

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: June 26, 2025

PREPARED BY: Maria Gonzalez, Management Analyst  
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SUBJECT: APPROVE THE ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS WITHIN CONSOLIDATED PALM DESERT LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2025/26

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## **RECOMMENDATION:**

1. Adopt a resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR CONSOLIDATED PALM DESERT LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026."
2. Adopt a resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN CONSOLIDATED PALM DESERT LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026."

## **BACKGROUND/ANALYSIS:**

The City of Palm Desert (City) manages 33 local Landscaping and Lighting Districts (LLDs), which together form the Consolidated Palm Desert Landscaping and Lighting Maintenance District No. 1. These LLDs fund the maintenance of landscaping and street lighting in residential neighborhoods – such as greenbelts, medians, and streetlights – typically located at subdivision entries, parkways, or internal streets.

The LLDs were established under the Landscaping and Lighting Act of 1972 and are funded by property-specific assessments based on the direct benefit each parcel receives. In most cases, this means parcels are assessed for nearby landscaping or lighting installed as a condition of development. These improvements enhance the appearance and safety of neighborhoods and are typically maintained through contract services funded by the assessments.

The assessment calculations and methodology were prepared by Willdan Financial Services, the City's independent assessment engineer. Willdan also prepared the 2025/26 Engineer's Report, which provides the legal and technical basis for this year's proposed assessments, including cost allocations, benefit analysis, and parcel-level calculations. The report explains how costs are calculated, how benefits are determined for each parcel, and the budget for each of the 33 LLDs. Each property's share is calculated using a unit called an Equivalent Benefit Unit (EBU), which considers parcel size, land use, and level of benefit received. This method ensures fairness and transparency in how costs are distributed. LLD boundaries can be found in the Vicinity Map (Attachment 4).

The Engineer's Report also identifies portions of improvements that provide a broader community benefit identified as a "general benefit." General benefit costs are not charged to individual property owners. In Fiscal Year 2025/26, the General Fund will need to contribute \$182,250.75 to cover general benefit costs. Of that amount, approximately 83% will support maintenance of the Canyon Cove Zone (Haystack Greenbelt), which is accessible to the public. The remaining amount will be applied to LLDs where improvements, such as perimeter landscaping or arterial-facing streetlights, benefit properties beyond the immediate neighborhood.

In addition to the general benefit contribution, based on cost estimates, the City may contribute up to \$7,252 to cover operating costs that exceed the maximum assessment allowed for a specific zone. However, this contribution will only be made if an actual shortfall occurs.

**Legal Review:**

This report has been reviewed by the City Attorney's Office.

**FINANCIAL IMPACT:**

The assessment and collection of the levy will provide funding for the continued maintenance of LLDs and the associated administrative expenses. A general fund contribution has been included as part of the FY 2025-26 Proposed Annual Budget to accommodate this action. There is no additional impact to the General Fund with this action.

**ATTACHMENTS:**

1. Resolution – Engineer's Report Approval
2. Resolution – Order the Levy
3. FY 2025/26 Engineer's Report
4. Vicinity Map