



Landscape & Lighting Districts: Medians & Select Parkways

City Council Study Session
December 11, 2025



Overview

- Landscape & Lighting District (LLD)
- Privately Maintained Medians
- Privately Maintained Parkways
- What We Know & What Remains Unclear
- Council Considerations

What are LLDs?



Authorized under the Landscape & Lighting Act of 1972.



Funds landscaping, streetlighting, irrigation, & streetscape maintenance.



Typically established in development conditions & formed through Prop 218 ballot process.



Levied annually & collected through property tax bill.



Provide a consistent & City-managed maintenance structure.



Privately Maintained Medians



Privately Maintained Medians



WHAT ARE THEY?

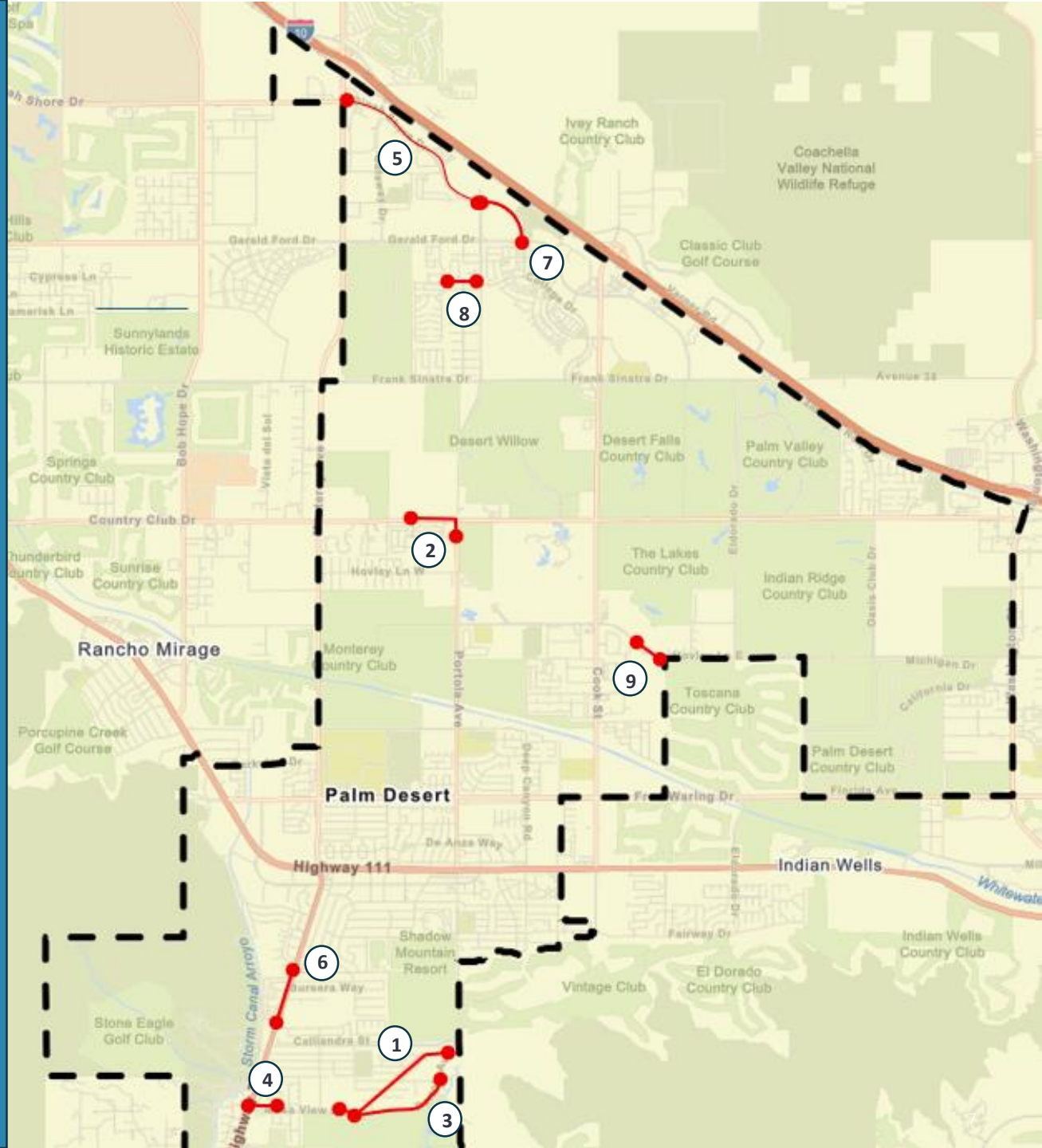
- City maintains all medians, except for an estimated **9 segments**.
- Assigned during development as conditions of approval.
- Placed under maintenance agreements or equivalent.
- Maintenance levels vary.

Privately Maintained Medians

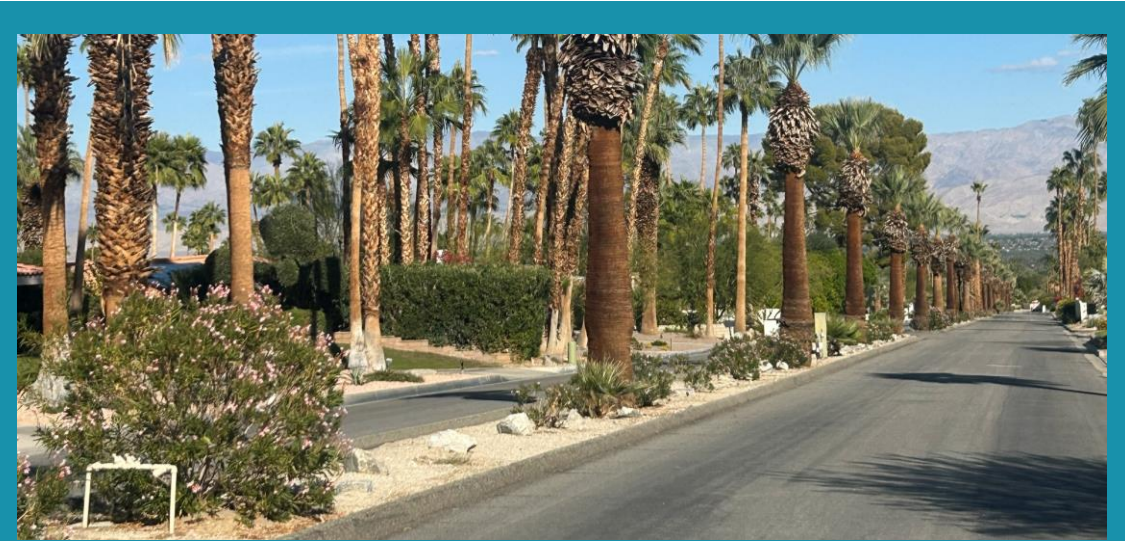
WHERE ARE THEY?

SQUARE FEET

- | | | |
|----|---------------------------------------------|--------|
| 1. | Silver Spur Trail (Portola to Mesa View) | 66,400 |
| 2. | Country Club (west) & Portola (south) | 34,800 |
| 3. | Portola/Mesa View (Alamo to Reserve) | 34,600 |
| 4. | Mesa View (Hwy 74 to Prairie) | 32,900 |
| 5. | Dinah Shore (Monterey to Portola) | 32,600 |
| 6. | Highway 74 (Shadow Mountain to Thrush) | 22,100 |
| 7. | Dinah Shore (Portola to Gerald Ford) | 16,700 |
| 8. | Julie Lane (Portola to Roundabout) | 8,500 |
| 9. | Hovley Lane East (Beacon Hill to Water Way) | 8,000 |



Silver Spur Trail



Hovley Lane East



Country Club Drive & Portola Avenue





Privately Maintained Parkways



Privately Maintained Parkways

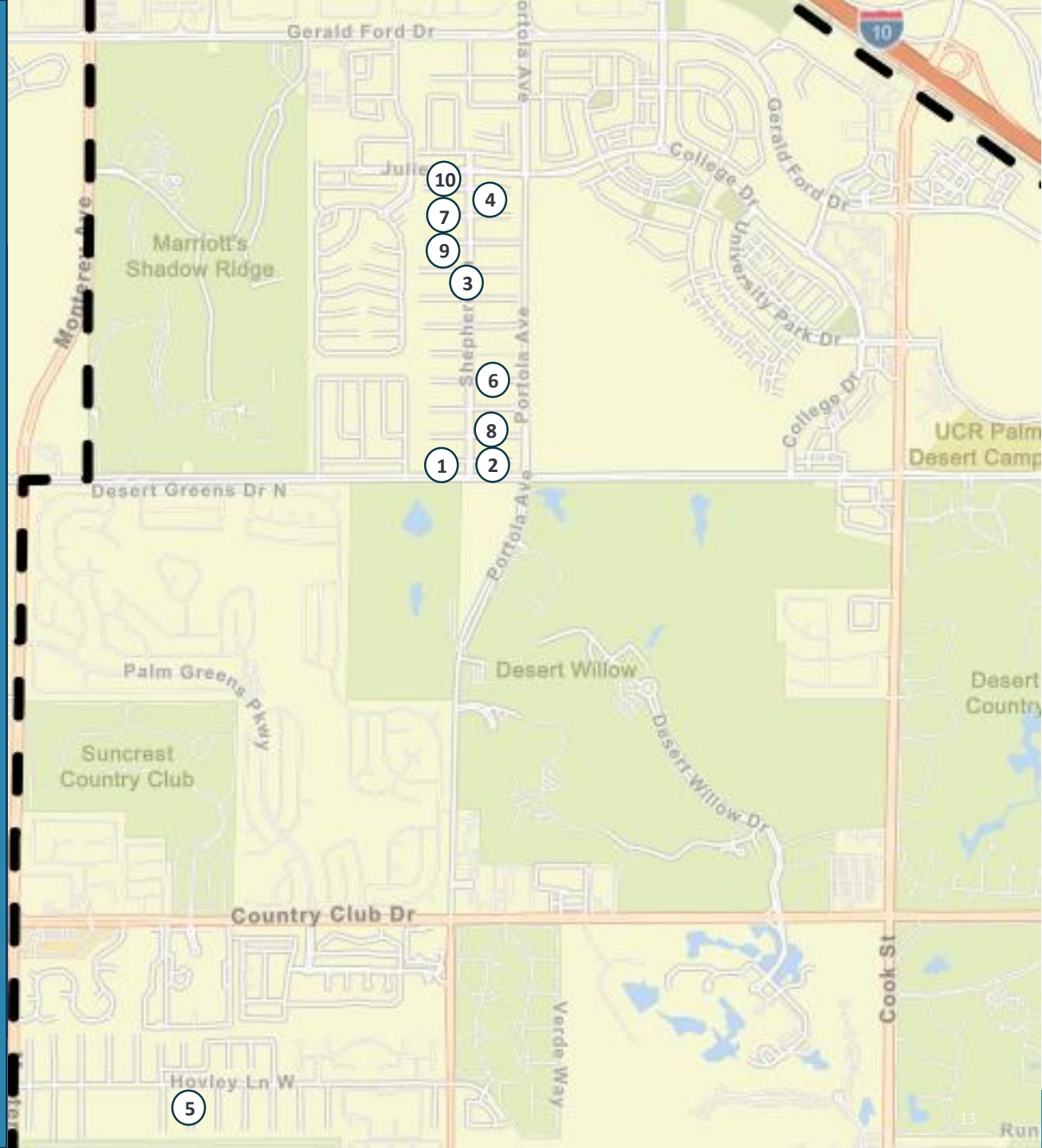


PARKWAYS UNDER DISCUSSION

- Estimated **10 HOAs** in ungated tracts maintain their own parkways.
 - **Shepherd Lane (9)**
 - **Hovley Lane West (1)**
- Assigned during development as conditions of approval.
- Placed under maintenance agreements or equivalent.
- HOA parkways are contiguous with City-maintained LLDs.

Privately Maintained Parkways

WHERE ARE THEY?	HOUSEHOLDS	SQUARE FEET
1. Daisey Lane	15	16,800
2. Pele Place	14	13,700
3. Kingston Court	64	11,600
4. The Encore	32	5,800
5. Corte Placitas	20	3,000
6. Terracina	16	4,600
7. Signature Series	16	3,800
8. University Pointe	16	3,800
9. Portola Pointe	16	3,000
10. Olive Grove	16	2,800





Kingston Court



Portola Pointe



Background: What We Know & What Remains Unclear

- Identified areas are privately maintained due to past conditions of approval & landscape maintenance agreements.
- The rationale for inconsistent past practices is unclear & likely reflected prior Council, staff or developer preferences.
- An LLD may offer a consistent mechanism to resolve these legacy discrepancies.
- HOA Example: Corte Placitas has already requested relief, demonstrating the need for a standardized approach.





Council Considerations

Is the City willing to assume responsibility for new LLDs?

Taking over medians or parkways places permanent operational responsibility on the City.

Are affected property owners supportive of new LLDs?

A new LLD Zones requires Proposition 218 approval from affected property owners; without their support, formation cannot proceed.

Are medians & parkways in acceptable conditions to assume responsibility?

Some segments may require upfront rehabilitation. If so, the improvements would be included in the LLD & recovered through property-owner assessments.

Does inclusion of these areas create policy precedent?

Accepting these segments may prompt additional neighborhoods to request inclusion.



Questions

