



CITY OF  
POMONA, CA

# Public Hearing Regarding the Levy of Fiscal Year 2025-26 Assessments for the Consolidated Citywide Street Lighting and Landscaping Maintenance District

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City Council Presentation  
July 21, 2025



## Purpose of Public Hearing

- Review & receive public input on Engineer's Report.
- Confirm annexation of 125 new parcels.
- Adopt FY 2025–26 levy of assessments.
- Comply with Los Angeles County deadline (August 10, 2025)

## Staff Recommendation

- Approve Engineer's Report (with annexations)
- Adopt **Resolution No. 2025-90** to confirm diagrams, zone boundaries, and levy

## Financial Overview – Assessments Levied vs. Expenditures

Source of Funds	Phillips Ranch Zone A-B	Zones C and I	Total Zones D-F	University Corp. Center Zone H	Total
Assessment Revenue	\$955,517	\$144,630	\$113,158	\$58,554	\$1,271,859

Notes:

1. Since FY 1999-00, all parcels formerly in Zone G have now been included in Zone C
2. Totals may be off slightly due to rounding
3. The budgets in the Engineer's Report were based on estimates provided months prior to the final FY 2025-26 budget adoption. Since the report, there have been a few city budget revisions. Estimated revenues in the table above have been updated to match the Adopted FY 25-26 Budget and may not reflect the amounts described in the Engineer's Report.

Uses of Funds	Phillips Ranch Zone A-B	Zones C and I	South Garey Zones D-F	University Corp. Center Zone H	Total
Personnel Costs	\$181,559	\$71,147	\$28,793	\$0	\$281,526
Contractual Services	\$552,187	\$2,000	\$28,400	\$42,160	\$624,747
Utilities	\$132,000	\$80,000	\$27,000	\$10,000	\$249,000
Internal Services	\$34,638	\$12,472	\$10,635	\$2,398	\$60,143
Other Operating Costs	\$59,965	\$15,550	\$1,180	\$5,300	\$81,995
<b>Total</b>	<b>\$960,349</b>	<b>\$181,196</b>	<b>\$96,008</b>	<b>\$59,858</b>	<b>\$1,297,411</b>

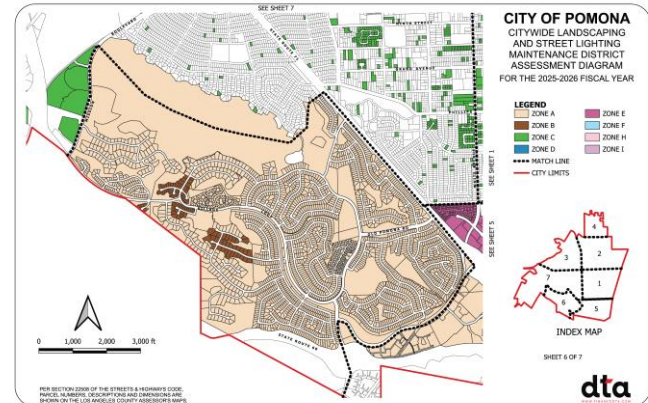
Note:

1. The budgets in the Engineer's Report were based on estimates provided months prior to the final FY 2025-26 budget adoption. Since the report, there have been a few city budget revisions. The table above matches the estimated expenditures in the FY 25-26 Adopted Budget and therefore may not reflect the amounts described in the Engineer's Report.

- Zones A-B and H have historically operated at a deficit
  - Service levels have been cut to remain within revenues and notably, the Phillips Ranch Riparian Greenbelt was converted a City Park effective July 1, 2025 to reduce costs for the district
- No increase in assessment rates (2022 the Prop 218 process failed in Zone A-B); new parcels only

# Phillips Ranch Assessment District (Zone A-B)

- Assessment is supposed to fund landscaping mainly, and aesthetic lighting in Zone B.
- Assessment has not increased since the early 1990s due to Proposition 218, and remains fixed at \$277.81 per year per household while costs have continued to rise.
- Over the years, the General Fund has subsidized the District by taking over maintenance of Country Crossings Park and Phillips Ranch Park in 2009, and (new in FY 25–26) the Greenbelt
- The City has put out a Proposition 218 ballot measure three times since 2008 and it has failed three times, most recently in 2022-23 necessitating drastic cuts to service levels and prioritizing health and safety.
- The area, most recently has been updated by CalFire to be a High Fire Hazard Severity Zone, which may result in stricter clearance requirements, diverting more funding to fuel mitigation.
- The City is facing more General Fund constraints due to:
  - Rising operational costs
  - Passage of Measure Y



# University Corporate Center (Zone H)

- University Corporate Center Assessment District classified as Zone H of the City's Street Lighting and Landscaping Maintenance District
- 20 commercial properties fund the following services along Corporate Center Drive and/or South Campus Drive:
  - Median landscape maintenance
  - Parkway landscape maintenance
  - Street tree maintenance within public rights-of-way
  - Weed abatement
- Due to rising operational costs, depletion of fund balance, and no increases in the assessment, drastic cuts to service levels were implemented
- The City is working with a consultant to implement a Proposition 218 process.



## Proposition 218

- Proposition 218 is the 1996 California measure that limited City's ability to increase assessments without a majority protest vote.
  - Identify all parcels which will have a special benefit conferred upon them
  - Determine the “proportionate special benefit” to each property
    - Apportioning special benefit must be reasonable and justified by a detailed Engineer's Report
  - 45-day notice and ballot proceeding
    - It is *mandatory* that the notice is mailed to the properties being balloted, along with the ballot
  - Ballots weighted by assessment
  - Majority Protest (50% + 1)
- The City has conducted this process three times since 2008 in Phillips Ranch, most recently in FY 2022-23. It failed three times.
- In FY 24-25, the City began a Prop 218 process and is continuing in FY 25-26 to increase assessments in Zone H (University Corporate Center)

## Next Steps & Compliance

<b>CONSOLIDATED DISTRICT RENEWAL PROCEEDINGS</b>	<b>DATE</b>
<b>City Council</b> – Adopt Resolution Ordering Engineer's Report	March 17, 2025 (Completed)
<b>City Council</b> – 1) Approve Preliminary Engineer's Report, and 2) Adopt Resolution of Intent Setting the date of Public Hearing	June 2, 2025 (Completed)
<b>City Council</b> – 1) Conduct Public Hearing to receive public comment and testimony regarding the annual assessments, and 2) Adopt a Resolution approving the Assessment Diagram and the Levy of Assessments for FY 2025-26	July 21, 2025 (Current)
File a certified copy of the diagram and assessments with the County Auditor	August 10, 2025



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Meg McWade  
Public Works Director



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