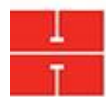


Annual Levy of Assessments for Landscape and Maintenance Districts



CHRIS THOMAS, PROJECT MANAGER



Harris & Associates

JUNE 30, 2026

Executive Summary

The City Council's approval is needed to process the annual levy of assessments within the city's six lighting and landscaping districts Fiscal Year 2026-27 in compliance with the procedures of CA Streets and Highways Code Sections 22620-22641.

Background

The City has established six Landscape Maintenance Assessment Districts (LMADs), governed by Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972. The LMADs fund the following.

District	Landscape & Water	Walkways, Crosswalks, & Signs	Stormwater Detention Basins	Sewer Pump Station & Subdivision Fence	Street Pavement Maintenance	Street Lighting (Including PG&E Costs)
Airport Business Center	X					
Vista Nueva				X	X	X
Harden Ranch	X	X	X			
Mira Monte	X	X			X	X
Monte Bella	X	X	X		X	X
North East	X		X			

ASSESSMENT RATES

District	FY 2025-26	FY 2026-27		% Change from Previous Year
	Actual	Assessment Allowed	Recommended	
Airport Business Center	\$217.49	\$217.49	\$217.49	0.00%
Vista Nueva	\$600.00	\$600.00	\$600.00	0.00%
Harden Ranch	\$66.72	\$66.72	\$66.72	0.00%
Mira Monte	\$615.39	\$619.21	\$619.21	0.62%
Monte Bella	\$645.30	\$1,487.55	\$645.30	0.00%
North East				
Low Density	\$217.00	\$254.37	\$222.39	2.48%
Medium Density	\$134.19	\$152.62	\$137.42	2.41%
High Density	\$92.78	\$101.75	\$94.93	2.32%

Recommendation

It is recommended that the City Council approve a resolution

- approving the Engineer's Reports, confirming the diagrams and levy amounts; and
- authorizing the levy and collection of annual assessments for Fiscal Year 2026-27 for the landscape maintenance assessment districts; and
- approving General Fund transfers to cover the parks and open space maintenance costs associated with the special benefits received by parcels outside the LMAD's boundaries.



Harris & Associates

THANK YOU

**PRESENTED BY Chris Thomas
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