



CITY OF POMONA COUNCIL REPORT

July 6, 2026

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Meg McWade, Public Works Director

**SUBJECT: PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF A
RESOLUTION REGARDING THE LEVY OF FISCAL YEAR 2026-27
ASSESSMENTS FOR THE CONSOLIDATED CITYWIDE STREET
LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT**

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Conduct a Public Hearing regarding the levy of assessments for the Consolidated Citywide Street Lighting and Landscaping Maintenance District for FY 2026-27; and
- 2) After receiving public comments and testimony, close the Public Hearing and adopt the following Resolution:

**RESOLUTION NO. 2026-73 - A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF POMONA, CALIFORNIA, CONFIRMING THE
ASSESSMENT DISTRICT DIAGRAM, ZONE BOUNDARIES, AND THE
LEVY OF FISCAL YEAR 2026-27 ASSESSMENTS FOR THE
CONSOLIDATED CITYWIDE STREET LIGHTING AND LANDSCAPING
MAINTENANCE DISTRICT**

EXECUTIVE SUMMARY:

A public hearing is required prior to City Council adopting Resolution No. 2026-73 (Attachment No. 1) to confirm the assessment diagrams, zone boundaries, and the assessments to be levied for FY 2026-27. Prior to conducting the public hearing, affected property owners have the opportunity to comment orally or in writing regarding the Engineer's Report. The required notification of the Public Hearing (Attachment No. 2) was published via Inland Valley Daily Bulletin on June 26, 2026. At the time this report was submitted, the City Clerk had received no protest letters. Any subsequent protest letters received will be presented to the City Council at the Public Hearing on July 6, 2026.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

Revenues:

Funding for the Consolidated Citywide Street Lighting and Landscaping Maintenance District (District) is derived from assessments of properties receiving benefits from the District.. The Engineer's Report estimates a total levy of \$1,283,584 from a total of 8,617 parcels levied, including additional annual revenue of \$1,258 in Zone C from 62 parcels being added to the Citywide lighting assessment through this process. The table below summarizes estimated revenues from the assessments, as described in the Engineer's Report:

Source of Funds	Phillips Ranch Zone A-B	Zones C and I	Total Zones D-F	University Corp. Center Zone H	Total
Assessment Revenue	\$952,223	\$156,408	\$112,205	\$62,748	\$1,283,584

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

Expenditures:

The table in this section summarizes the estimated expenditures funded by assessment revenues. Staff have closely monitored expenditures to ensure alignment with revenues. Zones C & I, and South Garey (Zones D – F) are currently operating within the approved budgets and available fund balances, with no service level adjustments anticipated.

In both the Phillips Ranch Assessment District (Zone A & B) and the University Corporate Center (Zone H), fund balances have historically been used to offset revenue shortfalls; however, with these balances nearly depleted, Staff have adjusted expenditures and reduced service levels to remain within revenue estimates. While the table reflects estimated expenditures for FY 2026-27, it does not fully capture the scope of maintenance needs across these Districts. Both the Phillips Ranch and University Corporate Center Zones continue to face significant funding constraints and have significantly reduced service levels for the areas the City needs to maintain. Additionally, updated CalFire designations identifying nearby areas as High and Moderate Fire Hazard Severity Zones may lead to higher future maintenance costs related to fire mitigation.

The Phillips Ranch Assessment District (Zone A & B) is anticipated to require further reductions in service levels to remain within revenue estimates due to projected cost increases from the rebid of tree maintenance services happening concurrently. There have been shifts in maintenance costs over the years from Phillips Ranch to the General Fund. Notably, in 2009-2010, after a 2008 vote by Phillips Ranch residents and businesses to deny an increase and keep the assessment amount set at the level established in the early 1990's despite rising costs in the ensuing decades, maintenance responsibilities for Country Crossings Park and Phillips Ranch Park were transitioned from the Assessment District to the City's General Fund. Additionally in 2023, a third failed vote occurred, causing the assessment amount to remain at the same level set in the early 1990's for 2026-priced maintenance of vast open spaces and parks in the Phillips Ranch area. Effective July 1, 2025, the City Council opted to absorb maintenance costs for a third Phillips Ranch park, Greenbelt Park. This park was removed from the District budget and is now funded by the City's General Fund rather than paid for by the Assessment District as was originally anticipated when this style of development was proposed and constructed. The shifting of costs - which were intended to be borne by the residents and businesses who benefit from the enhancements – cannot continue given the City's other needs and General Fund constraints.

While the Proposition 218 process for the University Corporate Center (Zone H) is still under consideration, based on initial discussion with the major property owners an increase may not be favorable. Staff will continue to carefully track expenditures to ensure they remain within available resources, and may make significant service changes to enable fund sustainability.

The review and reduction in services will continue during FY 2026-27 for both Phillips Ranch and University Corp Center.

Use of Funds	Phillips Ranch Zones A-B	Zones C and I	South Garey Zones D-F	University Corp. Center Zone H	Total
Personnel Costs	\$194,069	\$70,345	\$30,426	\$0	\$294,840
Contractual Services	\$563,003	\$6,500	\$29,707	\$39,990	\$639,200
Utilities	\$143,000	\$80,000	\$29,000	\$14,200	\$266,200
Internal Services	\$33,076	\$11,623	\$10,619	\$2,472	\$57,790
Other Operating Costs	\$9,755	\$15,450	\$480	\$0	\$25,685
Total	\$942,903	\$183,918	\$100,232	\$56,662	\$1,283,715

PUBLIC NOTICE REQUIREMENTS:

In accordance with California Streets and Highways Code Sections 22552, 22553, and 22626(a) and Government Code Section 6061, the Resolution of Intent to conduct the Public Hearing regarding the FY 2026-27 levy of assessments was published in the Inland Valley Daily Bulletin on June 26, 2026.

PREVIOUS RELATED ACTION:

On April 20, 2026, the City Council adopted Resolution No. 2026-39 authorizing David Taussig and Associates, Inc. (DTA) as the Engineer of Record for Fiscal Year 2026-27, and authorizing preparation of the Engineer's Report pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, for the Annual Assessment Levy for the Consolidated Citywide Street Lighting and Landscaping Maintenance District for FY 2026-27.

On May 18, 2026, the City Council approved the Engineer's Report for the Consolidated Citywide Street Lighting and Landscaping Maintenance District and adopted Resolution No. 2025-50 declaring the City's intent to levy assessments for FY 2026-27 and set a Public Hearing on the matter for July 6, 2026.

DISCUSSION:

The Engineer's Report, which includes the respective proposed 2026-27 Assessment Roll data, is on file with the City Clerk for public review. Revenue and Expenditure estimates by Zone are reflected in the tables above in the Fiscal Impact section of the Report. Assessment amounts are shown in the following tables from the Engineer's Report.

The tables below summarize, by zone, the landscaping and lighting assessment rates used for Fiscal Year 2026-2027.

Table 7: Assessment Rate Summary – Single Family Residential, Condominium

Zone	Area	Landscaping Rate	Lighting Rate
A	Phillips Ranch	\$277.81/DU	N/A
B	Phillips Ranch	\$277.81/DU	\$15.37/EDU
C	District-Wide	N/A	\$15.37/EDU
D	Garey Ave. - Lexington Ave to Route 71	N/A	\$15.37/EDU
E	Garey Ave. - Auto Center - Residential	Maximum \$97.97/DU ¹	\$15.37/EDU
F	Garey Ave. - Lexington to 9th	Maximum \$34.70/DU ²	\$15.37/EDU
H	University Corporate Center	\$250.55/EDU	
I	Emerald Court - Tract No. 52097	N/A	\$15.37/EDU

Notes:

1. Maximum Rate of \$97.97 per DU for Landscaping on 110 planned units as described in Section E.2.i above.
2. Maximum Rate of \$34.70 per DU for Landscaping on 73-unit residential development as described in Section E.2.i above.

Table 8: Assessment Rate Summary –
Commercial, Industrial, Multi-Family Residential (Apartments)

Zone	Area	Landscaping Rate	Lighting Rate
A	Phillips Ranch	\$636.63/AC	N/A
B	Phillips Ranch	\$636.63/AC	\$15.37/EDU
C	District-Wide	N/A	\$15.37/EDU
D	Garey Ave. - Lexington Ave to Route 71	\$220.70/AC + \$2.26/LF	\$15.37/EDU
E	Garey Ave. - Auto Center Non-Residential	\$965.20/AC	\$15.37/EDU
F	Garey Ave. - Lexington to 9th	\$196.96/AC + \$1.08/LF	\$15.37/EDU
H	University Corporate Center	\$250.55/EDU	
I	Emerald Court - Tract No. 52097	N/A	\$15.37/EDU

In no case is the assessment rate higher than the previous year. However, parcels may have been added as a result of development or correction of classification. The established and fixed assessment rate-formula varies by Zone within the District depending on the types and levels of services received.

While at this time there are no proposed increases to the assessment formulas within the District and therefore there are no Proposition 218 requirements to be met for the current action, it should be noted that Staff is preparing to release a Request for Proposals (RFP) for professional consulting services to conduct the Proposition 218 proceedings necessary to consider a proposed assessment increase for Phillips Ranch Landscape and Lighting District Zones A and B.

Adoption of Resolution No. 2026-73 will confirm the Assessment District diagrams, including zone boundaries, and the list of assessments to be levied by the County Assessor for FY 2026-27. This action is necessary to meet the deadline set by the Los Angeles County Auditor-Controller for inclusion on the FY 2026-27 Assessment Roll.

ATTACHMENTS:

Attachment No. 1 – Resolution No. 2026-73
Attachment No. 2 – Notice of Public Hearing
Attachment No. 3 – Signed Resolution 2026-50
Attachment No. 4 - Engineer's Report for Fiscal Year 2026-27
Attachment No. 5 – City of Pomona Assessment Slides

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