



CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: August 12, 2026

SUBJECT: FY 2026-2027 Levy and Administration for Landscaping and Lighting Maintenance District (LLMD) No. 89-1-Consolidated & Street Lighting Zones

SUBMITTED BY: Jason Farag, Public Works Director/City Engineer

PREPARED BY: Jason Farag, Public Works Director/City Engineer

ACTION:
Adopt a Resolution entitled:

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR ALL ZONES, OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE CITY OF WILDOMAR AND LEVYING ASSESSMENTS ON ALL LOTS AND PARCELS OF LAND THEREIN FOR FISCAL YEAR 2026-2027; AND AUTHORIZING THE ADMINISTRATION OF THE LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED FOR FISCAL YEAR 2026-27

SUMMARY:

The City has several Landscape and Lighting Maintenance Districts (LLMD) which provide maintenance services to specific locations within the City. The services provided generally include landscape, drainage, trail and trail fencing, and streetlight maintenance. Maintenance services are funded through assessments collected from the parcels in the various district zones. Adoption of this Resolution confirms the assessment levy, as indicated in the Engineer's Report for Fiscal Year 2026-27 for LLMD 89-1-C and orders the placement of the annual assessment on the County's Assessment Roll.

BACKGROUND:

Landscaping and Lighting Maintenance District (LLMD) No. 89-1-Consolidated (District) maintains and services 30 locations throughout the City of Wildomar. The District contains 11 separate zones of benefit and 8 street lighting zones of benefit as described in Attachment A. The annual budget for Fiscal Year 2026-27 totals \$357,874.90.

The primary improvements provided within the District may include, but are not limited to: maintenance and servicing of landscape, multi-purpose trails, fencing, inspection of contractors' work, coordination of irrigation schedules, backflow devices and storm drain filter improvements within public right-of-ways, and providing electricity to streetlights. Services provided include all necessary service, operations, administration and maintenance required to keep the above-mentioned improvements in a healthy, vigorous and satisfactory working condition.

Previously the Riverside County Transportation/Land Development Department has completed the Engineers Report on behalf of the City. During Calendar Year 2013, the City assumed overseeing the contracts to provide maintenance and operation services to all of the LLMD 89-1-C zones from Riverside County.

The City has completed the transition of all administrative and oversight functions from Riverside County Transportation/Land Development Department regarding the LLMD 89-1-C. This includes facilitating the completion of the Engineer's Reports for LLMD 89-1-C, Volumes 1 and 2, and all relevant documentation related to the annual enrollment of the assessments.

DISCUSSION:

Pursuant to the Landscaping and Lighting Act of 1972 and Resolution No. 2026-22, an intention meeting was held on July 8, 2026 to receive testimony regarding the assessment levy for Fiscal Year 2026-27 within all zones of LLMD No. 89-1-C. Notice of the public hearing was given by publication of a certified copy of Resolution No. 2026-22 in the Press Enterprise at least ten days prior to the public hearing date of August 12, 2026.

The proposed assessments for all zones are described in Attachment A. Copies of the Final Engineer's Reports for the LLMDs are included as Attachments B1 and B2.

FISCAL IMPACT:

The annual budgeted levy for Fiscal Year 2026-27 totals \$357,874.90. Adoption of this resolution will allow the City of Wildomar to collect sufficient funds to meet its maintenance obligation for this Landscape and Lighting Maintenance District itself.

Failure to place the levy on the tax rolls would require decreasing certain District service levels, including the closure or abandonment of the District itself.

ATTACHMENTS:

[Resolution](#)

[A - LLMD Zone Map](#)

[B.1 - FY 26-27 Final Engineer's Report \(Volume 1\)](#)

[B.2 - FY 26-27 Final Engineer's Report \(Volume 2\)](#)