

City of Claremont

Landscaping and Lighting

District No. LL001

2026/2027 ENGINEER'S REPORT

Intent Meeting: May 12, 2026

Public Hearing: June 9, 2026

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ENGINEER'S REPORT AFFIDAVIT
Establishment of Annual Rates and Charges for the:
Landscaping and Lighting District No. LL0001

City of Claremont
Los Angeles County, State of California

This Report and the information contained herein reflect the proposed budget for each of the various services provided by the Landscaping and Lighting District No. LL001 and the rates and charges applicable to those services as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council of the City of Claremont.

Dated this _____ day of _____, 2026.

Willdan Financial Services
District Engineer
On Behalf of the City of Claremont

By: _____

Chonney Gano
Project Manager, District Administration Services

By: _____

Tyrone Peter
PE. # C 81888

TABLE OF CONTENTS

<i>I. INTRODUCTION.....</i>	<i>1</i>
<i>II. EFFECT OF PROPOSITION 218 AND MEASURE A.....</i>	<i>2</i>
<i>III. PLANS AND SPECIFICATIONS.....</i>	<i>3</i>
<i>IV. METHOD OF APPORTIONMENT.....</i>	<i>7</i>
<i>V. FISCAL YEAR 2026/2027 BUDGET.....</i>	<i>14</i>
<i>VI. ASSESSMENT DIAGRAM.....</i>	<i>15</i>
<i>VII. LIST OF AREAS REQUIRING LANDSCAPE MAINTENANCE.....</i>	<i>16</i>
<i>VIII. ASSESSMENT ROLL SUMMARY.....</i>	<i>23</i>

I. INTRODUCTION

The City Council of the City of Claremont (the “City”) adopted resolution 90-121 on March 9, 1990 forming the City’s Landscaping and Lighting District No. LL001 (the “District”). Pursuant to the order of the City, this Engineer’s Report (the “Report”) is prepared in compliance with the requirements of Article 4, Chapter 1 of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California (“1972 Act”). The proposed annual levy of assessments has been prepared and is made pursuant to the provisions of Chapter 3 of the 1972 Act and Article XIII D of the California Constitution, and this Report presents the engineering analysis for the 2026/2027 Fiscal Year for the District.

The District, by direct benefit assessments, provides funding for a portion of the costs associated with the continued maintenance and operation of landscaping, streetlighting, and related services within the public areas and rights-of-way throughout the City. Improvements within the District generally include:

- Landscape improvements within specified medians, parkways, neighborhood islands, weed abatement areas, City facilities, parks and preserve areas within the District including street trees, turf, ground cover, shrubs, irrigation and drainage systems, backup walls, recreational improvements and all necessary appurtenances;
- Streetlighting (safety lighting) of various light intensities located throughout the District. These streetlights include lights owned by the City of Claremont and Southern California Edison.

The annual assessments described in this Report, in part, fund the utilities, operations, administration and maintenance of the improvements. Parcels within the District share in the cost of the services and improvements set forth in this Report and are based upon the City’s estimate of the expenses related to the operation and maintenance of the District improvements, which include labor, personnel, equipment, materials, utilities and administrative expenses.

The 1972 Act permits the establishment of annual assessments through the District for the purpose of funding certain improvements which include the construction, maintenance and servicing of landscaping, public lighting and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to special benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated special benefits to be received by each such lot or parcel from the improvements. The determination of whether a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) of the Streets and Highways Code, State of California.”

II. EFFECT OF PROPOSITION 218 AND MEASURE A

In November 1996, voters of the State of California passed Proposition 218 that added Articles XIII C and XIII D to the California Constitution. Specifically, as it applies to the District, Article XIII D established specific requirements and provisions for assessments and mandated that all assessments comply with stated provisions by July 1, 1997, unless an assessment district meets certain exemptions. The exemptions from the procedural and approval requirements are set forth in Section 5 of the Article and include the following:

“(a) any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage system, or vector control.”

“(d) any assessment which previously received majority voter approval from the voters voting in an election on the issue of the assessment.”

The District qualifies as an existing assessment with a substantial portion of the District funding items exempt under provision (a) quoted above, specifically street improvements. Using the definitions provided by the Office of the Controller for the State of California in the Guidelines Relating to Gas Tax Expenditures published by the Division of Local Government Fiscal Affairs, street improvements include streetlights and parkway and median landscaping. In addition, on March 4, 1997, the Claremont City Council placed before the voters a measure (Measure “A”) asking for registered voter approval to continue the City’s existing District assessment. The voters approved continuing the existing district by a 55 percent majority “YES” vote. Based on these facts, the City has determined that the existing assessments for the District are exempt from the substantive and procedural requirements of Article XIII D Section 4 of the Constitution. However, any proposed new or increased assessments will comply with the provisions set forth in Article XIII D Section 4. Annual consumer price index increases to the existing rates can be made in accordance with the ordinance approved by Measure A.

III. PLANS AND SPECIFICATIONS

DISTRICT BOUNDARIES

The boundary of the District is completely within the City limits and is shown on the Assessment Diagram on file in the office of the City Clerk and, by reference, is made part of this Report. A map showing a representation of the District boundaries is included in Section 6 of this Report. The specific lines and dimensions of all parcels of real property included within the District are described in detail on the Assessor's Parcel Maps for the current Fiscal Year, said maps being on file in the Los Angeles County Assessor's office.

ANNEXATIONS AND MODIFICATIONS TO THE DISTRICT

In Fiscal Year 2002/2003, the City conducted a property owner protest ballot proceeding for the annexation and imposition of a new assessment for territory designated as Annexation No. 2. The territory consisted of all lots or parcels located within the proposed 125 single-family residential development known as Claremont Hills (Tract 50568), located north of Mt. Baldy Road and generally east of Via Padova in the northeastern portion of the City. Although this residential subdivision included numerous privately owned parkways, open space areas, slopes, medians, and easements within and adjacent to the residential lots to be maintained by the homeowner's association (HOA), the properties within the residential subdivision also benefit from improvements provided by the District. The District improvements that benefit the properties within the subdivision include, but are not limited to, the maintenance and operation of an estimated 228 street trees and 30 streetlights located within and adjacent to Tract 50568 installed as part of the development of properties within the tract; brush clearance of 2.23 acres of hillside fire zone area; a portion of the costs associated with the traffic signal at the main entrance to the development located at Mt. Baldy Road and Padua Avenue; and each parcel's proportional cost of trails and parks maintained through District assessments, as well as the irrigation systems, drainage systems, and electrical facilities associated with the preceding landscaping and lighting improvements. The annexation of the territory and the imposition of the District annual assessments on properties within the annexed territory were approved at a Public Hearing on April 23, 2002, in compliance with the provisions of the 1972 Act and Article XIII D of the California Constitution.

For Fiscal Year 2026/2027, there are no proposed annexations.

IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the Los Angeles County (the "County") for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

This Report is prepared in compliance with the requirements of Chapter 1, Article 4, Landscaping and Lighting Act of 1972, being Part 2, Division 15, sections 22500 through 22679 of the Streets and Highways Code, State of California.

This Report includes plans and specifications for the improvements, an estimate of the costs of the improvements, a listing of the proposed assessment against the parcels or lots that benefit from the improvements and a diagram of the District showing the boundary of the District; (the boundaries of the District are coterminous with the City boundaries and, by reference, are hereby made part of this Report). The Report is hereby presented to the City Council for its review and approved as presented or, as the City Council may determine, it should be modified before approval.

After the Report is preliminarily approved, the City Council may adopt a resolution of intention that describes the improvements, refers to the Report for details of the District, and sets a time and place for a public hearing on the proposed levy of assessments.

Assessments for this District are being levied for the following improvements within the District:

Landscaping

A general description of the location and types of landscape maintenance areas provided by the District are included in this Report. A more specific Landscape Inventory showing the location of all landscaped areas within the District is on file in the office of the City Clerk and by reference is made part of this Report. The annual special benefit assessments for the District provide funding for a portion of the utility and maintenance costs associated with the landscape improvements.

As it relates to landscaping:

Utility means the furnishing of water for the irrigation of any landscaping, water features or the maintenance of any other related improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement including, but not limited to:

1. Repair, removal, or replacement of all or any part of any landscape improvement.
2. Providing for the life, growth, health, and beauty of landscaping, including, without limitation, cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
3. The removal of trimmings, rubbish, debris, and other solid waste.
4. Grading, clearing, removal of debris, the installation, construction or replacement of curbs, gutters, walls, sidewalks, paving, water, irrigation, drainage, or electrical facilities related to the landscape improvements.
5. Cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti, as needed.

Streetlights

There are 2,509 streetlights of various light intensities within the District including: 2,203 streetlights owned by the City, 306 owned by Southern California Edison. The City is mandated to pay the energy costs for all streetlights located in public rights-of-way within the City limits, regardless of ownership. The annual special benefit assessments for the District provide funding for a portion of the utility and maintenance costs associated with these improvements. A Streetlight Inventory showing the location of all streetlights within the District is on file at the office of the City Clerk and, by reference, is made part of this Report. The annual special benefit assessments for the District provide funding for a portion of the utility and maintenance costs associated with the streetlight improvements.

As it relates to streetlights:

Utility means the furnishing of electric current or energy, gas, or other illuminating agent for public streetlight facilities or any other public lighting facilities.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any streetlight improvement, including without limitation, repair, removal, or replacement of all or any part of a component of the streetlight system.

IV. METHOD OF APPORTIONMENT

The net amount to be assessed upon lands within the District in accordance with this Report is apportioned by a formula and method which fairly distributes the amount among all assessable lots or parcels in proportion to the benefits to be received by each lot or parcel from the improvements, namely the maintenance and servicing of public landscaping and lighting facilities within the District. The maintenance and servicing of public landscaping and lighting facilities installed and constructed in public places in the City provides a direct benefit which is received by each and every lot or parcel, tending to provide specific enhancement of the properties within the District.

SPECIAL BENEFIT RATIONALE FOR STREETLIGHTS

Streetlights improve ingress and egress from the City over major streets by illuminating said streets after sunset. Such streetlights, by so improving ingress and egress, improve the security of public rights-of-way by improving the nighttime visibility and improve the access of emergency vehicles thereto and in the case of commercial lots or parcels, facilitate the opening and operation of business uses after sunset. The primary benefits of streetlights are for the convenience, safety, security, and protection of property, property improvements, and goods as set forth below:

1. Improvement to traffic circulation and reduction in nighttime accidents, particularly at intersections and railroad crossings.
2. Improved ingress and egress to property.
3. Improved ability of pedestrians and motorists to see.
4. Enhanced deterrence of crime and the aid to police protection and reduction of the vulnerability to criminal assault at night.
5. Reduction in vandalism and other criminal acts, and damage to improvements or property, and decrease in personal property loss.
6. Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits derived from District streetlight improvements contribute to a specific enhancement and desirability of each of the parcels within the District and thereby provide a special enhancement of the assessed properties.

SPECIAL BENEFIT RATIONALE FOR LANDSCAPING OF RIGHTS-OF-WAY

Landscaping of rights-of-way along public streets enhances the aesthetic appeal of parcels within the District. The primary benefits of landscaping are set forth below:

1. A sense of community pride resulting from well-maintained green spaces.
2. Enhanced adaptation of the urban environment within the natural environment.
3. Improved erosion resistance, dust, and debris control.
4. Reduced noise and air pollution (environmental enhancement).

5. Improved aesthetic appeal of major arterial streets with landscaped medians, backup walls, and neighborhood islands.

All of the preceding special benefits derived from District landscape improvements contribute to a specific enhancement and desirability of the parcels within the District and thereby provide a special enhancement of the assessed properties.

SPECIAL BENEFIT RATIONALE FOR PARKS

The maintenance of parks and recreational improvements provide a particular and distinct special benefit to parcels within the District. The desirability of properties within the District is enhanced by the presence of well-maintained parks and recreational facilities for the use and enjoyment of residents and property owners. The park and recreational facilities enable users and owners of the properties to participate in sporting events and other recreational activities while avoiding the expense of installing and maintaining similar improvements and facilities that are privately owned. In addition to providing opportunities for recreational use, the proper maintenance of park and recreational facilities improves the aesthetics of nearby parcels through the proper maintenance of landscaping, the reduction of pollution and noise in surrounding areas, the provision of open space, and the planting of otherwise barren areas, and the reduction of property-related crimes against properties within the District, especially vandalism, through the abatement of graffiti.

Finally, having recreational amenities in nearby public parks and facilities means that the assessed property owners may enjoy the benefits of having such improvements available for use by their families, tenants, employees, clients, or visitors and this availability provides:

1. Enjoyment of recreational amenities at a cost less than private installation and maintenance.
2. Improved aesthetic value of the community by establishing green space and recreational areas within the urban environment, thereby reducing air and noise pollution.
3. Health, social and self-improvement benefits derived from utilizing the facilities.
4. Fully maintained public parks available to all residents within the City.
5. Group participation, character building, mentoring, and coaching for the youth in the community that provides a positive atmosphere and reduces idle time that might otherwise result in criminal activities.
6. Family and group activities that help to strengthen family values and to reduce ethnic and social tensions and promote active involvement of families and senior citizens.
7. An enhanced sense of pride within the community.
8. Increased business opportunities as a result of enhanced community involvement and activities.

All of the preceding special benefits derived from District park improvements contribute to a specific enhancement and desirability of the parcels within the District and thereby provide a special enhancement of the assessed properties.

The special benefits to properties from well-maintained parks have been recognized by several

respected agencies including: The National Recreation and Park Association (“the recreation value is realized as a rise in the value of land and other property in or near the recreation area...”); the California Parks and Recreation Department (“the availability and attractiveness of local parks and programs influences some companies relocation decisions the presence of a park encourages real estate development around it...”); and the United States Department of the Interior (“An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values.”). In addition, in a 1992 study, the Parks and Recreation Federal Ontario, Canada, reported that parks and recreational activities provide special benefits in the form of reduced vandalism, reduced criminal activity, and increased property values; and locally, the Board of Realtors has observed that property values in the City are positively affected by the attractive and well-kept appearance of public areas. All of the above contribute to a specific enhancement of the properties within the District.

Standards developed by the National Recreation and Parks Association have been used to determine the special benefit conferred from public park improvements as compared to the general benefit conferred. Well-maintained public parks provide a general benefit to the public at large, and a special benefit to properties located within a reasonable distance of the park facility. The standards of the National Recreation and Parks Association indicate that properties within three miles of a community park, and one-half mile of a neighborhood park receive special benefits from these improvements. Each parcel within the District is located within reasonable proximity to a park, and therefore, benefits from the improvements provided. All properties within the District are within the three-mile standard for a community park, and approximately 80 percent are within the one-half mile standard for a neighborhood park.

GENERAL BENEFIT

In addition to the special benefits received by the parcels in the District, there are general benefits conferred by the maintenance, operation, and servicing of streetlights, public parks and landscaping. It is recognized that the proper maintenance of streetlights, parks and landscape improvements provide some degree of benefit to the public at large. It has further been determined that properties owned by public agencies, such as the City, County, State, or the federal government receive little direct or special benefit from the District improvements, except when such property is not devoted to a public use. The benefits conferred on these properties from the improvements are more general in nature and therefore these parcels are not assessed. Therefore, the City has made a General Fund contribution to the District in an amount that equals or exceeds any estimated general benefit provided by the District services.

BASE ASSESSMENT UNIT (AU)

The formula used to calculate the amount spread to all parcels within the District for landscaping and streetlights starts with the basic assessment unit. The basic assessment unit (AU) is given a value of one (1) for a single-family residential parcel less than 11,500 square feet in area. From this base, all other land use designations are assigned assessment units that reflect their proportional benefit from District improvements. The assignment of AU's is provided on the following pages.

ASSESSMENT FORMULAS

Land Use Code	Land Use	Assessment Formula	
000V	Vacant, Agricultural, Condo & PUD Open Space, Non-developable Accessory Parcels	0 assessable acres	0.0 AU per parcel
010V		0.25 acre & under	0.25 AU per parcel
011V		0.26 – 0.50 acre	0.50 AU per parcel
012V		0.51 – 0.75 acre	0.75 AU per parcel
013V		0.76 – 1.00 acre	1.0 AU per parcel
014V		1.01 – 5.00 acres	0.8 AU per acre – 1.0 AU min.
015V		5.01 – 10.00 acres	0.7 AU per acre – 4.0 AU min.
016V		10.01 – 20.00 acres	0.6 AU per acre – 7.0 AU min.
017V		20.01 acres & over	0.5 AU per acre – 12.0 AU min.
010C	Condominiums		0.9 AU per unit
010D	PUD's		1.0 AU per unit
010X0100	Single Family Residences (See Note 3)	11,500 sf parcel or less	1.0 AU per parcel
011X0100		11,501 – 16,500 sf per parcel	1.3 AU per parcel
012X0120		16,501 sf per parcel or more	1.6 AU per parcel
02XX	Duplexes		1.8 AU per parcel
03XX	Triplexes		2.7 AU per parcel
04XX	Fourplexes		3.6 AU per parcel
05XX	Apartments	1 – 20 units	0.9 AU per unit
		21 – 50 units	0.8 AU per unit – additive
		51 – 100 units	0.7 AU per unit – additive
		101 – 200 units	0.6 AU per unit – additive
		Over 200 units	0.5 AU per unit – additive
10XX – 69XX	Commercial/Industrial (excluding below uses)	1.0 AU min.	3.0 AU per acre or fraction
17XX 171X 19XX 191X	Office Buildings & Professional Buildings (use the same formula)	8,000 bldg sf or less	Use Commercial/Industrial
		Over 8,000 bldg sf	Use 1.0 AU per 1,000 bldg sf
172X	Office and Residential		Greater of Office or Residential formula
18XX	Hotel/Motels		1 AU per 5 rooms
6410 6411 6412	Fraternal Orgs./Clubs	Use Same Square Footage Breakdown as SFR	Same Formula as Single-Family Residences (SFR)
65XX	Sports Clubs		Same Formula as Commercial/Industrial
71XX	Churches		2 AU per parcel

Land Use Code	Land Use	Assessment Formula	
72XX	Private Schools		1 AU per 40 daytime students plus
722X	Day Care Centers		2 AU per 40 live-in students and live-in staff
730V	Vacant College Property		1 AU per 2 acres
73XX	Non-Vacant College Property		1.5 AU per acre
			Single-Family Residences, Duplexes, etc. assessed per appropriate formula
74XX	Convalescent Homes		1 AU per 10 beds
75XX	Retirement Homes		1 AU per 10 units
7710	Mortuary		Same Formula as Commercial/Industrial
8100	Public Utilities (non-vacant)	0.25 acre per parcel or less	1 AU per parcel
8200		0.26 – 2.00 acres per parcel	2 AU per parcel
8300		2.01 – 5.00 acres per parcel	3 AU per parcel
8400		5.01 acres or more	1 AU per acre
87XX	Special Cases: Golf Courses, Botanic Garden, Girl Scout Camp, Vacant Hillside Land Zones "Slope Density" (see Notes 5 and 6)	1 AU min.	1 AU per 5 acres or fraction
860V	Water Rights Preserve		1 AU per 5 acres or fraction
88XX	Exempt Properties (Public)		0.0 AU per parcel
<p>Notes:</p> <ol style="list-style-type: none"> Commercial Property: When there are multiple uses on one parcel, the use generating the highest assessment shall apply. Churches: Multiple uses on multiple parcels or single parcels shall be assessed cumulatively. The square footage of non-developable accessory parcels, when owned in common with an adjacent parcel, shall be added to the square footage of adjacent parcel for purposes of determining the assessment on said parcel. A prorated AU will be applicable to land area or number of persons above the limits given in the above Assessment Formula. At such time that the hillside development credits on these parcels are sold, they will be considered undevelopable and will be zero assessed. Vacant Hillside Land zoned "Slope Density" has a maximum assessment per parcel of 0.5 AU per future dwelling unit (DU) based upon the DU yield as determined by the City Planning Department. The minimum assessment per parcel is 1.0 AU. The above formula was adopted during formation proceedings by the Claremont City Council on March 9, 1990. <p>Individual assessments are determined by compiling the total number of assessment units (AUs), dividing the total amount of money to be assessed by the total AUs to determine the dollars per AU, and then multiplying the AUs for each parcel by the dollars per AU to obtain the assessment for each parcel.</p>			

APPLICATION OF ASSESSMENT FORMULAS (EXAMPLES)

The number of assessment units (AU) generated within the City for Fiscal Year 2026/2027 is 15,008.87. The dollars generated per AU are:

$$\$3,493,466.06 \div 15,008.87 \text{ AU} = \$232.76/\text{AU}$$

Examples of the method of calculating individual assessments are given below. Utilizing the Assessment Formulas provided on the previous pages, the following assessment calculations are applicable for Fiscal Year 2026/2027:

Example No. 1: Single Family Residences (SFR).

A. A SFR parcel with up to 11,500 sf of area = 1.0 AU

$$1.0 \text{ AU} \times \$232.76/\text{AU} = \$232.76$$

Individual units of Planned Unit Developments (PUD) are assessed as above. Condominiums are assessed at 0.9 AU per dwelling unit.

B. A SFR parcel with between 11,501 and 16,500 sf of area = 1.3 AU

$$1.3 \text{ AU} \times \$232.76/\text{AU} = \$302.59$$

C. A SFR parcel with over 16,501 sf of area = 1.6 AU

$$1.6 \text{ AU} \times \$232.76/\text{AU} = \$372.42$$

Example No. 2: A store located on a 1.6-acre parcel of land. Commercial properties are assessed at a rate of 3.0 AU per acre.

$$1.6 \text{ acres} \times 3.0 \text{ AU/acre} = 4.8 \text{ AU}$$

$$4.80 \text{ AU} \times \$232.76/\text{AU} = \$1,117.25$$

Example No. 3: A 54-unit apartment complex on one (1) parcel of land.

Apartment properties are assessed on a sliding scale based on the number of units associated with the parcel of land.

The assessment for this 54-unit apartment complex is determined as follows:

1-4 units	4 units	X	1.0 AU/unit	=	4.0 AU
5-20 units	16 units	x	0.9 AU/unit	=	14.4 AU
21-50 units	30 units	x	0.8 AU/unit	=	24.0 AU
51-54 units	4 units	x	0.7 AU/unit	=	2.8 AU
Totals	54 units				45.2 AU

Example No. 4: A church with a day care center on one (1) parcel of land. Churches are assessed at a flat rate of two (2) AU per parcel. To that is added one (1) AU per parcel for the day care center for a total of three (3) AU.

$$3.0 \text{ AU} \times \$232.76/\text{AU} = \$698.28$$

Example No. 5: A retirement home with 87 units on one (1) parcel of land. Retirement homes are assessed at a rate of one (1) AU per ten (10) units.

$$8.7 \text{ AU} \times \$232.76/\text{AU} = \$2,025.01$$

LIMITATION ON INCREASE OF ANNUAL ASSESSMENTS

The City Council was authorized by Measure A to increase the annual assessments in accordance with the Consumer Price Index ("CPI") for All Urban Consumers for the Los Angeles-Long Beach – Anaheim area, published by the United States Department of Labor, Bureau of Labor Statistics, provided, however, that any such annual increase in assessments shall not exceed ten percent (10%).

The CPI increased from February 2025 to February 2026 by 2.932%. See Section VIII. for assessment totals by land use and the assessment roll.

The assessment per AU increased from \$226.13 in Fiscal Year 2025/2026 to \$232.76 in Fiscal Year 2026/2027.

V. FISCAL YEAR 2026/2027 BUDGET

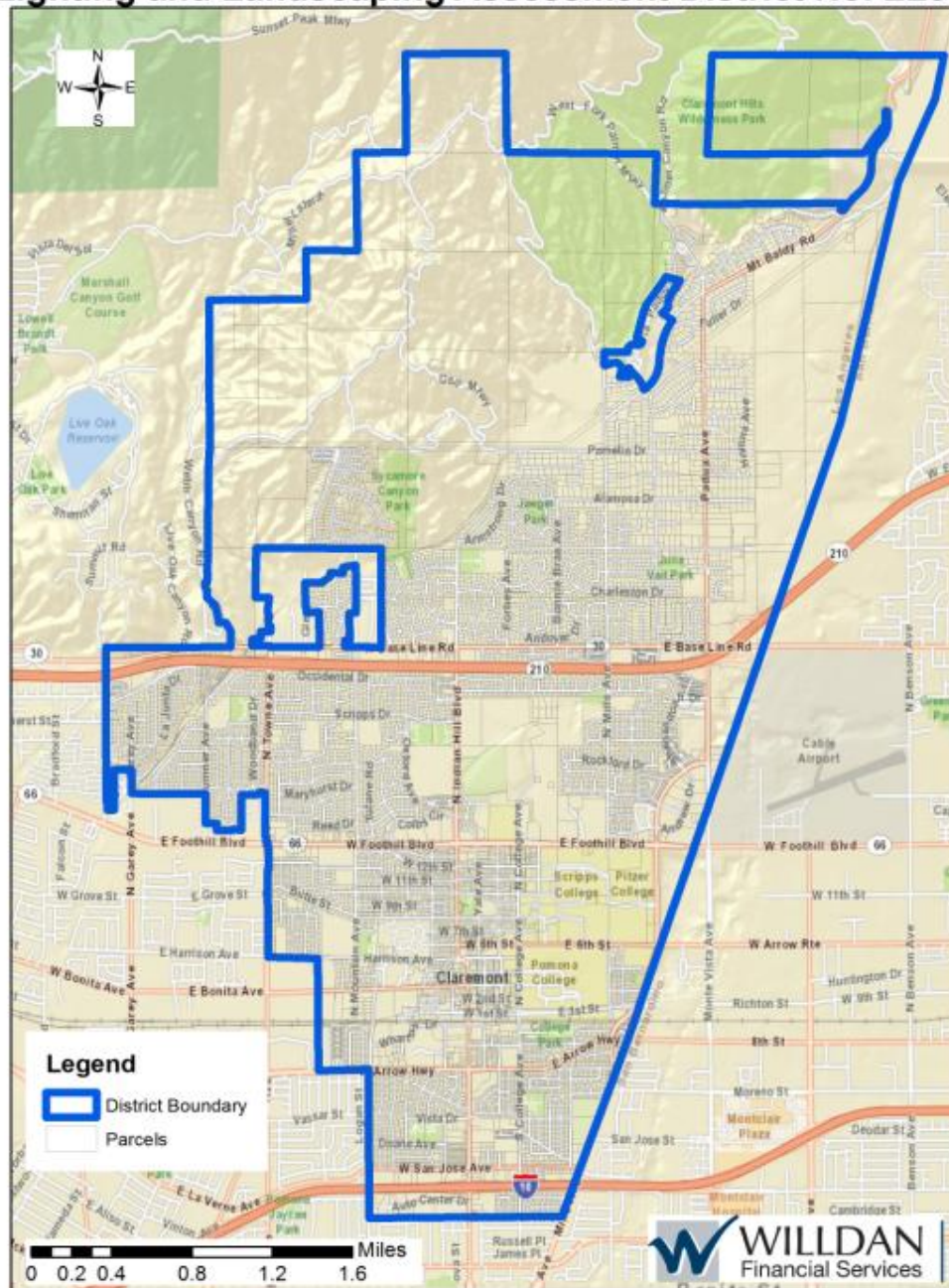
Estimated Costs for Landscaping and Street Lighting			Fiscal Year 2026/2027 ⁽¹⁾
Direct Costs			
Maintenance Costs	Streets	Parks	Totals
Safety Lighting	\$165,990	\$0	\$165,990
Landscaping and Facilities	826,111	1,416,997	2,243,108
Trees	819,304	198,240	1,017,544
Subtotal	\$1,811,405	\$1,615,237	\$3,426,642
Utility Costs			
Safety Lighting Energy	\$320,250	\$0	\$320,250
Irrigation Energy	96,326	41,737	138,063
Irrigation Water	687,660	556,175	1,243,835
Subtotal	\$1,104,236	\$597,912	\$1,702,148
Total Direct Costs	\$2,915,641	\$2,213,149	\$5,128,790
Administration and Incidental Costs			
District Administration/Legal Fees/Data Processing			\$8,000
County Auditor/Controller Fee			2,500
Total Administration Costs			\$10,500
Total District Expenses			\$5,139,290
Revenue Adjustments			
Reserve Collection			\$0
General Benefit Contribution			(1,645,824)
Other Contributions			0
Rounding Adjustment			0
Total Adjustments			(\$1,645,824)
Estimated Balance to Levy			\$3,493,466
Assessment Units (AU)			15,008.87
Fiscal Year 2026/2027 Rate			\$232.76

⁽¹⁾ Totals may not foot due to rounding.

VI. ASSESSMENT DIAGRAM

A boundary map of the District is shown on the following page. For details of the dimensions of the parcels within the District, reference is made to Los Angeles County Assessor's Maps that are on file in the office of the County Assessor of the County of Los Angeles.

City of Claremont
Lighting and Landscaping Assessment District No. LL001



VII. LIST OF AREAS REQUIRING LANDSCAPE MAINTENANCE

The following provides the list of areas requiring landscape maintenance.

<u>MEDIANS</u>	
Area	Square Feet
Arrow Highway (east of Indian Hill)	610
Mills Avenue (south of Arrow Highway)	1,300
Towne Avenue (south of Foothill, east side, south of Culmore)	1,464
Claremont Boulevard (north of Foothill)	17,504
Claremont Boulevard (south of Foothill)	57,504
Monte Vista Avenue	44,450
Arrow Highway (Indian Hill to Cambridge)	19,610
Towne Avenue (Amador to Butte)	5,115
Indian Hill Boulevard	54,992
Foothill Boulevard	92,598
Bowling Green Drive	7,000
Towne Avenue (Baseline Road to Foothill Rd)	7,560
First Street (Oberlin Dr to Claremont Boulevard)	22,500
Huntington Drive (east of Claremont Boulevard at First Street)	8,030
Baseline Road (Live Oak Canyon to Monte Vista)	31,350
Baseline Median	62,200
San Jose Avenue	7,950
Mountain Ave (Baseline Rd to Huron Dr.)	415
TOTAL MEDIANS	442,152
	10.15 acres

<u>MINI PARKS</u>	
Area	Square Feet
Mountain View	1,455
Montana Lane	20,150
Lynoak Mini Park	11,000
TOTAL MINI PARKS	32,605
	0.75 acres
TOTAL MEDIANS AND MINI PARKS	474,757
	10.90 acres

<u>PUBLIC BUILDINGS NOT IN CITY PARKS</u>	
Police, 570 West Bonita Avenue	N/A
City Hall, 207 Harvard Avenue	N/A
City Yard, 1616 Monte Vista Avenue	N/A
Padua Hills Theatre, 4467 Via Padova	N/A
Parking Structure, 470 West First Street	N/A
Metrolink Parking Lot, 100 W 1st Street	160,000
Claremont Depot platforms (N & S)	20,000
Village Plaza	15,000
Library	16,000
Claremont Hills Wilderness Park Parking Lot	18,000
TCT Parking Lot (Indian Hill Blvd)	30,200
Metrolink Parking Lot, 200 West First Street	160,000
TOTAL PUBLIC BUILDINGS NOT IN CITY PARKS	419,200
	9.62 acres

<u>BACK-UP WALLS</u>	
Area	Square Feet
Foothill Boulevard (north side, east of Mills--hedge)	6,252
Arrow Highway (south side, west of Indian Hill)	2,800
Mills Avenue (south of Cucamonga, south of I-10, west side)	5,668
South Cambridge Avenue (railroad track to Arrow)	17,244
Bonita Avenue (north side, Grinnell to Berkeley--hedge)	7,522
Arrow Highway (north side, west of Cambridge)	972
Indian Hill Boulevard (1st Street to railroad tracks--turf)	6,750
North Cambridge Avenue (CDS @ Foothill Blvd)	598
Foothill Boulevard (south side, east of Mountain to Berkeley)	34,000
First Street (fence east of Mills--hedge)	1,911
Garey Avenue (east side, Smith to Thompson Creek)	21,030
Arlington Drive	8,775
Foothill Boulevard (north side, Mills to Botanic Garden and Colby to Mountain)	6,900
Scripps and Indian Hill	7,564
Martin Way	4,418
Via Zurita (hedge)	3,400
Mills (west side, Baseline to end of wall, below Chaparral)	4,435
Mills (east side, below Baseline, driveway to vacant lot)	1,150
Wood Court (access)	3,980
Mills Avenue (west side, Miramar to Baseline)	51,308
Baseline (north side, west of Mills to Forbes)	62,305
Trail north of La Puerta (Indian Hill to Forbes)	62,169
Padua and Mount Baldy (Southeast corner)	78,705
Towne (Eastside, north of Ridgefield)	1,000

BACK-UP WALLS	
Area	Square Feet
Horse Trails	51,602
Baseline (north side, Mills to Padua)	40,670
Padua (west side, north of Baseline to Kemper Ave/ Western Christian School)	17,424
Miramar (north side, east of Mills)	5,200
Padua (east side Alamosa to Lamonette)	22,990
Mills (east side, Pomello to Mt. Baldy)	35,808
Padua (east side, north of Montana)	24,624
Padua (east side, north of Miramar)	25,502
Indian Hill (east side, Radcliffe Dr. to Via Zurita St)	14,583
Limestone Road (access to Thompson Creek Trail)	3,825
Towne Avenue (east side, Syracuse to 1700 Towne)	1,053
Towne Avenue (east side, 1700 to Scripps)	1,396
Baseline (south side, Forbes to Allegany)	5,415
Baseline (south side, Allegany to Bonnie Brae)	7,284
Baseline (south side, west of Cape Cod to undeveloped area)	5,460
First Street (North side from Indian Hill Blvd to College Ave)	38,500
Overflow lot Thompson Creek Trail	13,040
Towne Avenue (east side, Scripps to undeveloped area--hedge)	5,450
Towne Avenue (west side, Ridgefield to 1755)	3,160
Towne Avenue (west side, 1625 to Briarcroft)	6,040
Mountain Avenue (south of I-10)	9,900
Wiley Court	1,200
Padua Avenue (west SIDE from Pomello to Padua Park)	21,285
First Street (Indian Hill to Cornell)	500
Baseline (south side, Towne Ave to Oxford- remaining section to Haven is 83,81,82,95)	96,000
Oberlin (First Street to Second Street)	860
Padua Ave (east side from Pomello to Trevecca)	85,000
Padua Ave (both sides from Padua Park to Mt. Badly Rd)	N/A
Foothill Boulevard (north side, west of Mountain)	N/A
Foothill Boulevard (both sides Claremont Blvd to Monte Vista)	4,000
Indian Hill Blvd (south east corner at Harrison)	N/A
Indian Hill Blvd (north west corner at Harrison)	N/A
Foothill Boulevard (south side from Mountain to west end of the school)	N/A
Mills (west side, north of Foothill to Blaisdell)	12,000
Mills (east side north of 210 FWY)	1,300
Base Line Rd (both sides from westerly City Limit to approximately 200' east of Live Oak)	29,000
Mary Place (west end access walkway to June Vail Park)	2,000
Hollins and Pomello (NW corner)	6,700
Claremont Blvd (east side, 6th St to Foothill Blvd)	6,000

BACK-UP WALLS	
Area	Square Feet
Claremont Blvd (east side, Foothill Blvd to Andrew)	1,400
College Way (North side Williams to Live Oak Canyon)	10,000
Mountain Avenue (south Silver Tree to Sage, west side)	1,000
Mountain Ave at Santa Barbara	700
Triangle Planter at San Jose and Sycamore	100
Allegany (south end)	400
Monte Vista Avenue (east side City Yard to Base Line Rd)	7,000
Monte Vista Ave (west side Base Line Rd to Shenandoah)	N/A
Williams Ave (east side from College Way to 140' north)	1,400
Lockhaven Staircase	2,000
Area south of Metrolink platform, west of College Ave	15,000
Mt. Baldy Road (south side from powerlines to Padua Ave)	39,000
Mt. Baldy Road (north side at TCT overflow lot)	13,000
Meredith Planter	1,500
Padua Ave (west side Alamosa south approximately 130')	2,600
Sumner Ave planter (west side from Lane Ct to TCT walkway entrance)	3,200
Padua Ave (west side Miramar north approximately 300')	6,000
Parking Structure Planters	3,000
Elmira north end swale	700
TOTAL BACK-UP WALLS	1,113,627
	27.25 acres

NEIGHBORHOOD ISLANDS	
Area	Square Feet
Baughman Avenue	2,160
Wheaton Avenue	480
Chapman and Occidental	800
Athens Court	500
Simmons Court at Fairmont	800
Via Zurita	2,485
Lamar	1,850
Duchesne	2,560
Antioch Road	600
Bowling Green Drive (at Antioch)	200
Hanover Road (at Bowling Green Drive)	300
Roanoke Road	375
Santa Rosa Court	1,056
Oxford (north)	3,247
Oxford (south)	3,233
Oxford (at Fairmont)	1,500
Blue Mountain Way (west)	450
Blue Mountain Way (east)	177
Cape Cod Avenue	177
Drury Court (north)	177
Drury Court (south)	177
La Sierra Way	150
Guanajuato Drive	450
Winthrop Avenue	6,450
Marietta Avenue	6,450
Oxford (at Baseline)	2,400
Wilkes Court	450
Mercer Court	500
Seton Court	450
Adrian Court	375
Tulsa Avenue	375
Redlands Avenue	2,250
Furman Drive	1,850
San Jacinto Court	1,340
San Mateo Court	1,438
San Diego Court	1,400
San Fernando Court	1,440
San Benito Court	2,016
Mt. Carmel Drive	5,570
Villa Maria Road	12,150
Loretto Court	2,560

NEIGHBORHOOD ISLANDS	
Area	Square Feet
San Marcos Place	2,560
San Luis Place	2,560
Sonora Place	450
Siena Court	2,560
Coalinga Court	2,560
Dana Court	2,560
Salisbury Lane	450
Heidelberg Lane	450
Wood Court (north)	2,560
Wood Court (south)	2,560
Eagle Grove Avenue	350
Bradley Avenue	450
Ursinus Circle	450
Cleary Drive	860
Armstrong Drive	2,400
Juilliard Drive	2,560
Auburn Way	2,560
Aquinas Avenue (at Baseline)	259
Bethany Circle	350
Chouinard Circle	350
Eden Circle	2,650
Saint Andrews (at Baseline)	1,120
Kemper Avenue	450
Lawrence Circle	500
Decatur Circle	500
Hastings Circle	800
Moab Drive	7,060
Bethel Court	170
TOTAL NEIGHBORHOOD ISLANDS	116,477
	2.67 Acres

NON-LANDSCAPED AREAS (Weed Abatement and Clean-up)	
Area	Square Feet
Baseline Road (north side, Forbes to Indian Hill)	9,240
Baseline Road (south side, Forbes to Indian Hill)	4,408
Padua Avenue (north of Amarillo, west side swale)	20,875
Mt. Baldy Road (north and south of Grand Avenue, swale)	11,700
College Avenue (south of I-10)	684
College Avenue (north of I-10)	4,032
Baseline Right-of-way	10,500
Padua Avenue (west of Pomello to Blaisdell Ranch)	12,900
Padua : SWALE + TRAIL on east side from Amarillo to Pomello	N/A
Wayne Ave and College Ave (walkway between)	2,700
Taylor Drive and Harrison Ave (walkway between)	1,000
Northampton Staircase	1,200
TOTAL NON-LANDSCAPED AREAS	79,239
	2 acres

<u>PARK DATA</u>	
Area	Acres
Blaisdell	7.5
Blaisdell Preserve	7.3
Cahuilla	18.2
Chaparral	3
College and Pooch Park	8.6
El Barrio	1.3
Griffith	9.7
Higginbotham	5.4
Jaeger	4.5
June Vail	5.8
La Puerta	10
Larkin	9
Lewis	4.7
Mallows	1.1
Memorial	7.2
Padua Park	17
Rancho San Jose	1.3
Rosa Torrez	0.7
Shelton	0.5
Thompson Creek Trail	24.9
Wheeler	7
TOTAL DEVELOPED ACRES	154.7

VIII. ASSESSMENT ROLL SUMMARY

The following pages provide a summary of the Fiscal Year 2026/2027 proposed assessment totals and parcel counts for the various land use designations within the District. The specific assessment for each parcel is contained on a separate assessment roll on file in the Office of the City Clerk and by reference is made part of this Report.