



CITY OF ANGELS
CITY HALL

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DATE: May 19, 2026
TO: City Council
FROM: Michael Hodson, City Administrator

RE: Consideration of Resolution 26-53 Declaring the Intention to Continue Assessments for Fiscal Year 2026-27 Preliminarily Approving Engineer's Report, and Providing for Notice of Hearing on June 16, 2026, for the Landscaping & Lighting District No. 2 - Greenhorn Creek Assessment.

RECOMMENDATION

Staff is recommending that the City Council approve Resolution 26-53 declaring the intention to continue assessments for fiscal year 2026-27, preliminarily approving the Engineer's Report, and providing for notice of Hearing on June 16, 2026, for the Landscaping & Lighting District No. 2 - Greenhorn Creek Assessment

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 The District, which repealed and replaced the existing Landscaping and Lighting District No. 1, was created to fund enhanced maintenance of landscaping, lighting, cultural and wildlife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.

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 April 24, 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 no increase in the annual assessment rate. The Engineer’s Report proposes an assessment rate of \$595.00 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 \$317,285.

Approval of Resolution 26-53 will declare the Councils intention to continue to levy the assessments for fiscal year 2026-27, preliminarily approve the Engineer’s Report, including the proposed rates included in the Engineer’s Report, and set the Public Hearing date for June 16, 2026. The City will cause a Notice to be published in a local newspaper in order to notify the public of the hearing that will be held on June 16, 2026, for the continued levy of the assessments.

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

1. Resolution 26-53
2. Landscaping & Lighting District No. 2 - Greenhorn Creek Preliminary Engineer’s Report



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Mayor Caroline Shirato • Vice Mayor Michael Chimente • Council Members Scott Behiel, Alvin Broglio, Kara Scott
City Administrator Michael Hodson • City Attorney William Creger, White Brenner, LLP