

City of San Pablo Street Lighting and Landscape Assessment District (SLLAD) NO. 1982-1

Fiscal Year 2026-27 Public Hearing
June 15, 2026



Presentation Overview



- 01 Background of SLLAD**
- 02 Annual Process of SLLAD**
- 03 Description of Improvements**
- 04 Expenditures & Revenues for Fiscal Year 2026-27**
- 05 SLLAD Funding Shortfall & Next Steps**
- 06 Public Hearing**

Background of SLLAD



- Formed in 1982 under the California Landscaping and Lighting Act of 1972 and reaffirmed by 2/3 of the voters at regular election held in November 1996.
- SLLAD boundaries contiguous with City limits, i.e., all parcels in the City are within SLLAD.

SLLAD provides funding for the maintenance of:



**Public Street
Lighting**



**Landscaped
Medians**



**Street
Trees**



**Park & Recreation
Improvements**

Annual Process for SLLAD



1

Order
Preparation of
Required
Engineer's
Report

Resolution
NO. 2026-060

April 20, 2026

2

Preliminarily
Approve
Engineer's
Report and
Declare
Intention to
Levy
Assessments

Resolution
NO. 2026-067

May 18, 2026

3

Publish Notice
of Public
Hearing

Proof of
Publication

June 5, 2026

4

Conduct
Public Hearing
& Confirm
Assessments
and Diagram
as set forth in
the Engineer's
Report

Adopt
Resolution

June 15, 2026

5

Submit
Assessments
to Contra
Costa County

No later than
August 10, 2026

Description of SLLAD Improvements

- SLLAD provides funding for the maintenance, servicing, and operation of the following:
 - Public Street Lighting, Landscaped Medians, Street Trees, Sidewalk Repairs, and Street Sweeping.
 - Park and Facilities Maintenance of:
 - Happy Friday Park
 - John Davis Park
 - Kennedy Plaza
 - Wanlass Park
 - Wildcat Creek Trail
 - Rumrill Sports Park
 - San Pablo Youth Soccer Field
 - Maple Hall within City Hall
 - Community Center
 - Senior Center
 - Other Community Facilities

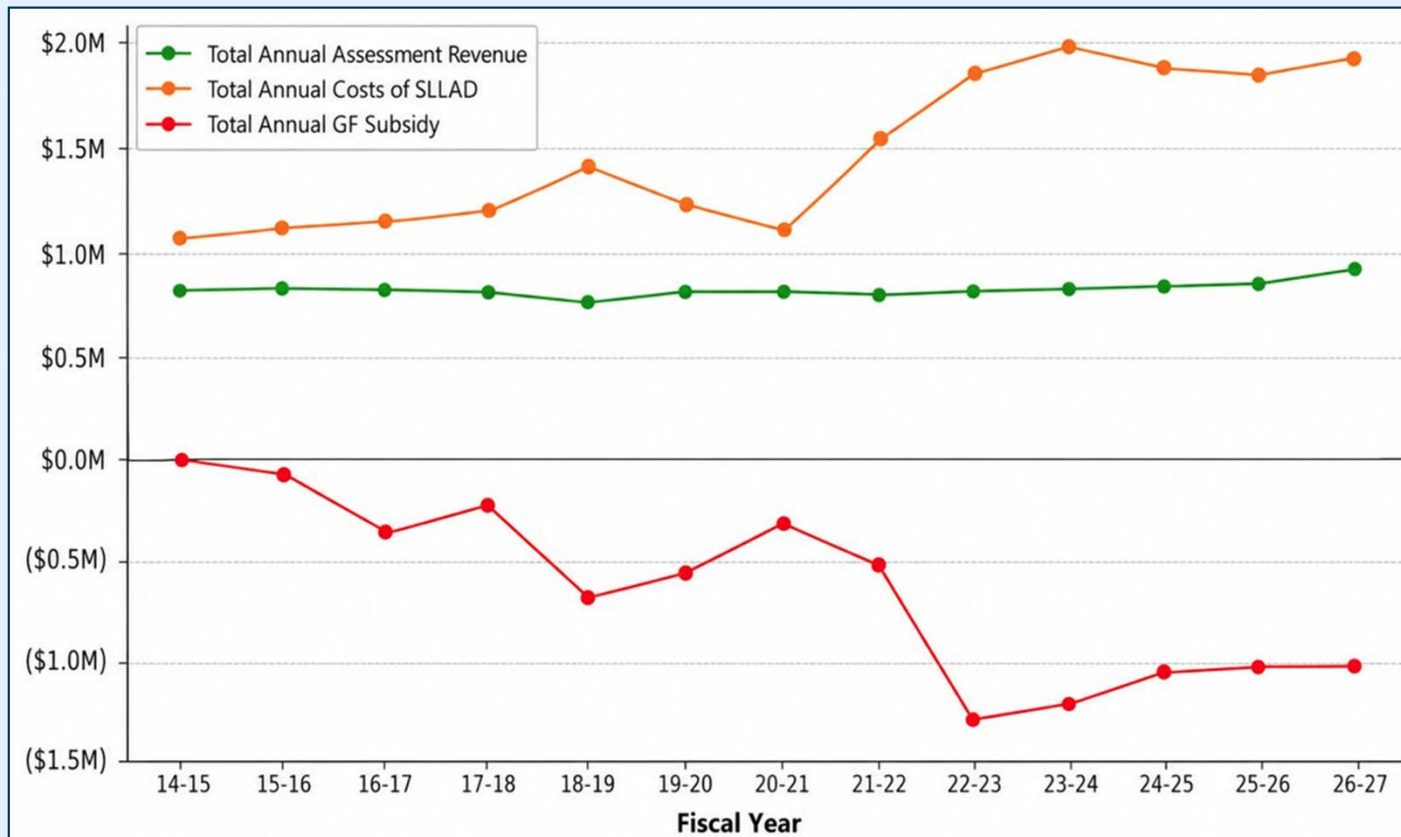


Expenditures & Revenues for FY 2026-27



- \$1.96 million in estimated O&M expenditures
- **\$950k in SLLAD assessment revenue:**
 - SLLAD assessment rates are NOT proposed to increase for Fiscal Year 2026-27 and were last increased in 1995
 - Typical Single Family Parcel assessment is \$75/year
- **\$1 million City Contribution from General Fund:**
 - General Fund contribution EXCEEDS 50% of the SLLAD budget

SLLAD Funding Shortfall Trend



The annual City contribution (\$1M) required to maintain current levels of service is anticipated to continue increasing due to rising maintenance and utility costs.

Next Steps to Address Funding Shortfall



1. New Assessment Engineer: City contracted with a new Assessment Engineer, Francisco and Associates (F&A), last year during FY 2024-25, for annual administration of the SLLAD.

2. Parcel Audit: F&A conducted parcel audit of existing SLLAD to ensure assessments are applied per methodology adopted at time of formation. Parcel audit resulted in more accurate parcel assessments commencing FY 2025-26.

3. Establish new SLLAD: City intends on exploring options to form a new, potential Landscaping and Lighting Assessment District (LLAD) that would replace the SLLAD and address the increasing funding shortfall.

Next Steps to Address Funding Shortfall



Formation of the new SLLAD requires property owner and City Council approval through Proposition 218 majority protest proceedings previously authorized on March 3, 2025 with adoption of Resolution 2024-149 and Resolution 2025-035.

Fiscal Justification: Annual GF Cost Savings

If approved by property owners and City Council, the new, potential LLAD will strengthen City's compliance with State law (Proposition 218) AND alleviate the General Fund contribution (subsidy) required to maintain/sustain current service level requirements for public landscaping, park, and street lighting improvements throughout the City.

Next Steps to Address Funding Shortfall



4. Alternative GF Loan Option (w/ EIFD mechanism): If new LLAD cannot be formally established via property owner and City Council approval through Proposition 218 majority protest proceedings, the City will explore potential for an annual loan mechanism to SLLAD from City's General Fund (using a new Enhanced Infrastructure Financing Mechanism (EIFD) mechanism to be formally established by the City during FY 2026-27) to potentially address ongoing annual contribution (i.e. \$1M subsidy) to cover all expenses under existing SLLAD.

Public Hearing: FY 2026-27 SLLAD Assessments



-  Open Public Hearing. Allow any interested person opportunity to hear and be heard. At conclusion of public comment, close public hearing.
-  Consider adoption of Resolution Confirming the SLLAD Diagram and Assessments.
-  Adoption of the Resolution Constitutes the Levy of the Assessments for the Fiscal Year 2026-27.

Thank you! We'd be happy to address any questions you may have.

