



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Interim City Manager

**PREPARED BY:** Nate Smith, Deputy Director of Public Works/City Engineer

**MEETING DATE:** January 27, 2026

**SUBJECT:** Consideration of Resolution 2026-17, Initiating Proceedings to Update Landscape Maintenance District No. 1 for Fiscal Year 2026/2027

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### **RECOMMENDATION:**

Adopt Resolution 2026-17

### **BACKGROUND:**

In accordance with the "Landscaping and Lighting Act of 1972" ("1972 Act") of the Streets and Highways Code, the City Council adopted a resolution on August 14, 1990, ordering the formation of Landscape Maintenance District (LMD) No. 1, ("the District") the boundaries of which are shown in Attachment "2."

An additional five tracts and three tentative tracts were annexed (Annexation No. 1) into LMD No. 1 when the City Council approved Resolution No. 2005-36 on May 10, 2005. Tract No. 37320 then joined LMD No. 1 on November 14, 2023 when the City Council approved Resolution No. 2023-177, as Annexation No. 2. The District, by special benefit assessments, provides funding for the servicing and maintenance of certain landscape areas within the City of Banning, all of which are located in the public right-of-way. The 1972 Act requires that assessments are to be levied according to benefit rather than according to assessed value. Adopting this resolution will initiate the proceedings to update the District for Fiscal Year 2026/2027. A tentative schedule for updating the District, as required by the "Landscaping and Lighting Act of 1972," is attached hereto as Attachment "3" for your information.

City Council has directed staff to look at long term solutions for the budget shortfalls within the District.

One option discussed would be to provide a public subsidy for portions of the District that have a community appeal. Over the next year, Engineering Division staff will assess the viability of creating a new Zone 12, described as landscape areas that serve a benefit to the community, such as roadway landscaping along major thoroughfares. Eligible roadway segments could include Wilson Street, Highland Home Road and Hargrave Street. Once Engineering Division staff complete the analysis, it will be brought before the City Council for consideration.

### **JUSTIFICATION:**

The City Council approved the formation of LMD No. 1 by adopting Resolution No. 1990-59 on August 14, 1990. The adoption of this will enable the City Engineer to prepare the assessments for Fiscal Year 2026/2027.

### **FISCAL IMPACT:**

None. A detailed estimate will be prepared and forwarded with the Engineer's Report which will be brought before the City Council on March 24, 2026.

### **ALTERNATIVES:**

Do not approve Resolution 2026-17 and provide alternative direction to staff. If this Resolution is not approved, then the assessment of properties within LMD No. 1 for FY 26/27 will not occur, leaving no revenues for the FY 26/27 budget.

**BUDGETED?:**

Yes

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [Resolution 2026-17.docx](#)
2. [Tentative Schedule for Updating LMD No. 1.doc](#)
3. [LMD No.1 Map of Zones 1 thru 11 Combined.pdf](#)