



## CITY HALL

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

**DATE:** July 1, 2025  
**TO:** City Council  
**FROM:** Pam Caronongan, City Administrator  
**RE:** Public Hearing to Consider the Continuation of the Assessments for Fiscal Year 2025-26 for the Landscaping & Lighting District No. 2 - Greenhorn Creek Assessment; Adoption of Resolution No. 25-40, Approving the Engineer's Report, Confirming the Diagram and Assessment, and Ordering the Continuation of Assessments for Fiscal Year 2025-26

### 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) 2025-26 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. 25-40 (Attachment 1), approving the Final Engineer's Report (Attachment 2), and confirming the diagram and assessments for FY 2025-26 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 The District, which repealed and replaced the existing Landscaping and Lighting District No. 1, was created to fund enhanced maintenance of landscaping, lighting, cultural and wildlife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



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March 18, 2025, the City Council approved Resolution 25-17 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 2025-26.

On May 6, 2025, the City Council adopted Resolution No. 25-19, a resolution of the City's intention to continue the assessments for FY 2025-26, preliminarily approve an Engineer's Report, and provide notice of a Public Hearing for the District for FY 2025-26. That resolution preliminarily approved the Engineer's Report and the estimated expenses and proposed assessments therein. It also set July 1, 2025, 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 2025-26 and the updated proposed assessments for each parcel in the District, was completed and filed with the City on May 9, 2025. The authorized maximum assessment rate for the District includes an annual increase by an amount equal to the annual change in the Northern California area (San Francisco-Oakland-Hayward) Consumer Price Index-All Urban Consumers (the "CPI"), as of December of each succeeding year. The amount of the annual increase in the CPI-U from December 2023 to December 2024 is 2.38%. Therefore, the maximum authorized assessment rate for Fiscal Year 2025-26 has been increased by 2.38%, from \$699.58 to \$716.22 per Single Family Equivalent unit (SFE). The estimate of cost and budget in the Engineer's Report proposes assessments for fiscal year 2025-26 at the rate of \$595.00. The total amount of revenues that would be generated by the assessments in fiscal year 2025-26 at the proposed rate of \$595.00 is approximately \$317,285.

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 2025-26.

Approval of Resolution 25-40 will continue the assessments for FY 2025-26 and to direct additional actions related to the levy of the assessments, which will provide funds for the proposed assessment budget for FY 2025-26. With the collection of the FY 2025-26 assessment, the services and improvements made possible by the assessment funds can be accomplished.



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### FINANCIAL IMPACT

The expected costs of preparing the Engineer's Report by SCI Consulting Group are included in the 2025-26 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 25-40
2. Landscaping & Lighting District No. 2 - Greenhorn Creek Final Engineer's Report



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