedings for the annual levy and collection of assessments for landscape, lighting, trail, and park maintenance and does not result in any physical change to the environment. Accordingly, the action is exempt pursuant to CEQA Guidelines sections 15273 (Rates, Tolls, Fares, and Charges), 15301(c) (Existing Facilities), and 15306 (Information Collection).

ALTERNATIVE OPTION(S)

Alternative Options to the Staff Recommendation:

1. Do not approve staff's recommendation. Not approving this action will result in the inability of the City to perform required assessment activities for Fiscal Year 2026/27 to fund the operation, maintenance, and replacement of public improvements associated with the Landscape and Lighting Assessment Districts.
2. Modify staff's recommendation based on legally defensible findings.
3. Continue item with direction for staff to return with additional information.



ATTACHMENT(S)

1. Previous Action
2. Resolution
3. Agreement