



CITY OF ANGELS
CITY HALL

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: JUNE 16, 2026
TO: CITY COUNCIL
FROM: MICHAEL HODSON, CITY ADMINISTRATOR
RE: Public Hearing to Consider the Continuation of the Assessments for Fiscal Year 2026-27 for the Landscaping & Lighting District No. 2 - Greenhorn Creek Assessment; Adoption of Resolution No. 26-54 Approving the Engineer's Report, Confirming the Diagram and Assessment, and Ordering the Continuation of Assessments for Fiscal Year 2026-27

RECOMMENDATION:

Staff recommends the City Council:

1. Hold a public hearing for the proposed continuation of the assessments for the Landscaping & Lighting District No. 2- Greenhorn Creek Assessment (District), in order to receive any public input on the proposed continuation of the assessments, approve the proposed assessment budget for Fiscal Year (FY) 2026-27 and the services and improvements funded by the assessments fund, and any other issues related to the assessments; and
2. Upon the conclusion of the public hearing, Adopt Resolution No. 26-54 (Attachment 1), approving the Final Engineer's Report (Attachment 2), and confirming the diagram and assessments for FY 2026-27 for the District.

BACKGROUND:

The City of Angels Landscaping and Lighting District No. 2 – Greenhorn Creek (District) was approved by property owners in an assessment ballot proceeding and formed by the City Council on August 8, 2022, through the Landscape and Lighting District Act of 1972 (Act). The District, which repealed and replaced the existing Landscaping and Lighting District No. 1, was created to fund enhanced maintenance of landscaping, lighting, cultural and wildlife areas, local infrastructure, environmental mitigation services, and related improvements within the Greenhorn Creek development. Every year an Engineer's Report is prepared to establish the budget for the improvements listed in the report.

DISCUSSION:

The Act requires an annual Engineer's Report to be prepared by a licensed professional engineer. Since 2013, the LLD Engineer's Report has been prepared by SCI Consulting Group from Fairfield, California. On March 17, 2026, the City Council approved Resolution 26-39 directing SCI to prepare the Engineer's Report, which is the first step in a three-step process required by the Act to continue the annual assessments for FY 2026-27.



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On May 19, 2026, the City Council adopted Resolution No. 26-53, a resolution of the City's intention to continue the assessments for FY 2026-27, preliminarily approve an Engineer's Report, and provide notice of a Public Hearing for the District for FY 2026-27. That resolution preliminarily approved the Engineer's Report and the estimated expenses and proposed assessments therein. It also set June 16, 2026, as the date for a public hearing on the continuation of the assessments.

This Engineer's Report, which includes the proposed budget for the assessments for fiscal year 2026-27 and the updated proposed assessments for each parcel in the District, was completed and filed with the City on May 21, 2026. The authorized maximum assessment rate for the District includes an annual increase based on the year-over-year change in the Northern California area (San Francisco-Oakland-Hayward) Consumer Price Index – All Urban Consumers (CPI-U), as of each December. From December 2024 to December 2025, the CPI-U increased by 3.04%. Accordingly, the maximum authorized assessment rate for Fiscal Year 2026-27 has been adjusted upward by 3.04%, from \$716.22 to \$737.98 per Single Family Equivalent (SFE) unit.

Although the District is authorized to increase the assessment rate annually in line with inflation—and despite the continued rise in material and labor costs, the LLD Committee has successfully completed significant restoration work while maintaining the previous \$595.00 annual assessment. As a result of prudent financial management and project execution, the Committee is recommending a decrease in the annual assessment rate. The Engineer's Report proposes an assessment rate of \$545.00 per SFE unit for Fiscal Year 2026-27, well below the maximum authorized rate. At this proposed rate, the total revenue generated by the assessments would be approximately \$292,010.

Each year, the Council is required to conduct a noticed public hearing and receive public input on the proposed assessments and the services that they would fund, in order to continue to levy the assessments for the upcoming fiscal year. After hearing the public testimony, the Council may take final action on setting the assessment rate, establishing the services and improvements to be funded and order the continuation of the assessments for FY 2026-27.

Approval of Resolution 26-54 will continue the assessments for FY 2026-27 and to direct additional actions related to the levy of the assessments, which will provide funds for the proposed assessment budget for FY 2026-27. With the collection of the FY 2026-27 assessment, the services and improvements made possible by the assessment funds can be accomplished.

FINANCIAL IMPACT:

The expected costs of preparing the Engineer's Report by SCI Consulting Group are included in the 2026-27 budget from the Assessment District fund, a non-General Fund source. Therefore, there is no fiscal impact attributable to the approval of this item.

ATTACHMENTS:



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- 1) Resolution 26-54
- 2) Landscaping & Lighting District No. 2 - Greenhorn Creek Final Engineer's Report
- 3) Notice of Public Hearing: Greenhorn Creek LLD



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