

Tustin Landscape & Lighting District Reassessment 2025

October 7, 2025



Remembering what connects us.

Background

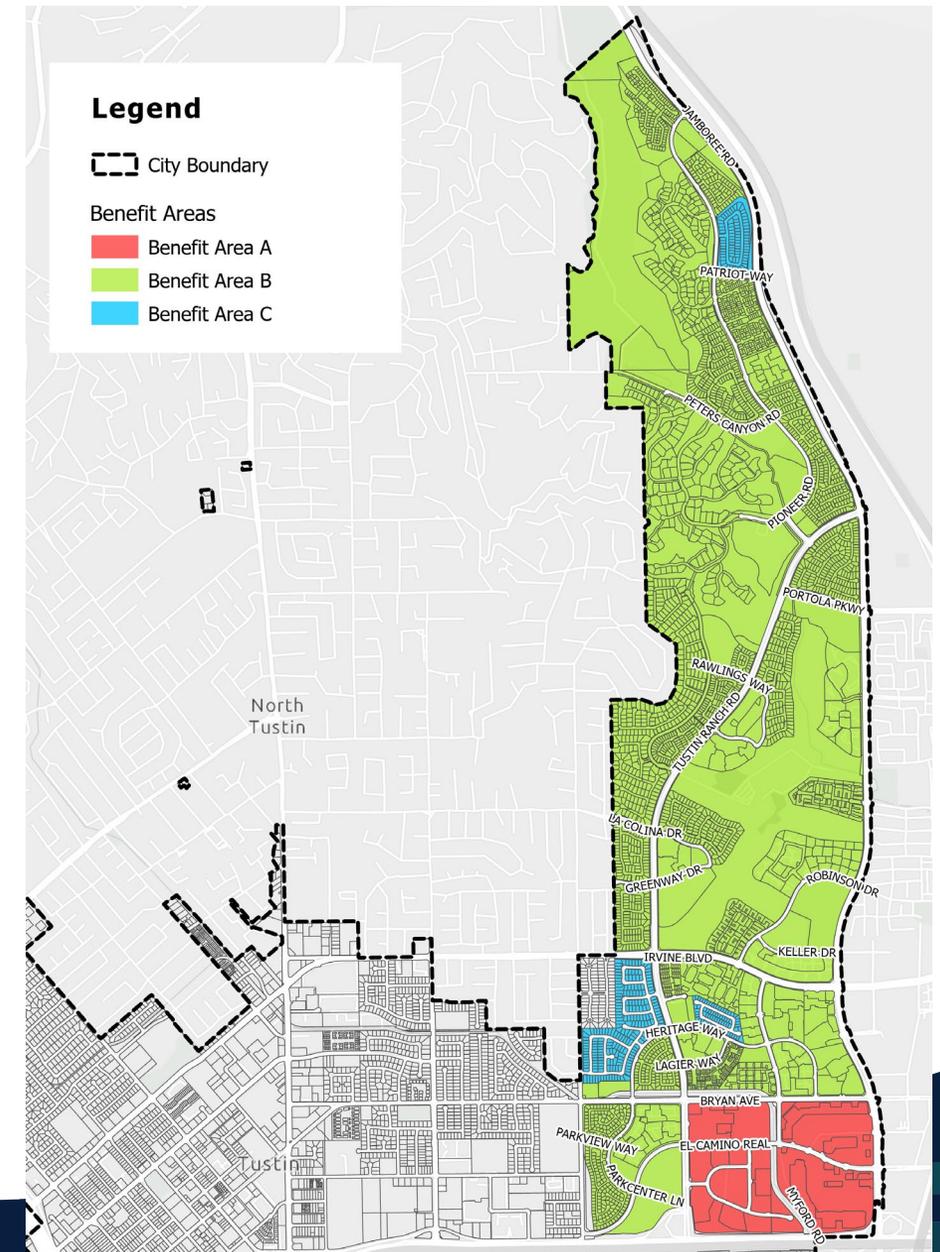
The Tustin Landscape & Lighting District was formed in 1985 as a funding mechanism to ensure the enhanced landscape along public streets in Tustin Ranch was adequately maintained.

All properties within Tustin Ranch pay into the District annually.



How the District Works

- All properties within the District receive a benefit from the landscape and lighting, but to varying degrees. Benefit areas are created to ensure each property only pays for the specific benefits they receive.
 - Area A – Arterial and Collector Street Lighting
 - Area B – Arterial and Collector Street Lighting and Landscape Maintenance
 - Area C – Arterial and Collector Street Lighting, Landscape Maintenance and Local Street Lighting



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2021 Reassessment Effort

In 2021, staff initiated a reassessment process to increase annual assessments.

- Revenue no longer covered annual maintenance costs
 - Utility costs for water and electricity
 - Contract landscape and tree maintenance costs
- Fund balance had been exhausted to support landscape rehabilitation projects between 2009 and 2020.
- The 2021 reassessment did not pass.



Service Reductions

- Maintenance services were reduced to align expenses with revenue.
 - Landscape maintenance reduced from monthly to every 8 weeks.
 - Tree trimming has been reduced from every 2 years to every 3 years.
 - Watering is restricted and at times turned off.
 - Dead plants are removed and not replaced.
 - All landscape rehabilitation projects have been suspended.



Proposed Work Plan

Incremental service improvements over 5 years:

- Increase landscape maintenance frequency
- Tree trimming every other year
- Tree health program to retain existing trees
- Annual landscape rehabilitation projects
- Restore watering schedule to ensure healthy plant material all year



Proposed Assessments

- Gradual increase in the budget to restore services over a 5-year period.
- Noticed assessments for 5 years.
- In year 6, and each year thereafter apply an increase equal to CPI + 3% to keep up with utility increases.
- Proposition 218 requires voter approval of any future increase beyond what is proposed in this reassessment

Benefit Area	FY 2025-26 (Current)	FY 2026-27 (Proposed)	FY 2027-28 (Proposed)	FY 2028-29 (Proposed)	FY 2029-30 (Proposed)	FY 2030-31 (Proposed)
A	\$7.58	\$7.81	\$8.63	\$9.46	\$10.42	\$11.45
B	\$106.97	\$124.80	\$150.58	\$171.62	\$202.17	\$224.21
C	\$140.01	\$149.06	\$177.40	\$201.02	\$234.53	\$259.78



Community Outreach

- Property owner notification
 - Notice of Public Hearing
 - Ballot
 - Informational Brochure
 - Dedicated Webpage
 - Video

What is the Tustin Landscape and Lighting District (District)?

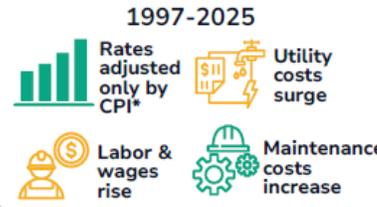
The District was formed in 1985 to fund street lighting and landscape maintenance activities in Tustin Ranch. All single-family homes, apartments, condominiums, shopping centers, and vacant land pay an annual assessment through their property tax bill to ensure the District looks its best.

Funds are used for ongoing maintenance and improvement of landscaping and lighting along public streets within Tustin Ranch.



District's Financial Condition

Since 2021, services have been reduced to stretch revenues, but expenses continue to rise, leaving the District without funds for routine maintenance and improvements.



*CPI = Consumer Price Index

Proposed Reassessment District and Ballot Process

To address the increased maintenance costs, the City proposes to increase assessments through the formation of a new assessment district for property owners within the existing District.

This new assessment district is subject to approval under state law Proposition 218, which requires property owners to vote on the proposed change through an official ballot process.



If supported by property owners, the assessment funds go directly into the District and can only be used to fund improvements within Tustin Ranch.



Use of Funds & Special Benefits to Property Owners

With increased revenue, the City will be able to restore service levels and complete improvement projects in your neighborhood, such as:



Replacing dead plants and trees



Expanding irrigation for healthier landscaping



Restoring regular tree trimming



Maintaining pathway lighting for safety



More frequent weed and litter removal



Repair & replacement of infrastructure

Tustin Landscape and Lighting District Assessment



Next Steps

- Ballots can be dropped off or mailed to City Hall or submitted during the public hearing on December 2, 2025. Ballots cannot be accepted once the public hearing is closed.
- Ballot tabulation will begin immediately following the public hearing.



Next Steps

- Based on the ballots cast, the City Council will determine whether a majority protest exists.
- If no majority protest is filed, the City Council *may*, but is not *required to*, proceed to adopt a Resolution ordering the improvements and the formation of the assessment district.
- If a majority protest is filed, the proceedings to form the district would be halted.





Staff Recommendation

Staff recommends the City Council adopt Resolution No. 25-59, which

- Approves the Engineer's Report
- Declares the City Council's intention to form the Tustin Landscape & Lighting Reassessment District 2025, replacing the existing District and to levy of assessments commencing with Fiscal Year 2026-2027, if approved by property owners
- Orders the property owner ballot proceeding
- Sets a public hearing for December 2, 2025





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Thank You!

