

**DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING**

DATE March 6, 2026

C.D. All

Honorable City Council
of the City of Los Angeles

**CITY OF LOS ANGELES STREETLIGHT MAINTENANCE ASSESSMENT
DISTRICT NO. 5500**

This report submits the proposed Ordinance of Intention to institute maintenance assessment proceedings for the above street lighting project.

RECOMMENDATIONS

1. Council adopt this report, the Engineer's Report, and the Ordinance of Intention, and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the proposed District Diagram with City page number **16100**.
2. Upon Council adoption of the Engineer's Report and the Ordinance of Intention, the Bureau of Street Lighting be instructed to: Mail notices of the assessment ballot proceedings, and Mail assessment ballots (as required by Prop. 218) to the property owners in the lighting district.
3. Upon completion of Item 2 above, the City Clerk be instructed to conduct the assessment ballot proceedings (i.e. count, certify, and report the results of the assessment ballot proceedings to the Council) .
4. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to, or in excess of weighted "NO" votes, the Council shall deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If the weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218; and the affected street lighting system shall be removed from service or not be constructed.

- Transfer a total of \$1,076,030 from various accounts within the Street Lighting Maintenance Assessment Fund No. 347/50 (SLMAF), to the City Clerk (\$314,700) and a new account entitled "Assessment Mailing" within SLMAF (\$761,330) for costs associated with mailing 600,000 assessment ballots, as follows:

From:				To:			
Fund	Account No.	Account Name	Amount	Fund	Account No.	Account Name	Amount
347	50C184 (100/84, 008780)	Bureau of Street Lighting	314,700	347	50C114 (100/14, 001010)	City Clerk (Salaries General)	60,600
				347	50C114 (100/14, 001070)	City Clerk (Salaries As-Needed)	20,900
				347	50C114 (100/14, 004170)	City Clerk (Elections)	233,200
				Subtotal			314,700
347	50ALIS	Street Lighting Improvements and Supplies	657,495	347	TBD	Assessment Mailing	761,330
347	50Y LIS	Street Lighting Improvements and Supplies	103,835				
			Subtotal				761,330
			Total				Total
			1,076,030				1,076,030

Appropriate \$238,670 from the cash balance of the Street Lighting Maintenance Assessment Fund No. 347/50 (SLMAF) to a new account within SLMAF entitled "Assessment Mailing" for costs associated with for costs associated with mailing 600,000 assessment ballots.

Authorize the Director of the Bureau of Street Lighting, or designee, to make any technical corrections necessary to effectuate the intent of Council and Mayor, subject to the approval of the City Administrative Officer.

- A copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance. Upon adoption of the transmitted Ordinance of Intention, the Council shall set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by the Board of Public Works will be scheduled at least one week prior to the date of the public hearing for the City Council to review and resolve any appeals concerning the proposed maintenance assessments – as specified in the Engineer's Report. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments. If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention. Protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a weighted majority vote against the assessment is binding.

The assessments to be levied to pay for the cost and expenses of the work or improvements in the proposed **City of Los Angeles Streetlight Maintenance Assessment District No. 5500** (or Sidewalk Maintenance Assessment District) fall within the (e)7 exemption of Prop 26. As set forth in the accompanying Ordinance of Intention, said assessments will be imposed in accordance with the provisions of Article XIID of the California Constitution.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district.

ENGINEER'S REPORT

This Report changes the current City Adopted methodology to determine maintenance assessments based on land use and acreage to a new methodology based on land use, parcel size, and budget less general benefit.

A) Methodology

The process of determining maintenance assessments for each parcel is based on evaluating apportionment of special benefit by land use, apportionment of special benefit by parcel size, budget (including administration, maintenance and operation costs) less general benefit.

B) General Benefit

This Engineer's Report incorporates a general benefit component. Only special benefits are assessable and the general benefits resulting from the street lighting improvements must be separated and quantified. We estimated the street lighting improvement will confer an effective general benefit of **10.59%**.

C) Inflation Index

This Engineer's Report incorporates an inflation index beginning July 1, 2027. The amount of the assessments (or the maximum assessment per special benefit point) designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, as provided by the U.S. Department of labor Statistics.

D) BUDGET

The following table summarizes the estimated annual costs to fund the street lighting improvements for Fiscal Year 2026 / 27.

Description	Amount
Maintenance and Operation Costs	
Maintenance Support	\$12,009,553
System Protection	14,926,925
Pole Replacement & Upgrade	15,911,336
Other Costs	20,469,422
Administration	
BSL Staffing & Equipment	38,532,764
General Services	23,000,000
County Collection Charges	150,000
Total Cost of Street Lighting Improvements	\$125,000,000

The maximum balance amount to be assessed for Fiscal Year 2026 / 27 upon the specially benefiting parcels is the total cost of the street lighting improvements less the portion of costs attributable to General Benefit. The calculation of the balance to be assessed is shown below:

<u>Description</u>	<u>Amount</u>
Total Cost of Improvements	\$125,000,000
Less General Benefit (10.59%)	(13,237,500)
Total Balance to be Assessed	\$111,762,500

SUMMARY

TOTAL STREETLIGHTS:	~ 225,000
AFFECTED PARCELS:	~ 584,000
TOTAL COST OF IMPROVEMENTS	\$125,000,000
LESS GENERAL BENEFIT (10.59%)	\$ 13,237,500
TOTAL BALANCE TO BE ASSESSED	\$111,762,500
TAX YEAR:	2026 / 2027
TYPE OF PROJECT	Proposed Bureau of Street Lighting

TRANSMITTALS

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Engineer’s Report as required by Proposition 218, approved as to form and legality by the City Attorney, for the proposed assessment district.
3. Map / Diagram delineating those lands proposed to be assessed.

Report prepared by:
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 Assessment Engineering Division

Respectfully submitted,


 For Miguel Sangalang, Executive Director
 Bureau of Street Lighting