



## Next Steps

Included with this mailing is the official Proposition 218 ballot for your property detailing the proposed assessment and its impact. Also included is the Notice of Public Hearing and Assessment Ballot Procedures. Highlights of the upcoming process include:

- A public hearing on **Tuesday, December 2, 2025**, where property owners can provide input and submit ballots
- Tabulation of ballots after the public hearing and a determination of the result based on the ballots received.

The City remains committed to long-term fiscal stability and continuing to provide effective, high-quality services that foster safety, quality of life, and economic vitality throughout our community. Additional details, including a full rate breakdown and assessment impact on property owners, are included with the ballot materials.

### For More Information

Visit [tustinca.org/tlld](https://tustinca.org/tlld) or contact the City at (714) 573-3030 or [tlld@tustinca.org](mailto:tlld@tustinca.org).

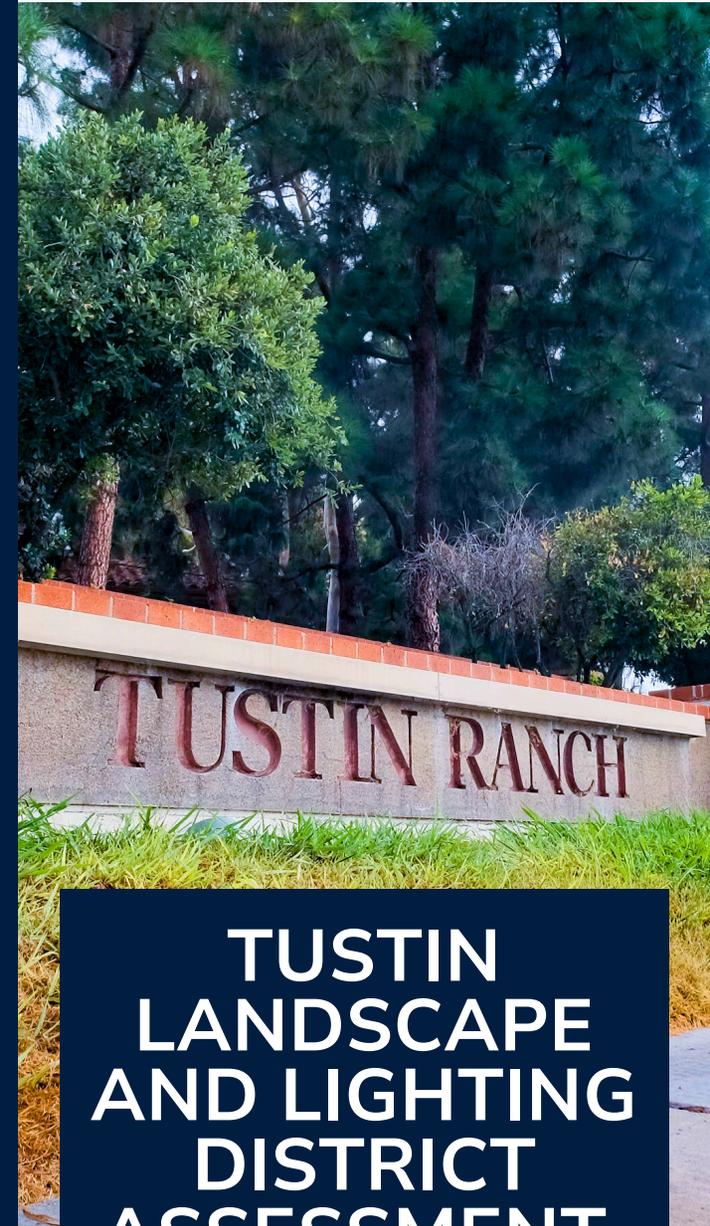


Remembering what connects us.

[tustinca.org/tlld](https://tustinca.org/tlld)



Notice of Public Hearing and  
Assessment Ballot Procedures



**TUSTIN  
LANDSCAPE  
AND LIGHTING  
DISTRICT  
ASSESSMENT**

[tustinca.org/tlld](https://tustinca.org/tlld)

# What is the Tustin Landscape and Lighting District (District)?

The District was formed in 1985 to fund street lighting and landscape maintenance activities in Tustin Ranch. All single-family homes, apartments, condominiums, shopping centers, and vacant land pay an annual assessment through their property tax bill to ensure the District looks its best.

**Funds are used for ongoing maintenance and improvement of landscaping and lighting along public streets within Tustin Ranch.**



## District's Financial Condition

Since 2021, services have been reduced to stretch revenues, but expenses continue to rise, leaving the District without funds for routine maintenance and improvements.

**1997-2025**



Rates adjusted only by CPI\*



Utility costs surge



Labor & wages rise



Maintenance costs increase

\*CPI = Consumer Price Index

# Proposed Reassessment District and Ballot Process

To address the increased maintenance costs, the City proposes to increase assessments through the formation of a new assessment district for property owners within the existing District.

This new assessment district is subject to approval under state law Proposition 218, which requires property owners to vote on the proposed change through an official ballot process.



If supported by property owners, the assessment funds go directly into the District and can only be used to fund improvements within Tustin Ranch.



# Use of Funds & Special Benefits to Property Owners

With increased revenue, the City will be able to restore service levels and complete improvement projects in your neighborhood, such as:



**Replacing dead plants and trees**



**Expanding irrigation for healthier landscaping**



**Restoring regular tree trimming**



**Maintaining pathway lighting for safety**



**More frequent weed and litter removal**



**Repair & replacement of infrastructure**