



**PUBLIC HEARING AND RESOLUTIONS LEVYING
FISCAL YEAR 2026/27 ASSESSMENTS FOR
LANDSCAPE MAINTENANCE DISTRICTS & STREET
LIGHTING ASSESSMENT DISTRICT**

Finance Department

City Council
July 14, 2026

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BACKGROUND

1. The Landscaping and Lighting Act of 1972 requires that Council order, prepare and approve an Engineer's Report for each existing Maintenance District that it proposes to levy assessments.
2. Feb 24th, 2026 –Resolution of Intention/Request Engineer's Report
3. May 19th, 2026 –Approve Engineer's Report/Set Public Hearing
4. July 14th, 2026 –Noticed Public Hearings are the third and final step in the process.



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CITY MAINTENANCE DISTRICTS

The existing maintenance districts for which annual assessments are proposed are:

1. Street Lighting Assessment District No. 1 (Citywide)
2. Sycamore Highlands Landscape Maintenance District (Ward 2)
3. Riverwalk Landscape Maintenance District (Ward 7)



ASSESSMENT AMOUNTS

1. Street Light Assessment District –maximum capped by Measure EE in 1997 –no adjustments
2. Landscape Maintenance District Assessments adjusted based on Consumer Price Index for Riverside-San Bernardino-Ontario

Comparison of Assessments per Residential Unit

	Street Light AD	Riverwalk LMD	Sycamore LMD
Maximum Tax	\$31.44	\$456.71	\$117.21
2025-26 Assessed	\$31.44	\$365.52	\$114.69
2026-27 Proposed	\$31.44	\$383.78	\$117.21
Increase	\$0	\$18.26	\$2.52



GENERAL FUND SUBSIDY

Due to the fixed Maximum Tax for Street Light AD and reasonable/maximum allowances of CPI increases for Riverwalk and Sycamore LMDs, all three Assessment Districts will require a General Fund Subsidy for Fiscal Year 2026/27

	Street Light AD	Riverwalk LMD	Sycamore LMD
2025-2026 Assessed	\$3,600,474	\$534,300	\$111,362
2026-2027 Proposed	\$3,613,308	\$561,015	\$113,810
Projected Expenses	\$5,698,899.16	\$615,842	\$145,362
General Fund Subsidy	(\$2,085,591)	(\$54,827)*	(\$31,552)**

* General Fund Subsidy includes \$70k of Capital Replacement Collection reserve funds

**General Fund Subsidy includes \$22k of Capital Replacement Collection reserve funds

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RECOMMENDATIONS

That the City Council:

1. Conduct three public hearings to receive comments relative to the Fiscal Year 2026/27 assessments for each District; and

2. Adopt three resolutions authorizing the City of Riverside to confirm the diagrams and assessments contained in the Engineer's Reports and establish the Fiscal Year 2026/27 assessments for each District.

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