

STAFF REPORT

City of Lancaster

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6/10/2025
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Date: June 10, 2025

To: Mayor Parris and City Council Members

From: Patti Garibay, Director - Community Development
Nicole Jones, Senior Analyst – Community Development

Subject: Lancaster Lighting Maintenance District Annual Assessment for Fiscal Year 2025/26

Recommendation:

1. Adopt Resolution No. 25-XX, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Lighting Maintenance District (LLMD), pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California; and
2. Adopt Resolution No. 25-XX, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within LLMD, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

G.C. Section 84308: No

Fiscal Impact:

Each benefit unit will be assessed \$131.22, which includes a 3.11% CPI adjustment (\$45 in zones that voted "no" during the 2003 election). An estimated preliminary total of \$6,758,109.06 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

On March 11, 2003, the City Council directed that an election be held asking the property owners within the LLMD to approve an increase in the annual street lighting assessment to \$70 per lighting unit, including a Consumer Price Index (CPI) based inflator.

LLMD was formed, including subsequent annexations thereto, for the purpose of financing maintenance operations and installation of public lighting facilities, including, but not limited to street lights, public parking lot lights, and highway safety lights (public lighting facilities) (as defined in § 22525 of the California Code) within the City of Lancaster, and assessing those properties, which benefit from this service their proportionate share of the cost. Each year, the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

Last year's rate was \$127.26. For Fiscal Year 2025/26, the rate of assessment will be \$131.22 per lighting unit, including the established CPI adjustment of 3.11% ($\$127.26 + (\$127.26 \times 0.0311) = \3.957786) ($\$127.26 + \$3.96 = \$131.22$), except for those parcels within the zones that voted "no", as shown on in the Engineer's Report, which will remain at \$45 per lighting unit.

The street lighting improvements in the areas within the District will be maintained with funds generated by the Lighting Maintenance District. Each lot or parcel within the District that has been annexed as indicated on the diagram will be assessed a unit assessment of \$131.22 for Fiscal Year 2025/26. Parcels within the zones that voted "no" will remain at a unit assessment of \$45.

The City purchased approximately 18,000 streetlights from Southern California Edison in 2017. Bonds were issued to pay the cost of acquisition of the streetlights within the Lancaster Lighting Maintenance District, and will be secured by assessments levied in each subsequent fiscal year until the bonds are retired.

NJ/gb

Attachments:

Resolution No. 25-XX LLMD Resolution of Intent
Resolution No. 25-XX LLMD Initiating Resolution
Engineer's Report - Prelim