

Notice of Public Hearing
Proposed Tustin Landscape and Lighting Reassessment District 2025
Benefit Area (A, B, C)
City of Tustin

I. Notice

This notice informs you, as a record owner of property within the existing Tustin Landscape and Lighting District (the “District” or the “Existing District”), which was formed in 1985, of a proposed reassessment to the Existing District, hereafter referred to as Tustin Landscape and Lighting Reassessment District 2025 (the “Proposed District”). The purpose of the Proposed District is to establish new assessments for Fiscal Year 2026/27 and beyond that recover sufficient revenue to fund the landscape and lighting costs that benefit properties within the District boundaries. The Proposed District and related assessment would replace the existing assessment.

The Existing District is running an annual deficit, which was being covered from remaining cash on hand from the previous bond that was used to install the District landscape and lighting improvements. When those funds were depleted, maintenance and services for the District were reduced. The proposed assessments of the Proposed District will cover the ongoing annual landscape maintenance and lighting costs of the Proposed District and restore and maintain the level of service previously provided.

The City Council of the City of Tustin adopted a Resolution of Intention declaring its intention to establish the Proposed District and a Notice of Assessment and Assessment Ballot has been mailed to each affected parcel at least 45 days prior to the City holding a Public Hearing on the Proposed District. The Public Hearing has been scheduled for December 2, 2025. If the Proposed District is approved by the property owners, the new assessments will replace the existing assessments and the Existing District will be dissolved. This will NOT be an additional assessment.

The Public Hearing will be held during a regular meeting of the City of Tustin City Council on

December 2, 2025, at 6:00 p.m.

Members of the public are welcome to participate in the Public Hearing for the Proposed District and corresponding assessments on Tuesday, December 2, 2025 at 6:00 pm. Property owners may submit their assessment ballot to the City Clerk at any time prior to the close of the Public Hearing through Mail Delivery or In-Person Delivery. Persons who wish to submit an assessment ballot should mail or personally deliver it as shown on the back of this notice and in accordance with the directions provided on the back of the ballot under “Summary of Assessment Ballot Procedures”.

Mail Delivery: If by mail, place the ballot in the mail with sufficient time to be received no later than December 2, 2025. If your ballot is not received by this date, the ballot will not be counted. Please note that postmarks cannot be accepted. Please mail the ballot to:

City of Tustin
Attn: City Clerk
300 Centennial Way
Tustin, CA 92780

Personal Delivery: The ballot may also be delivered directly to the City Clerk on or before the close of the Public Hearing. Ballots can be placed in the secured box located at the main entrance to City Hall before 6:00 p.m. on December 2, 2025. Ballots will also be accepted at the Clifton C. Miller Community Center beginning at 6:00 p.m. on December 2, 2025 and through the end of the Public Hearing. Both sites are located within the Tustin Civic Center, 300 Centennial Way, Tustin CA, 92780.

All interested persons are invited to attend the Public Hearing and express opinions on the matter of the Proposed District and corresponding assessments. You will have an opportunity to speak in favor of, or opposed to, the proposed new assessment during the meeting by submitting a “Request to Speak” form, which can be accessed online by visiting <https://cityoftustin.seamlessdocs.com/f/publicinput>.

You are encouraged to complete the Request to Speak form prior to the start of the meeting. Verbal comments alone do not qualify as a formal protest against, or formal support for the proposed new assessment. Your formal position on the assessment is established by completing and submitting your assessment ballot.

You can learn about participating in a virtual public meeting and how to connect to the meeting by telephone or computer by going online and visiting <https://www.tustinca.org/DocumentCenter/View/4729/PUBLIC-INPUT-INSTRUCTIONS>.

II. Assessment Information

1. **Name of Assessment:** Tustin Landscape and Lighting Reassessment District 2025
2. **Total Proposed Assessment for the Entire Proposed District:** 5,704 parcels assessed totaling \$975,832.20 for FY26-27
3. **Your Proposed Total Assessment:** The City is phasing in assessment rate increases over a five-year period. The proposed maximum assessment on your property for the five (5) year implementation is shown on your assessment ballot based on the proposed assessment rate per Equivalent Dwelling Unit (EDU) per benefit area shown below:

BENEFIT AREA A	Current	Year 1 FY26-27	Year 2 FY27-28	Year 3 FY28-29	Year 4 FY29-30	Year 5 FY30-31
Existing Rate per EDU	\$7.58					
Proposed Rate per EDU		\$7.81	\$8.63	\$9.46	\$10.42	\$11.45
Annual Increase (\$)		\$0.23	\$0.82	\$0.83	\$0.96	\$1.03
Annual Increase (%)		3.03%	10.50%	9.62%	10.15%	9.88%

BENEFIT AREA B	Current	Year 1 FY26-27	Year 2 FY27-28	Year 3 FY28-29	Year 4 FY29-30	Year 5 FY30-31
Existing Rate per EDU	\$106.97					
Proposed Rate per EDU		\$124.80	\$150.58	\$171.62	\$202.17	\$224.21
Annual Increase (\$)		\$17.83	\$25.78	\$21.04	\$30.55	\$22.04
Annual Increase (%)		16.67%	20.66%	13.97%	17.80%	10.90%

BENEFIT AREA C	Current	Year 1 FY26-27	Year 2 FY27-28	Year 3 FY28-29	Year 4 FY29-30	Year 5 FY30-31
Existing Rate per EDU	\$140.01					
Proposed Rate per EDU		\$149.06	\$177.40	\$201.02	\$234.53	\$259.78
Annual Increase (\$)		\$9.05	\$28.34	\$23.62	\$33.51	\$25.25
Annual Increase (%)		6.46%	19.01%	13.31%	16.67%	10.77%

4. **Duration of the Proposed Assessment:** The new assessment to maintain and service district improvements is proposed to be levied every year, with annual adjustments for inflation connected to 3% plus the Consumer Price Index (CPI) after year 5, commencing in fiscal year 2026-27 and continuing until such time as the City no longer maintains the district improvements.
5. **Reason for the Proposed Tustin Landscape and Lighting Reassessment District 2025:** To replace the Existing District in order to ensure the long-term health and sustainability of the District improvements by establishing new proposed assessments on benefiting parcels and to comply with current assessment laws and regulations.
6. **Calculation of the Assessment:** If approved, the proposed new assessment will be levied on parcels that receive direct and special benefit from maintaining and servicing the landscaping and street lighting improvements in the district and the Proposed District will replace the Existing District. If there is a majority protest against the proposed new assessments, the Proposed District will not be formed and the Existing District and related assessments will continue to be levied on your parcel.

The amount of the proposed reassessment is calculated based upon the proportional special benefit received by each parcel to be assessed. The exact method and formula of spreading the assessment is set forth in the Assessment Engineer's Report for the Proposed District, a copy of which is on file with the City Clerk and available for review.

The assessment shown on the ballot is the maximum amount that can be charged commencing in Fiscal Year 2026-27. The maximum assessments will be ramped-up over 5 years in order to restore and maintain the level of service previously

provided. After the 5 year period the maximum assessment amount will be adjusted annually by 3% plus the annual change in the Consumer Price Index (CPI) for All Urban Consumers, for the Los Angeles-Long Beach-Anaheim areas. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for an increase.

7. **Assessment Balloting Results:** If 50% or more of the weighted assessment ballots returned are in favor of the new assessments associated with the Proposed District, the new maximum assessment shown on the enclosed ballot may replace the existing assessment levied on your property. If a majority of the ballots returned are opposed to the new assessments associated with the Proposed District, the proposed new assessment will not be imposed, and the existing assessment will continue to be levied on your property. Assessment Ballots are weighted proportionally by each parcel's proposed assessment amount (simplified, this means 1 vote for each \$1 of proposed new assessment).

III. Questions Regarding These Proceedings

If you have any questions about this process, please contact Elsa Robinson in the Public Works Department of the City at (714) 573-3030. Please leave a message with your name and phone number, and your call will be returned.