

# INDIAN WELLS CITY COUNCIL

## March 5, 2026



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**To:** City Council  
**From:** Finance Department  
**Prepared by:** Kevin McCarthy, City Finance Director  
**Subject:** **Initiating Proceedings for the Annual Levy of Landscape and Lighting District No. 91-1 and Declare Intention to Order the Levy and Collection of Assessments for the Fiscal Year 2026-27**

### RECOMMENDED ACTIONS:

Council **ADOPTS** Resolution initiating the proceedings for the annual levy and collection of assessments for the Fiscal Year 2026-27 for the Landscape and Lighting District (LLMD) No. 91-1 and declaring the intention to order the levy and collection of assessments and

**SCHEDULES** a noticed Public Hearing on April 2, 2026, to hear public testimony on the proposed levy and

**ADOPTS** Resolution preliminarily approves the annual engineer's report regarding the Landscape and Lighting District No. 91-1 for the fiscal year 2026-27 and

**FINDS** the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

### BACKGROUND:

The City Council conducts a public hearing each year to consider the costs of operating and maintaining the landscape and maintenance districts. The hearing will be held on Thursday, April 2, 2026, to receive public testimony and consider approval of the fiscal year 2026-27 levy. In addition, the Engineer's Report provides a total budget for the landscape and lighting maintenance districts.

The City administers the levies for the citywide Landscape and Lighting Maintenance District No. 91-1 (LLMD), which was established to provide funding for the ongoing maintenance and enhancement of public landscaping and lighting infrastructure. The LLMD encompasses seventeen active districts along the Highway 111 corridor. Of these, the City directly manages operations in twelve districts, ensuring that public spaces are maintained to established standards, while the remaining five districts are maintained by their respective homeowners' associations. These assessments fund essential services,

including irrigation system upkeep, tree and shrub maintenance, streetlight operations, and other improvements that enhance public safety and community aesthetics.

**FISCAL IMPACT:**

There is no direct fiscal impact on the City, as the revenues generated from the annual levy are explicitly designated for the operation of the District and do not affect the City's General Fund. The preliminary levy amounts to operate the LLMD for Fiscal Year 2026-27, per the Engineer's Report, are as follows:

Zone	Description	Maximum Levy Allowed per EDU	Prior Year Levy per EDU	Proposed Levy per EDU	Annual Increase (Decrease)
A1	Eldorado	\$ 272.52	\$ 242.38	\$ 271.83	\$ 29.45
A2	Montecito/Stardust	573.30	556.06	573.02	16.96
A3	Casa Dorado (A Pass-through District)	263.23	254.26	263.18	8.92
A5B	The Cove (A Pass-through District)	408.05	395.77	407.85	12.08
A8	Indian Wells Golf Resort	785.30	762.06	785.12	23.06
A11A	Hwy. 111 & Club Drive	380.51	321.47	380.18	58.71
A11C	Club Drive	246.92	239.03	246.29	7.26
C	The Colony	4,712.04	1,150.62	1,244.37	93.75
D	Colony Cove Estates	13,546.75	1,163.69	1,267.33	103.64
E	Desert Horizons (A Pass-through District)	896.95	865.06	896.45	31.39
A19	Mountain Gate	1,436.71	993.63	1,101.63	108.00
A20	Mountain Gate Estates	1,397.58	1,060.76	1,166.12	105.36
A21	Villagio	2,940.64	1,295.64	1,402.02	106.38
A22	Vaidya	1,105.54	596.20	698.13	101.93
A23	Montelena	1,579.46	1,246.01	1,364.06	118.05
A25	Sundance (A Pass-through District)	1,732.25	1,276.08	1,387.19	111.11
A26	Province (A Pass-through District)	\$ 1,814.91	\$ 1,639.11	\$ 1,751.89	\$ 112.78

The total projected cost to operate the Landscape and Lighting Maintenance Districts (LLMD) for Fiscal Year 2026-27 is \$2,081,360. This budget encompasses all maintenance, repair, and operational expenses necessary to uphold the established service levels for landscaping, irrigation, lighting, and related infrastructure within the districts. These costs include labor, materials, utility expenses, and contractual services required to maintain public spaces in accordance with City standards and regulatory requirements.

To support the operation of these districts, the City allocates \$127,480 to eight designated landscape districts that provide a direct public benefit, ensuring that key public areas receive adequate maintenance and enhancements that contribute to the overall aesthetic and environmental quality of the City.

District reserves will contribute \$82,435 toward the total expenditures, drawing from previously collected funds set aside for maintenance and contingency purposes. The remaining \$1,871,444 will be funded through assessments levied on property owners within the respective districts. These assessments are calculated based on the proportional benefit

received by each property and are collected in accordance with the provisions of the Landscape and Lighting Act of 1972.

### **OPTIONS:**

1. Approve initiating proceedings, preliminarily approving the annual levy report, and declaring the intention to order the levy and collection of assessments for the annual levy for the Landscape and Lighting District (LLMD) No. 91-1 for the fiscal year 2026-27
2. Decide against initiating proceedings.
3. Provide alternative instructions for staff.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that the ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

### **ATTACHMENTS:**

1. Resolution – Initiate Proceedings
2. Resolution- Engineer Report