



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Administrative Services

MEETING DATE: May 19, 2026

STAFF REFERENCE: Rae Bowman, Director

AGENDA LOCATION: CC-14

GOVERNMENT CODE SECTION 84308 APPLIES: No

TITLE: Fiscal Year 2026-2027 Citywide Lighting and Landscaping Maintenance District; Approval of Engineer's Report and Notice of Intention of Public Hearing on June 16, 2026; Resolution Nos. 2026-20 and 2026-21

OBJECTIVE: To approve the Engineer's Report for the levy and collection of assessments for Fiscal Year 2026-2027 for the Citywide Lighting and Landscaping Maintenance District, and to set the date of the public hearing for the District and its proposed assessments

BACKGROUND: The Citywide Lighting and Landscaping Maintenance District was established in the early 1980s. This assessment district provides funding for the maintenance of public street lighting and traffic signals, maintenance of street trees, and landscape maintenance of the street median and parkway areas. This assessment district encompasses the Gold Hills District, which was established by the voters in Fiscal Year 1995-1996 and provides funding for the landscape maintenance and upkeep of the Gold Hills District area.

Each year, the City is required to follow certain compliance procedures set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code (Part 2 of Division 15), and assessment requirements of Proposition 218. These procedures are described in the Analysis Section below.

ANALYSIS: Pursuant to the Landscaping and Lighting Act of 1972 and state code, the City must perform the following annual compliance procedures for Fiscal Year 2026-2027:

- Step 1: Initiate the proceedings for the levy and collection of assessments and order the preparation of an Engineer's Report;
- Step 2: Review and approve the Engineer's Report;
- Step 3: Acknowledge the intent to levy and collect assessments, including setting the time and place to conduct a public hearing; and
- Step 4: Conduct a public hearing and confirm the levy and collection of assessments.

At this time, the City seeks to proceed with Step 2 and Step 3, which will ensure the City's Lighting and Landscaping Maintenance District is in compliance with applicable state codes and laws.

The Fiscal Year 2026-2027 Engineer's Report (the "Report") for the Citywide Lighting and Landscaping Maintenance District has been prepared and is attached. The Report describes the maintenance work to be performed, the budget, and the proposed assessment. As listed on Page 4 of the Report, the proposed Fiscal Year 2026-2027 budget for the Citywide Lighting and Landscape Maintenance District is comprised of the following functions:

Description	Street Lighting & Signals	Street Trees	Median and Parkway Landscaping	Gold Hills Parkway Landscaping	Total
	Zone A	Zone B	Zone C	Zone D	
EXPENDITURES					
Personnel	\$82,219	\$138,579	\$28,532	\$0	\$249,330
Maintenance & Operation	1,230,164	687,996	130,440	5,696	2,054,296
Capital Outlay	0	0	0	0	0
Administration & Overhead	158,796	107,323	15,102	856	282,077
TOTAL EXPENDITURES	\$1,471,179	\$933,898	\$174,074	\$6,552	\$2,585,703
REVENUES					
City General Benefit Contribution	\$(196,857)	\$(123,986)	\$(23,846)	\$0	\$(344,689)
Other City Contribution	(772,956)	(303,910)	(75,636)	(1,776)	(1,154,278)
Maintenance & Operation Reserve	0	0	0	0	0
TOTAL CITY CONTRIBUTIONS	\$(969,813)	\$(427,896)	\$(99,482)	\$(1,776)	\$(1,498,966)
TOTAL TO BE ASSESSED IN FY 2026-2027	\$501,366	\$506,002	\$74,592	\$4,776	\$1,086,736

The Citywide Lighting and Landscape Maintenance District is comprised of four (4) separate assessment areas: 1) Street Lighting & Signals, 2) Street Trees, 3) Median and Parkway Landscaping, and 4) Gold Hills Parkway Landscaping. These four (4) categories of improvements are also known as “benefit zones.”

The assessment calculation for each benefit zone is based on the total costs of the improvements upon the lots and parcels of land within each zone in proportion to the estimated benefits to be received by such lots and parcels. The degree of benefit to each parcel of land varies depending on the land use, the size of the parcel, and the degree of illumination surrounding the parcel.

An Equivalent Dwelling Unit (EDU) method is used to determine the apportionment of assessments. The EDU method uses the single-family dwelling unit as the basic unit of assessment (i.e., one (1) single family dwelling unit equals one (1) EDU). Based on the analysis in the Engineer’s Report, the proposed assessment for a single-family dwelling unit located in Zone A1 for Fiscal Year 2026-2027 will remain at \$56.23, the same assessment amount as the prior year. Additionally, the proposed assessment for all other zones has not changed from the prior year. A listing of assessments for each benefit zone can be found on Page 12 of the Report.

Assessment and Public Hearing

Resolution No. 2026-21 calls for the City Council to hold a required public hearing for the levy and collection of the Citywide Lighting and Landscaping Maintenance District for Fiscal Year 2026-2027. The hearing is scheduled for the Regular City Council Meeting on June 16, 2026, to allow all property owners an opportunity to review and comment on the proposed assessment. Notice of the public hearing will be published in accordance with all legal requirements.

ENVIRONMENTAL IMPACT: There is no environmental impact associated with approving the Engineer’s Report and initiating the Public Hearing.

FISCAL IMPACT: Property owners approved a ballot measure that allows the City to assess and collect a fixed annual assessment limited to the maximum allowable assessment. Based on the Engineer’s Report, the total amount to be assessed and collected by the City for Fiscal Year 2026-2027 will be \$1,086,736. Funds will be deposited in the Citywide Lighting and Landscape Maintenance District Fund.

OPTIONS: The following options are presented for consideration:

1. Approve the Fiscal Year 2026-2027 Engineer's Report for the Citywide Lighting and Landscaping Maintenance District, declare the intention to levy an assessment for Fiscal Year 2026-2027, and set June 16, 2026, as the date of the Public Hearing.
2. Do not approve the Engineer's Report, thereby forgoing the assessment revenue and direct Staff to find alternative funding in order to maintain lighting and landscape maintenance services.

RECOMMENDATION: Staff recommends Option 1.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion to adopt Resolution Nos. 2026-20 and 2026-21.

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT IN CONNECTION WITH THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Monrovia, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act"), by previous Resolution No. 2026-10, initiated proceedings for the levy of an assessment for Fiscal Year 2026-2027 in connection with the Citywide Lighting and Landscape Maintenance District (the "District") and instructed the Administrative Services Department to have processed and filed a written Engineer's Report (the Report) in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

Section 2. The Administrative Services Department has processed and filed the Engineer's Report with the City Clerk, and the City Clerk has presented to the City Council such Report entitled "Fiscal Year 2026-2027 Engineer's Report for the Citywide Lighting and Landscaping Maintenance District."

Section 3. The City Council has carefully examined and reviewed the Report and the Report is hereby approved as filed.

PASSED, APPROVED AND ADOPTED this 19th day of May, 2026.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

RESOLUTION NO. 2026-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE CITY OF MONROVIA CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A TIME AND PLACE FOR A PUBLIC HEARING

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Monrovia hereby (1) finds that the public interest and convenience requires, and (2) declares its intention to levy and collect assessments against the lots and parcels of property within the City of Monrovia Citywide Lighting and Landscaping Maintenance District (the "District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the "Act") for Fiscal Year 2026-2027, commencing July 1, 2026, and ending June 30, 2027, to pay for the costs and expenses of the improvements described in Section 3 hereof.

Section 2. The boundaries of the District are coterminous with the boundaries of the City and generally include all lots and parcels within the City.

Section 3. The proposed improvements for the District are briefly described as follows: The maintenance and servicing of public streets and sidewalks within the District. "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the landscaping, public lighting facilities, and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities, or appurtenant facilities; providing for the life, growth health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease of 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. "Servicing" means the furnishing of electric energy for the public lighting facilities or the lighting or operation of the landscaping or appurtenant facilities, and water for the irrigation of the landscaping and the maintenance of the public lighting facilities or appurtenant facilities.

There are no substantial changes proposed to be made for Fiscal Year 2026-2027 to the improvements the City Council previously ordered for the District for this past Fiscal Year 2025-2026.

Section 4. Lots or parcels of land within the District that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California, or the United States shall be assessed unless the City can demonstrate by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

Section 5. Reference is hereby made to the Report of the Engineer entitled "Fiscal Year 2026-2027 Engineer's Report for the Citywide Lighting and Landscaping Maintenance District," on file in the office of the City Clerk for a full and detailed description of the improvements, the boundaries of the District and any zones therein and the proposed assessments upon assessable

lots and parcels of land within the District for Fiscal Year 2026-2027. The assessments for Fiscal Year 2026-2027 are proposed to remain the same within the District. The City Council has reviewed said report.

Section 6. NOTICE IS HEREBY GIVEN that the City Council appoints Tuesday, June 16, 2026, at 7:30 p.m., in the Council Chambers at City Hall, City of Monrovia, 415 South Ivy Avenue, Monrovia, California, as the time and place for the hearing of protests or objections to the proposed levy and collection of assessments against the assessable lots and parcels of land within the District for Fiscal Year 2026-2027.

All interested persons shall be afforded the opportunity to hear and be heard. Any interested person may file a written protest with the City Clerk prior to the conclusion of the hearing, or having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer thereof. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 415 South Ivy Avenue, Monrovia, California 91016. The City Council at the public hearing shall consider all oral statements and all written protests or communications made or filed by any interested persons.

Section 7. The City Clerk is hereby authorized and directed to give notice of such public hearing in accordance with law.

Section 8. The City Council hereby designates the Administrative Services Director, or his/her designees, to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

PASSED, APPROVED AND ADOPTED this 19th day of May, 2026.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

CITY OF MONROVIA

2026/27 Engineer's Report For:

**Citywide Lighting and Landscaping Maintenance
District**

May 2026

Prepared by:



**CITY OF MONROVIA
CITYWIDE LIGHTING AND LANDSCAPING
MAINTENANCE DISTRICT**

**415 S. Ivy Avenue
Monrovia, CA 91016
Phone – (626) 932-5550**

CITY COUNCIL

Becky A. Shevlin, Mayor
Sergio Jimenez, Mayor Pro Tem
Larry J. Spicer, Councilmember
Dr. Tamala Kelly, Councilmember
Edward Belden, Councilmember

CITY STAFF

Dylan Feik, City Manager
Rae Bowman, Administrative Services Director
Alex Tachiki, Public Works Director

NBS

Adina McCargo, Client Success Ambassador
Melissa Ellico, Project Manager
Christine Drazil, Analyst

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Background.....	1
2. PLANS AND SPECIFICATIONS	2
2.1 Description of the Boundaries of the District	2
2.2 Description of Improvements and Services	2
3. ESTIMATE OF COSTS	4
3.1 District Estimated Budget.....	4
4. METHOD OF ASSESSMENT	6
4.1 General	6
4.2 Benefit Analysis	6
4.3 Zone Classification	7
5. ASSESSMENT DIAGRAM.....	13
6. ASSESSMENT ROLL.....	14

1. INTRODUCTION

1.1 Background

Pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (the “1972 Act”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIID (“Article XIID”), the City Council of the City of Monrovia, County of Los Angeles, State of California (the “City”), executed the proceedings required for the establishment of the special benefit assessment district designated as the Citywide Lighting and Landscaping Maintenance District (the “District”), which includes the lots and parcels of land within the City limits of the City. This Engineer’s Report (the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for the Fiscal Year 2026/27 (the “FY 2026/27”), as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required for the maintenance and servicing of the public street lighting, traffic signals, street trees, and street median and parkway areas within the City. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements. The annual assessments provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements within the District.

The word “parcel,” for the purposes of the Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses APNs and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

Each fiscal year, an Engineer’s Report shall be prepared and presented to the City Council describing the District, any changes to the District or improvements, and the proposed budget and assessments for that fiscal year. The City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. An increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

2. PLANS AND SPECIFICATIONS

The District provides for the continued administration, maintenance, operation, and servicing of various improvements located within the public right-of-way and dedicated easements within the boundaries of the District.

2.1 Description of the Boundaries of the District

The boundaries of the District are coterminous with the boundaries of the City.

2.2 Description of Improvements and Services

The proposed improvements for FY 2026/27 may be generally described as the continued maintenance and operation of streets and sidewalks within the District, including the operation, servicing, and maintenance of landscaping, lighting, and appurtenant facilities that are located in, on, and along such streets and sidewalks, including but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services described as follows:

2.2.1 LANDSCAPING AND APPURTENANT FACILITIES

Facilities include but are not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in public street and sidewalk rights-of-way, including medians, parkways and dedicated easements within the boundaries of the District.

2.2.2 LIGHTING, TRAFFIC SIGNALS AND APPURTENANT FACILITIES

Facilities include but are not limited to: poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices, and appurtenant facilities as required to provide lighting and traffic signals in public street and sidewalk rights-of-way and dedicated easements within the boundaries of the District.

The public lighting system shall be maintained to provide adequate illumination. The traffic signal system shall be maintained based on the City specifications and current industry standards. Electricity for streetlights and traffic signals shall be furnished by the Southern California Edison Company, and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, public lighting facilities, and appurtenant facilities, including repair, removal, or replacement of all or part of any of the landscaping, public lighting facilities, or appurtenant facilities; providing for the life, growth, health, and beauty of the landscaping, 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.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities or appurtenant facilities and the furnishing of electric current or energy, gas, or other illuminating agent for the public lighting facilities, or for the lighting or operation of the landscaping or appurtenant facilities.

The plans and specifications for the improvements, showing and describing the general nature, location, and the extent of the improvements, include a street lighting and traffic signal inventory map, and contracts for street lighting and traffic signal maintenance, tree maintenance, and landscaping maintenance. These plans and specifications are on file in the office of the City Clerk and are by reference herein made a part of the Report.

3. ESTIMATE OF COSTS

The estimated costs of maintenance and servicing of the improvements as described in the Plans and Specifications are summarized below. Each year, as part of the District levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

3.1 District Estimated Budget

Estimated 2026/27 Budget					
Description of Annual Costs	Street Lighting and Signals	Street Trees	Median and Parkway Landscaping	Gold Hill Landscaping	Grand Total
	Zone A	Zone B	Zone C	Zone D	
Personnel	\$82,219	\$138,579	\$28,532	\$0	\$249,330
Maintenance & Operation	1,230,164	687,996	130,440	5,696	2,054,296
Capital Outlay – Equipment	0	0	0	0	0
Administration & Overhead	158,796	107,323	15,102	856	282,077
Annual Costs Subtotal	\$1,471,179	\$933,898	\$174,074	\$6,552	\$2,585,703
Levy Adjustments					
City General Benefit Contribution ⁽¹⁾	(\$196,857)	(\$123,986)	(\$23,846)	\$0	(\$344,689)
Other City Contribution ⁽²⁾	(772,956)	(303,910)	(75,636)	(1,776)	(1,154,278)
Maintenance & Operation Reserve	0	0	0	0	0
Levy Adjustments Subtotal	(\$969,813)	(\$427,896)	(\$99,482)	(\$1,776)	(\$1,498,967)
Net Total to be Assessed⁽³⁾	\$501,366	\$506,002	\$74,592	\$4,776	\$1,086,736

(1) This is equal to fifteen (15) percent of the annual personnel and maintenance and operation costs that represent the general benefit received by properties outside the District as described in Section 4 of this Report.

(2) This is the additional contribution required to maintain the District improvements at the current maximum assessment rates.

(3) Slight variances in charge or total budget are due to rounding.

Each year, prior to the assessments being placed on the tax roll, the City will review the budget and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per Equivalent Dwelling Unit (EDU) will be based on the total amount of funds needed to maintain the improvements in a satisfactory and healthy condition. The actual assessment amount may be the same or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the excess increase is approved by the property owners in accordance with the 1972 Act.

4. METHOD OF ASSESSMENT

4.1 General

The 1972 Act permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and servicing of streetlights, traffic signals, landscaping and park and recreational facilities.

Section 22573 of the 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

Because assessments are levied on the basis of benefit, they are not a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "benefit assessment" rather than a "special tax."

The 1972 Act also permits certain parcels to be exempt from assessment. Exempted from these assessments are areas of all publicly owned property such as: public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all public easements and rights-of-way, all public parks, green belts and parkways, all public school property or any other public property, as well as utility owned property; however, public property owned by the City as the Successor Agency to the Monrovia Redevelopment Agency will be assessed. Also exempted from these assessments are property owned by religious organizations and used for religious purposes; common areas in multiple lot/unit developments; and undeveloped lots and parcels that are of such size and/or configuration and location that the City's current zoning and subdivision laws prohibit beneficial development and usage.

4.2 Benefit Analysis

4.2.1 SPECIAL BENEFIT

The improvements previously defined are expected to confer certain special benefits to parcels within the District. The City currently maintains and services the City owned street lights. In addition to these lights, the City also maintains and services traffic signal systems which are owned entirely by the City or shared with other agencies.

The proper functioning of street lighting and traffic signals is imperative for the welfare and safety of the public and property throughout the City. Proper maintenance and servicing of the street lighting system benefits properties within the District by providing proper illumination for ingress and egress and safe traveling at night. Properties within the District also benefit from the proper functioning of the District's traffic signal system. Proper operation of the streetlight and traffic signal systems is imperative to public convenience, orderly traffic flow, enhanced congestion management and safety. Improved security, fuel conservation, protection of property from crime and vandalism, and reduction of traffic accidents, are special and direct benefits to all properties within the City; lighting benefits are directly related to public safety and property protection and therefore increase property values. The City costs to administer the improvements are also considered a benefit to all properties.

The City maintains trees and miscellaneous shrubbery throughout the City. The trees and shrubbery are located within the public right-of-way. These trees and shrubbery provide an aesthetically pleasing environment, shade, beautification, and according to some authorities, air purification and sound attenuation. These positive attributes increase the value of all properties throughout the City. Because the number of trees located throughout the City is evenly distributed between the various land uses and there is no concentration of trees in a select area, it has been determined that all property in the District receives an overall specific and direct benefit from the maintenance and servicing of the Citywide Street Tree Program.

4.2.2 GENERAL BENEFIT

As a result of the District maintenance and servicing activities, there will be a level of general benefits to people that do not live in or intend to conduct business within the District. In order for property within the District to be assessed only for that portion of special benefits received from the District maintenance and servicing activities, general benefits provided by the ongoing maintenance and servicing of the improvements needs to be quantified. The amount of general benefit that is provided from the District maintenance activities cannot be funded via property owners' assessments.

To ensure that no assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel, the City has analyzed and estimated the general benefits imparted by the District's improvements and services to determine it will contribute a minimum of fifteen (15) percent of the total cost of the maintenance of the District's improvements. To the extent that funds are available, the City may contribute more than the fifteen (15) percent representing the general benefit contribution in order to support the maintenance and servicing of the improvements.

4.3 Zone Classification

4.3.1 ZONE A – LIGHTING AND TRAFFIC SIGNALS

All parcels in the District are located in Zone A. The degree of benefit to each parcel of land varies depending on its land use, the size of the parcel and the degree of illumination surrounding the parcel. If assessments were spread on an individual parcel basis, not considering land use or parcel size, it would not be an equitable method of spread because a single-family parcel would pay the same assessment as a 50-unit apartment parcel or a large commercial parcel. The method for spreading the improvement costs, which must be based on special and direct benefit, is on an Equivalent Dwelling Unit (EDU) basis. The EDU

method uses the residential dwelling unit as the basic unit of assessment. The residential dwelling unit equals one EDU.

Commercial and Industrial parcels are converted to EDU's based on the lot size of each parcel of land. In converting Commercial/Industrial properties to EDUs, the factor used is the City's average single-family residential lot size of 5,000 square feet. The Commercial/ Industrial parcels will be assessed one (1) EDU for every 5,000 sq. ft. of parcel area or any portion thereof.

The land-use classification for each parcel has been based on the FY 2026/27 Los Angeles County Assessor's Roll. Final land-use classifications will be updated each July with the final Assessor's Roll.

Because of the higher concentration of streetlights and greater degree of illumination on the designated "Select System of Streets", the costs for maintaining and servicing the improvements have been divided into two categories: Citywide Benefit and Local Benefit, as discussed below.

Citywide Benefit

A select system of arterial and collector streets accommodates large volumes of traffic generated by various properties throughout the entire City. These arterial and collector streets are necessary to support through traffic and to allow proper ingress and egress to community functions. Therefore, a portion of the cost of maintaining and servicing lights on this street system is considered a Citywide Benefit.

Approximately 50% of the total energy costs for the Citywide street lighting is attributable to this select system of streets. Therefore, 50% of the total Citywide lighting maintenance and servicing costs are attributable to this select system of streets, of which half (25%) is designated Citywide Benefit and the other half (25%) is Local Benefit. The remaining costs, not attributable to the arterial and collector street system, are then added to the above-described Local Benefit to arrive at the total Local Benefit cost, which equals a total of 75% of the street lighting costs.

Traffic signals throughout the City are located on arterial roadways. The roadways are the major access-ways throughout the City and provide a benefit to each parcel in the City. Therefore, the entire cost of maintaining and servicing this system is assessed to all assessable parcels throughout the City.

The total Citywide Benefit cost assessed to parcels within Zone A is 25% of the Citywide street lighting maintenance and servicing costs and 100% of the Citywide traffic signal maintenance and servicing costs.

The total Citywide lighting and signal cost is \$139,527. The following is a parcel summary for Zone A's Citywide Benefit.

Land Use	Number of Parcels	Number of Dwelling Units (DU) or Lot Square Feet (LSF)	Number of EDUs
Residential Uses	9,428	14,862 DU	14,861.960
Commercial/Industrial Uses	915	23,261,288 LSF	4,652.258
TOTAL	10,343		19,514.218

Therefore, the assessment rate for the Citywide lighting benefit is calculated by:

$$\$139,527 / 19,514.218 \text{ EDUs} = \$7.15 / \text{EDU}$$

Local Benefit

The remaining 75% of the Citywide street lighting maintenance and servicing cost is attributable to Local Benefit. Streetlights adjacent to or in close proximity to a parcel of land provide a special and direct Local Benefit to that parcel. The added security, reduction in traffic accidents, and increased aesthetics benefit the surrounding parcels and thereby enhance the value of the parcels. This Local Benefit to each parcel varies depending on its land use, parcel size, and degree of illumination surrounding the parcel. Therefore, Local Benefit lighting has been subdivided into three zones as follows: parcels with full lighting (Zone A1) which are given a Local lighting factor of 1.0; parcels with partial lighting (Zone A2) which are given a Local lighting factor of 0.5; and parcels with no lighting (Zone A3) which are given a Local lighting factor of 0.

Additionally, parcels with multiple dwellings will also receive modified assessments, because of average lower density of lighting per dwelling unit. Therefore, parcels with 2 to 4 units receive a reduced factor of 85% per unit, and parcels with 5 units or more receive a reduced factor of 75% per unit.

The following tables show the basis of this calculation.

Zone A1 - Parcels With Full Lighting

Land Use	Number of Parcels	Number of DUs or LSF	Number of EDUs	Number of Factored EDUs
Single Family Residential	6,452	6,456 DU	6,455.000	6,455.000
Multi-Family (2-4 Units)	1,080	2,562 DU	2,177.700	2,177.700
Multi-Family (5+ Units)	234	3,574.96 DU	2,681.460	2,681.460
Commercial/Industrial	854	21,465,405.06 SF	4,293.081	4,293.081
TOTAL - A1	8,620			15,607.241

Zone A2 - Parcels With Partial Lighting

Land Use	Number of Parcels	Number of DUs or LSF	Number of EDUs	Number of Factored EDUs
Single Family Residential	773	774 DU	774.000	387.000
Multi-Family (2-4 Units)	262	639 DU	543.150	271.575
Multi-Family (5+ Units)	35	238 DU	178.500	89.250
Commercial/Industrial	3	32,000 SF	6.400	3.200
TOTAL - A2	1,073			751.025

Zone A3 - Parcels With No Lighting

Land Use	Number of Parcels	Number of DUs or LSF	Number of EDUs	Number of Factored EDUs
Single Family Residential	574	574 DU	574.000	0.000
Multi-Family (2-4 Units)	17	37 DU	31.450	0.000
Multi-Family (5+ Units)	1	7 DU	5.250	0.000
Commercial/Industrial	58	1,724,133 LSF	352.777	0.000
TOTAL - A3	650			0.000
GRAND TOTAL	10,343			16,358.266

Therefore, the assessment rate for the Local lighting benefit is calculated by:

$$\$361,845 / 16,358.266 \text{ EDUs} = \$22.12 / \text{EDU}$$

4.3.2 ZONE B – STREET TREES

Because the total cost of servicing and maintaining the Citywide Street Tree Program and the City's regional parks is a Citywide Benefit, the costs have been apportioned to all assessable parcels in the City on the EDU basis, as summarized on page 7.

Therefore, the assessment rate for the Citywide street tree benefit is calculated by:

$$\$506,004 / 19,514.218 \text{ EDUs} = \$25.93 / \text{EDU}$$

4.3.3 ZONE C – MEDIAN AND PARKWAY LANDSCAPING

Trees, landscaping, hardscaping, and appurtenant facilities, if well maintained, provide beautification, shade, and enhancement of the desirability of the surroundings, and therefore increase property value. The median and parkway improvements are located along arterial streets and in the Downtown Business District and provide both Citywide Benefit and Local Benefit. Because the improvements provide a Citywide Benefit and a Local Benefit, the costs for maintaining and servicing these improvements have been divided into two categories. As all parcels in the City receive benefit from improvements on the Select System of Streets and in the Downtown Business District, it has been determined that 25% of the budget for the median and parkway improvements is a Citywide Benefit, and is therefore assessed based on EDUs to all assessable parcels in the City. Therefore, the assessment rate for the Citywide median and parkway benefit is calculated by:

$$\$20,100 / 19,514.218 \text{ EDUs} = \$1.03 / \text{EDU}$$

The remaining 75% of the median and parkway improvements provide a Local Benefit. Each parcel fronting the improvements is assessed for the Local Benefit based on the parcel's respective front footage. This method provides a fair and equitable way of spreading the costs when localized improvements front specific parcels because the more a parcel fronts the median and parkway improvements, the more benefit the parcel receives from the enhanced aesthetics of the improvements. Local Benefit has been divided into three zones to accommodate for varying costs of maintaining and servicing each zone. Zones C1 and C2 include the areas with more heavily landscaped medians and parkways along Myrtle Avenue. These improvements have a 22% higher maintenance cost than Zone C3, which has landscaped medians only, therefore a factor of 1.22 is applied to the frontages in Zones C1 and C2 for assessment purposes.

The parcels located within the boundaries of these three zones are assessed based on their respective Assessable Front Footage (AFF) as follows:

Zone Number	Number of Parcels	Actual Front Footage	Benefit Factor Multiplier	Assessable Front Footage (AFF)
C1	56	2,478.50	1.22	3,023.77
C2	30	6,015.00	1.22	7,338.30
C3	75	14,634.16	1.00	14,634.16
Total	162			24,996.23

Therefore, the assessment rate for the Local median and parkway benefit is calculated by:

$$\$54,492 / 24,996.23 \text{ AFF} = \$2.18 / \text{AFF}$$

4.3.4 ZONE D – GOLD HILL PARKWAY LANDSCAPING

These landscape improvements consist of maintaining and servicing the parkway improvements along Myrtle Avenue, north of Scenic Drive, which were constructed in Fiscal Year 1994/95. The improvements augment the appearance of the Gold Hill neighborhood, thereby increasing property value.

Trees, landscaping, hardscaping, and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The Gold Hill improvements provide a Local Benefit only. Each parcel within this zone is a single-family residence within the Gold Hill development and takes Myrtle Avenue as the main access to their property. The assessment is based on EDUs; there are 49 single-family residences located in Zone D equaling a total of 49 EDUs.

Therefore, the assessment rate for the Gold Hill landscaping benefit is calculated by:

$$\$4,776 / 48 \text{ EDUs} = \$99.50 / \text{EDU}$$

Assessment Summary

The following tables summarize the different assessment rates for each Citywide Benefit and Local Benefit type. The Citywide Benefit assessment has been calculated for a single-family residential (SFR) parcel. The Local Benefit assessment has been calculated for either an SFR parcel or a parcel with 50 feet of frontage (50 FF Pcl).

CITYWIDE BENEFIT FY 2026/27 (All parcels in the City receive this benefit)				
	Street Lighting and Signals	Street Trees	Medians and Parkways	TOTAL
FY 2026/27 SFR Asmt	\$7.15	\$25.93	\$1.03	\$34.11

LOCAL BENEFIT FY 2026/27 (Additional to Citywide assessment)			
Zone	Street Lighting	Medians and Parkways	Gold Hill Parkway
A1 SFR Asmt	\$22.12	NA	NA
A2 SFR Asmt	\$11.06	NA	NA
A3 SFR Asmt	\$0.00	NA	NA
C1 50 FF Pcl Asmt	NA	\$132.98	NA
C2 50 FF Pcl Asmt	NA	\$132.98	NA
C3 50 FF Pcl Asmt	NA	\$109.00	NA
D SFR Asmt	NA	NA	\$99.50
FY 2026/27 Asmt Rates	\$22.12 / FEDU	\$2.18 / AFF	\$99.50 / EDU
FY 2025/26 Asmt Rates	\$22.12 / FEDU	\$2.18 / AFF	\$99.50 / EDU

Assessment Rate Comparisons - FY 2025/26 to FY 2026/27

The rates below are for a Single-Family Residential parcel and a Commercial/Industrial parcel with a 5,000 square foot lot and 50 feet of frontage.

Benefit Zones	FY 2025/26 Assessment	FY 2026/27 Assessment
A1	\$56.23	\$56.23
A2	45.17	45.17
A3	34.11	34.11
A1 - C1, C2	189.21	189.21
A1 - C3	165.23	165.23
A1 - D	155.73	155.73

5. ASSESSMENT DIAGRAM

The boundaries of the District are coterminous with the boundaries of the City. A diagram showing the exterior boundaries of the District, the boundaries of any zones within the District and the lines and dimensions of each lot or parcel of land within the District is on file in the Office of the City Clerk and incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

6. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel within the District, shall be based on the County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of assessor's parcels assessed within the District for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.