



ENGINEER'S REPORT

for

STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT Fiscal Year 2017-18

For the

City of Pomona

Los Angeles County, California

June 12, 2017



ENGINEER'S REPORT

FISCAL YEAR 2017-18

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FISCAL YEAR 2017-18

CITY OF POMONA

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Pomona, State of California, in connection with the proceedings for:

**CITY OF POMONA
STREET LIGHTING AND LANDSCAPING
MAINTENANCE DISTRICT**

hereinafter referred to as the "Assessment District", I, K. Dennis Klingelhofer, P.E., authorized representative of Harris & Associates, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of six (6) parts as follows:

**PART A
PLANS AND SPECIFICATIONS**

Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the Clerk of the City.

**PART B
ESTIMATE OF COST**

An estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the Clerk of the City.

**PART C
ASSESSMENT ROLL**

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

A proposed assessment of the total amount of the costs and expenses of the improvements upon the several lots and parcels of land within the Assessment District, in proportion to the estimated benefits to be received by such lots and parcels, is set forth upon the revised assessment roll filed herewith and made part hereof.

PART E
LIST OF PROPERTY OWNERS

A list of the names and addresses of the owners of real property within this Assessment District, as shown on the last equalized roll of the Assessor of the County of Los Angeles. The list is keyed to the records of the Assessor of the County of Los Angeles which are incorporated herein by reference.

PART F
ASSESSMENT DIAGRAM

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated: June 12, 2017

By: 
K. Dennis Klingelhofer, P.E.
R.C.E. No. 50255



PART A
PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF POMONA
STREET LIGHTING AND LANDSCAPING
MAINTENANCE DISTRICT
FISCAL YEAR 2017-18

The improvements are the construction, operation, maintenance and servicing of landscaping, lighting and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services described as follows:

1. LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, and appurtenant facilities, in public rights-of-way, parks, parkways, and designated easements within the proposed boundary of said Assessment District.

2. LIGHTING

Poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices, appurtenant facilities, and tree pruning around lights as required to provide lighting in public rights-of-way and easements within the proposed boundaries of said Assessment District.

PART B
ESTIMATE OF COST

The cost of the construction, operation, maintenance, and servicing of the improvements for Fiscal Year 2017-18, as described in Part A, are summarized herein and described as below.

ZONE	2017-18 Budget
Phillips Ranch Landscaping (Zones A & B)	
Revenues	
Assessment Revenue	\$926,690
City Contribution	4,088
Subtotal Revenue	<u>\$930,778</u>
Expenditures	
Personnel Costs	\$148,928
Contractual Services	533,670
Utilities	263,000
Internal Services	15,468
Other Operating Costs	780
Transfer Out	0
Surplus / (Deficit) to Fund Balance	<u>(31,068)</u>
Subtotal Expenditures	<u>\$930,778</u>
South Garey Maintenance Assessment (Zone D-E-F)	
Revenues	
Zone D (South Garey) Assessment Revenue	\$28,478
Zone E (Auto Center Dr.) Assessment Revenue	51,450
Zone F (South Garey) Assessment Revenue	<u>15,931</u>
Subtotal Revenue	<u>\$95,859</u>
Expenditures	
Personnel Costs	\$16,192
Contractual Services	40,576
Utilities	25,690
Internal Services	1,849
Transfer Out	0
Surplus / (Deficit) to Fund Balance	<u>11,552</u>
Subtotal Expenditures	<u>\$95,859</u>

(Continued)



ZONE		2017-18 Budget
Street Lighting (Zones B - F and I)		
Revenues		
Assessment Revenue		\$135,118
Subtotal Revenue		<u>\$135,118</u>
Expenditures		
Personnel Costs		\$25,354
Contractual Services		12,100
Utilities		80,000
Internal Services		0
Transfer Out		0
Surplus / (Deficit) to Fund Balance		17,664
Subtotal Expenditures		<u>\$135,118</u>
University Corporate Center (Zone H)		
Revenues		
Assessment Revenue		\$62,567
Subtotal Revenue		<u>\$62,567</u>
Expenditures		
Personnel Costs		\$22,836
Contractual Services		24,759
Utilities		25,100
Internal Services		2,608
Transfer Out		0
Surplus / (Deficit) to Fund Balance		(12,736)
Subtotal Expenditures		<u>\$62,567</u>
SUMMARY:		
Revenues		
Beginning Fund Balance (as of 7/1/17)		\$0
Total Assessment for Fiscal Year 2017-18		\$1,220,234
Contribution from other funds		\$4,088
		<u>\$1,224,322</u>
Expenditures		
Total Expenditures all Zones		\$1,238,909
Ending Fund Balance (6/30/18)		<u>(\$14,587)</u>
		<u>\$1,224,322</u>

The Landscape and Lighting Act of 1972 ("Act") requires that a special fund be set-up for the revenues and expenditures of the Assessment District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the Assessment District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next Fiscal Year.

PART C
ASSESSMENT ROLL

The proposed assessment and the amount of assessment for Fiscal Year 2017-18 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office are submitted in a separate document titled, "Assessment Roll for City of Pomona Street Lighting and Landscaping Maintenance District, Fiscal Year 2017-18" and is on file in the office of the City Clerk.

The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this Report.

The total proposed assessment for the 2017-18 Fiscal Year is \$1,220,234.



PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

I. DESCRIPTION OF ASSESSMENT ZONES

The assessment zones are described below indicating the type of benefit received. Please see the following pages in this Report for more information regarding the assessment zones.

Zone	Description	Landscaping Benefit	Lighting Benefit
A	Phillips Ranch	Yes	No
B	Phillips Ranch	Yes	Yes
C	District-Wide	No	Yes
D	Garey Ave. - Lexington Ave to Route 71	Yes	Yes
E	Garey Ave. - Auto Center	Yes	Yes
F	Garey Ave. - 9th St. to Lexington Ave.	Yes	Yes
H	University Corporate Center	Yes	Yes
I	Emerald Court - Tract No. 52097	No	Yes

II. PARCEL SUMMARY

The following is a summary, by zone, of the parcel data used to calculate the assessments.

Zone	Number of Parcels	Frontage in Lineal Feet	Number of Dwelling Units	Area in Acres	Number of EDU's	Total Asmt Fiscal Year 2017-18
A	3,064	-----	3,022	95.78	3,600.44	\$900,520.93
B	97	-----	90	1.83	101.77	\$27,732.90
C	3,529	-----	3,111	806.81	7,652.53	\$117,619.54
D	38	6,289.59	4	64.62	391.84	\$34,499.70
E	25	-----	-----	53.31	320.52	\$56,376.67
F	155	7,449.41	87	40.04	276.37	\$20,179.30
H	19	-----	-----	41.62	249.72	\$62,567.37
I	48	-----	48	-----	48.00	\$737.76
TOTAL	6,975	13,739.00	6,362	1,104.02	12,641.19	\$1,220,234.17

III. ASSESSMENT ANALYSIS

A. LIGHTING

1. Zones B – F and I

The single family residential (SFR) parcel is the basic unit for calculation of the lighting assessment. This basic unit is called the Equivalent Dwelling Unit (EDU).

Commercial, industrial and multiple residential parcels (apartments) are assessed 6 EDU's per acre, or any portion thereof, with a minimum of 1 EDU per parcel. The allocation was developed by analyzing the average density of single family parcels receiving lighting assessments. A condominium unit is equal to 1 EDU.

The lighting maintenance costs, for lighting facilities located within and along public streets and sidewalks, are spread on an EDU basis to all zones except A which receives no lighting benefits. The assessment rate equals the total assessment divided by the total number of EDU's as follows:

Total Lighting Assessment = \$135,118

Total EDU's = 8,791.03

Assessment Rate = $\$135,118 \div 8,791.03 = \$15.37 / \text{EDU}$

2. Street Light Installation Projects (Zones G-1 through G-7)

Zones G-1 through G-7. In Fiscal Year 1998-99, property owners in Zone G-1 paid the final of seven annual installments for the installation of street lights. Property owners of parcels in Zones G-2 through G-7 had paid all installments off previously. Beginning with Fiscal Year 1999-00, all parcels formerly in Zones G-1 through G-7 are now included in Zone C.

(Zone G-1) Cadillac Drive	}	These parcels are now included in Zone C
(Zone G-2) Ballerina Place		
(Zone G-3) St. Paul Street		
(Zone G-4) Dudley Street		
(Zone G-5) Arroyo Street		
(Zone G-6) Elwood Avenue		
(Zone G-7) Kingsley Avenue		

B. LANDSCAPING

1. Phillips Ranch (Zones A & B)

The Phillips Ranch area was established by a 100% property owner petition and contains a predominance of SFR which are assessed on a Dwelling Unit (DU) basis. The non-SFR properties, primarily commercial, are assessed on an acreage basis. The total landscaping assessment for these zones are apportioned to each land use by the percentage of area of each type of land use as follows (due to freeway expansion and the further development of non-residential property to include non-assessable public roads and easements, a portion of the non-SFR area has become non-assessable, as is shown below):

Non-SFR Area	6.68%
Freeway Right-of-Way & Other Non-Assessable Property	0.52%
SFR Area	<u>92.80%</u>
Total	100.00%

2. South Garey Avenue (Zones D, E, & F)

Zones D, E, and F relate to the South Garey Avenue area, for landscaping facilities located within and along public streets and sidewalks. The landscaping maintenance costs for zones D and F are averaged between the frontage on Garey Avenue and the area of the parcel. The total assessment is divided in half, with one half spread on an area basis, and the other half on a frontage basis. This recognizes the fact that there is not a uniform relationship between area and frontage for the properties within these zones. Zone E is part of an overall plan of development, therefore the maintenance costs are assessed based upon the area of the parcel only.

Parcels along Garey Avenue zoned R-1 or used R-1 are included within the Assessment District but will not be assessed until used for commercial uses. An exception to this is Tract No. 49624, a 73 unit residential development located in Zone F. The assessment for this development will be equal to that of a parcel with 660 lineal feet of frontage and 9.24 acres of area, and will be divided equally among the 73 residential units.



3. Landscaping Assessment Rate Calculations

Zone	Rate Type	Total Assessment	Portion Assessed	Assessment Spread	Quantity	Assessment Rate
A&B	Area	\$926,690	6.71%	\$62,145	97.615 Ac	\$636.63 / Ac
A&B	DU	\$926,690	93.29%	\$864,545	3,112.00 DU	\$277.81 / DU
D	Area	\$28,478	50.08%	\$14,263	64.625 Ac	\$220.70 / AC
D	Front	\$28,478	49.92%	\$14,215	6,289.59 LF	\$2.26 / LF
E	Area	\$51,450	100.00%	\$51,450	53.305 Ac	\$965.20 / AC
F	Area	\$15,931	49.50%	\$7,886	40.039 Ac	\$196.96 / AC
F	Front	\$15,931	50.50%	\$8,045	7,449.41 LF	\$1.08 / LF

C. LIGHTING & LANDSCAPING

1. University Corporate Center (Zone H)

Properties within University Corporate Center petitioned the City to maintain their local lighting and landscaping improvements, located within and along the streets and sidewalks.

There are 19 commercial parcels in this area with 41.62 acres. Commercial parcels are assessed 6 EDU's per acre, or any portion thereof, with a minimum of 1 EDU per parcel. The lighting and landscaping maintenance costs are spread on an EDU basis. The assessment rate equals the total assessment divided by the total number of EDU's as follows:

Total Costs for Lighting and Landscaping = \$62,567

Total EDU's = 249.72

Assessment Rate = \$62,567 ÷ 249.72 EDU's = **\$250.55 / EDU**

2. Emerald Court, Tract No. 52097 (Zone I)

Properties within Emerald Court, Tract No. 52097, provided the City with a 100% petition requesting the City maintain local lighting improvements. There are 48 residential lots in this area. For Fiscal Year 2017-18, the City will be providing local lighting maintenance.

Total Costs for Lighting = \$737.76

Total EDU's = 48.0

Assessment Rate = \$737.76 ÷ 48.0 EDU's = **\$15.37 / EDU**



IV. ASSESSMENT RATE SUMMARY

Zone	Area	Landscaping Rate	Lighting Rate
A	Phillips Ranch	\$636.63 / AC or \$277.81 / DU	n/a
B	Phillips Ranch	\$636.63 / AC or \$277.81 / DU	\$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	\$965.20 / AC	\$15.37 / EDU
F	Garey Ave. - Lexington to 9th	\$196.96 / AC + \$1.08 / LF (Tract No. 49624 > \$34.70 / DU)	\$15.37 / EDU
H	University Corporate Center	<i>combined assessment</i> >	250.55 / EDU
I	Emerald Court - Tract No. 52097	n/a	\$15.37 / EDU

There is no increase in assessment rates for Fiscal Year 2017-18 from the prior year. Any future increases in assessment rates will require noticing and balloting as provided by Article XIID of the State Constitution (Proposition 218).



PART E
LIST OF NEW PARCELS

New Parcels

One hundred percent (100%) of the owners of the parcels shown in the following list have given their consent for the levy of the assessment in the Street Lighting and Landscaping Maintenance District:

Parcel Number	Property Address
8317-032-046	2071 RAMSEY WAY
8321-021-002	1566 ELYSIAN AVE
8323-010-013	728 WASHINGTON AVE
8326-009-001	1054 E 3RD ST
8326-009-002	1062 E 3RD ST
8326-009-027	1030 E 3RD ST
8327-014-041	NONE AVAILABLE
8333-024-044	NONE AVAILABLE
8338-034-003	1595 N TOWNE AVE
8341-022-029	1196 S REBECCA ST
8343-014-026	1344 W GRAND AVE
8344-019-017	835 W LEXINGTON AVE
8357-002-060	1488 W ORANGE GROVE AVE
8357-006-021	1032 BROOKWIN DR
8358-007-053	NONE AVAILABLE
8359-001-017	NONE AVAILABLE
8359-001-018	NONE AVAILABLE
8359-001-019	NONE AVAILABLE
8359-001-020	NONE AVAILABLE
8359-001-021	NONE AVAILABLE
8359-001-023	NONE AVAILABLE
8359-001-025	NONE AVAILABLE
8359-001-027	NONE AVAILABLE
8359-001-029	NONE AVAILABLE
8359-001-031	NONE AVAILABLE
8359-001-033	NONE AVAILABLE
8359-001-035	NONE AVAILABLE
8359-001-037	NONE AVAILABLE
8359-001-039	NONE AVAILABLE
8359-001-041	NONE AVAILABLE
8359-001-042	NONE AVAILABLE

Parcel Number	Property Address
8359-001-043	NONE AVAILABLE
8359-001-044	NONE AVAILABLE
8359-001-045	NONE AVAILABLE
8359-001-046	NONE AVAILABLE
8359-001-047	NONE AVAILABLE
8359-001-048	NONE AVAILABLE
8359-001-049	NONE AVAILABLE
8359-001-050	NONE AVAILABLE
8359-001-051	NONE AVAILABLE
8359-001-052	NONE AVAILABLE
8359-001-053	NONE AVAILABLE
8359-001-054	NONE AVAILABLE
8359-001-055	NONE AVAILABLE
8359-001-056	NONE AVAILABLE
8359-001-057	NONE AVAILABLE
8359-001-058	NONE AVAILABLE
8359-001-059	NONE AVAILABLE
8360-016-061	NONE AVAILABLE
8362-012-052	1854 N GAREY AVE
8362-012-053	1838 N GAREY AVE
8362-012-054	1822 N GAREY AVE
8362-012-055	NONE AVAILABLE
8362-012-056	109 E WILLOW ST
8362-012-057	1811 CADILLAC DR
8362-012-058	1825 CADILLAC DR
8362-012-059	1837 CADILLAC DR
8362-012-060	1849 CADILLAC DR
8362-012-061	1863 CADILLAC DR
8362-012-064	1860 N GAREY AVE
8366-007-016	700 HARRISON AVE
8719-001-014	3423 POMONA BLVD

List of Property Owners

Each lot or parcel as shown on the Assessment Diagram (Sheets 1 through 7) is referenced in Part F herein, and the list of property owners with the names and addresses of each property owner of each lot or parcel within the Assessment District boundaries as shown on the last equalized roll of the Assessor of the County of Los Angeles is, by reference, made part of this Report, including the above listed parcel numbers.



PART F

ASSESSMENT DIAGRAM

(SHEETS 1 THROUGH 7)

An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

SEE SHEET 2

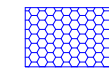
CITY OF POMONA

CITYWIDE LANDSCAPING AND STREET LIGHTING MAINTENANCE DISTRICT ASSESSMENT DIAGRAM FOR THE 2017-2018 FISCAL YEAR

LEGEND



ZONE C



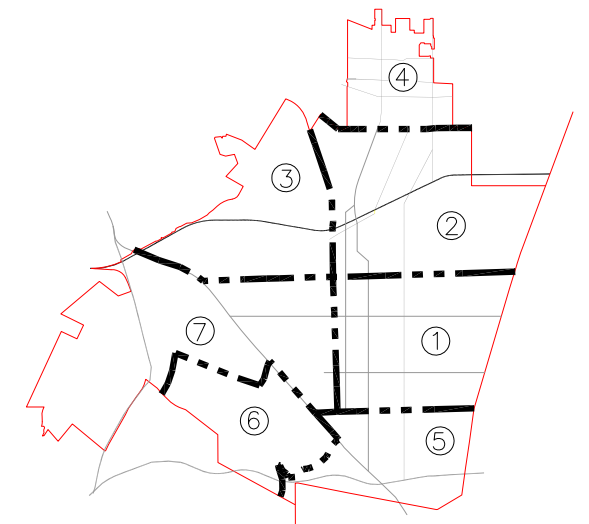
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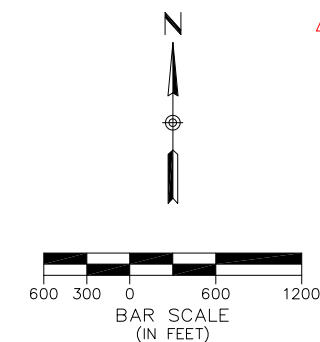
MATCH LINE



CITY LIMIT



INDEX MAP



SHEET 1 OF 7

SEE SHEET 5

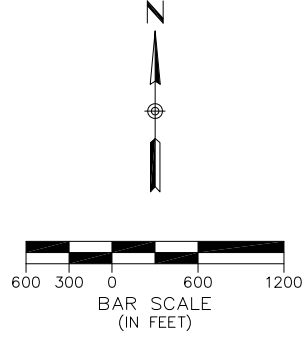
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PARCEL NUMBERS, DESCRIPTIONS AND DIMENSIONS ARE
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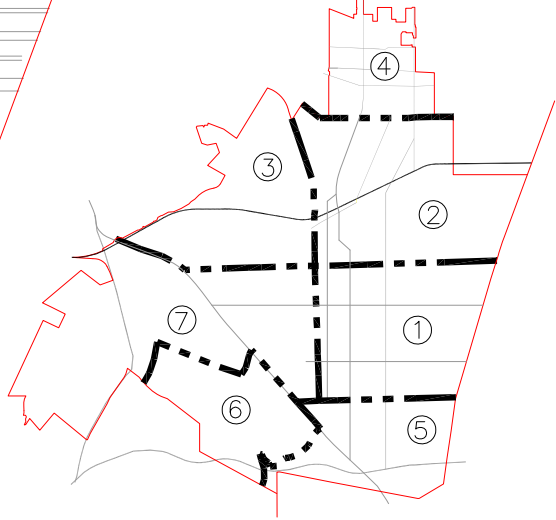
HARRIS & ASSOCIATES
22 Executive Park, Suite 200
Irvine, CA 92614
(949) 655-3900 • FAX (949) 655-3995

CITY OF POMONA
CITYWIDE LANDSCAPING
AND STREET LIGHTING
MAINTENANCE DISTRICT
ASSESSMENT DIAGRAM
FOR THE 2017-2018 FISCAL YEAR

SEE SHEET 4



- LEGEND
- ZONE C
 - MATCH LINE
 - CITY LIMIT



INDEX MAP

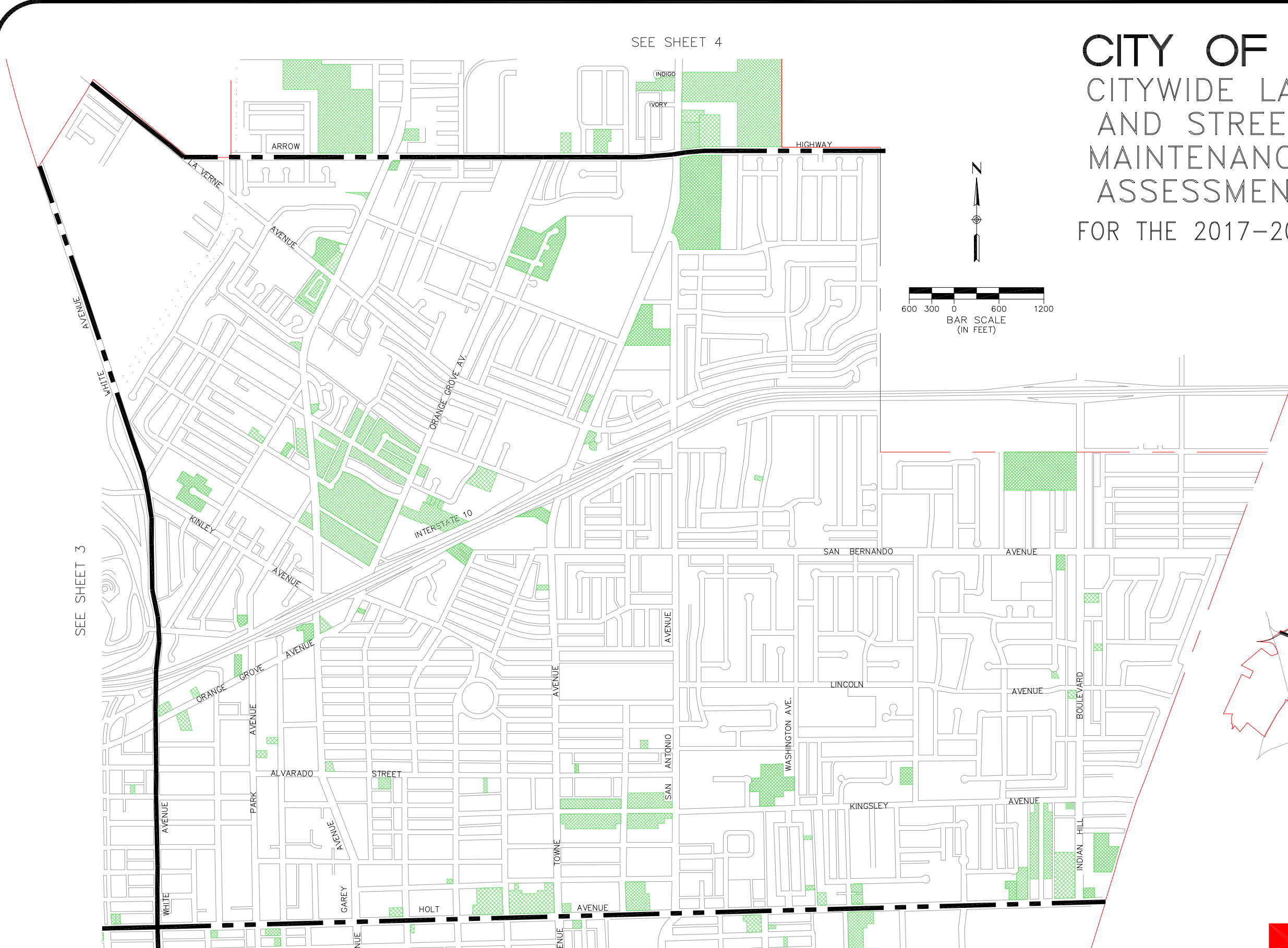
SHEET 2 OF 7

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22 Executive Park, Suite 200
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(949) 655-3900 • FAX (949) 655-3995

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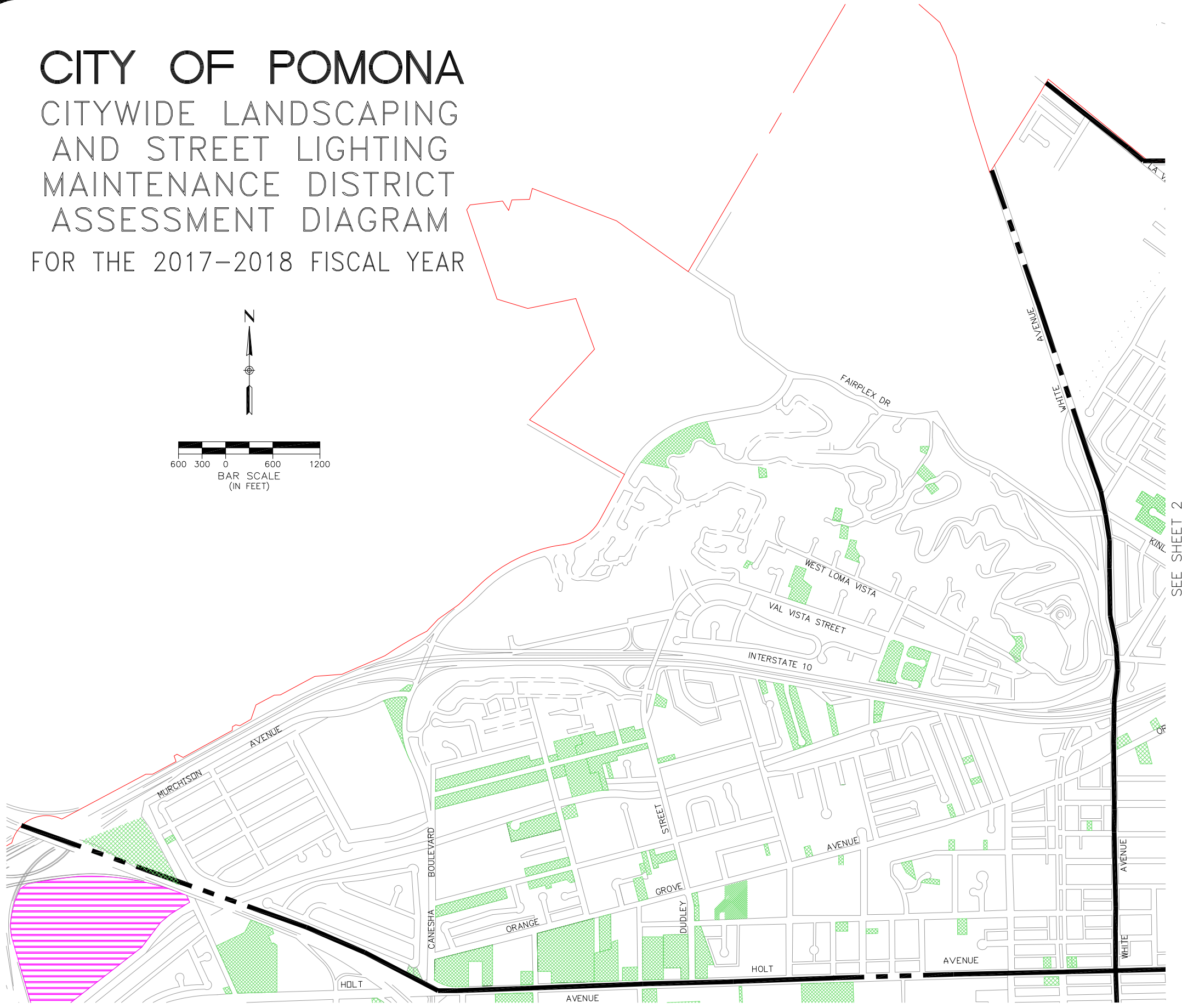
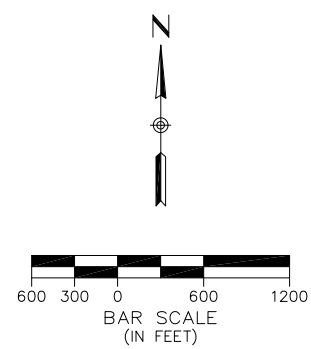
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SEE SHEET 3






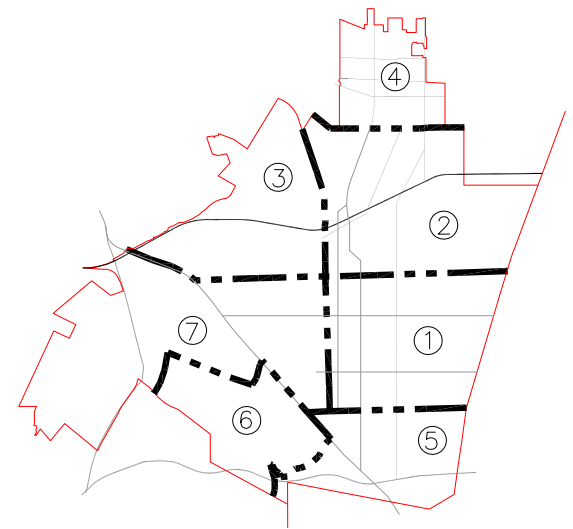
CITY OF POMONA

CITYWIDE LANDSCAPING AND STREET LIGHTING MAINTENANCE DISTRICT ASSESSMENT DIAGRAM FOR THE 2017-2018 FISCAL YEAR



LEGEND

-  ZONE C
-  MATCH LINE
-  CITY LIMIT



INDEX MAP

SHEET 3 OF 7

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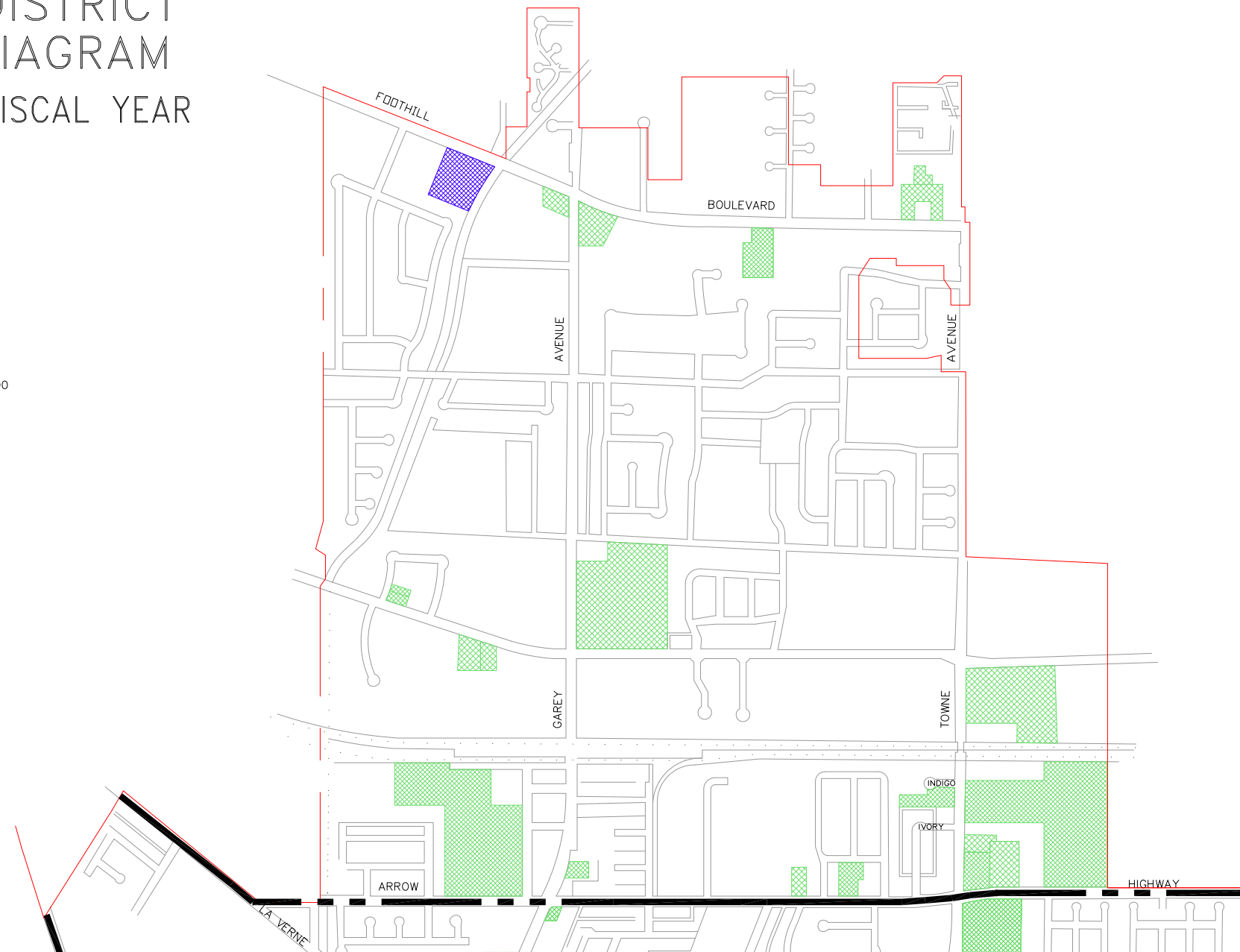
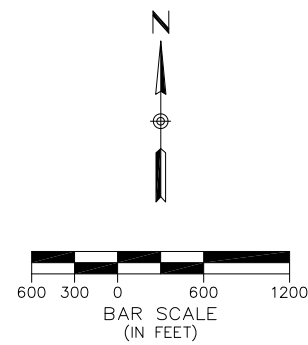
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 22 Executive Park, Suite 200
 Irvine, CA 92614
 (949) 655-3900 • FAX (949) 655-3995





CITY OF POMONA

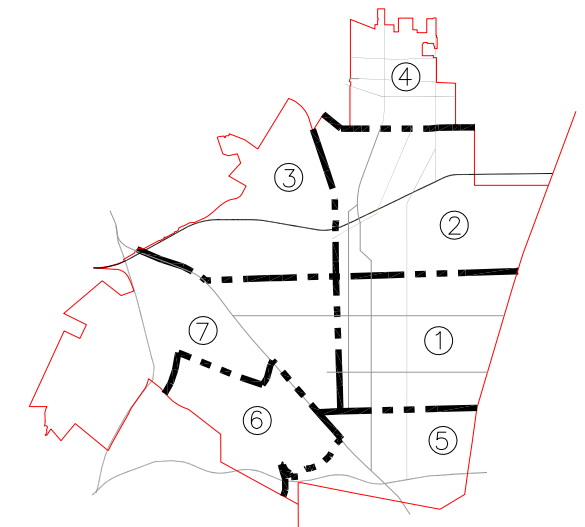
CITYWIDE LANDSCAPING AND STREET LIGHTING MAINTENANCE DISTRICT ASSESSMENT DIAGRAM FOR THE 2017-2018 FISCAL YEAR



SEE SHEET 2

LEGEND

-  ZONE C
-  ZONE I
-  MATCH LINE
-  CITY LIMIT



INDEX MAP

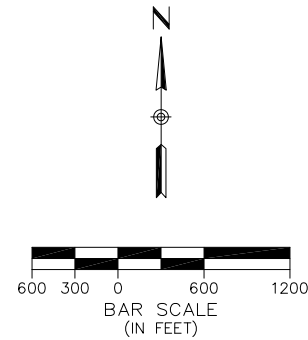
SHEET 4 OF 7

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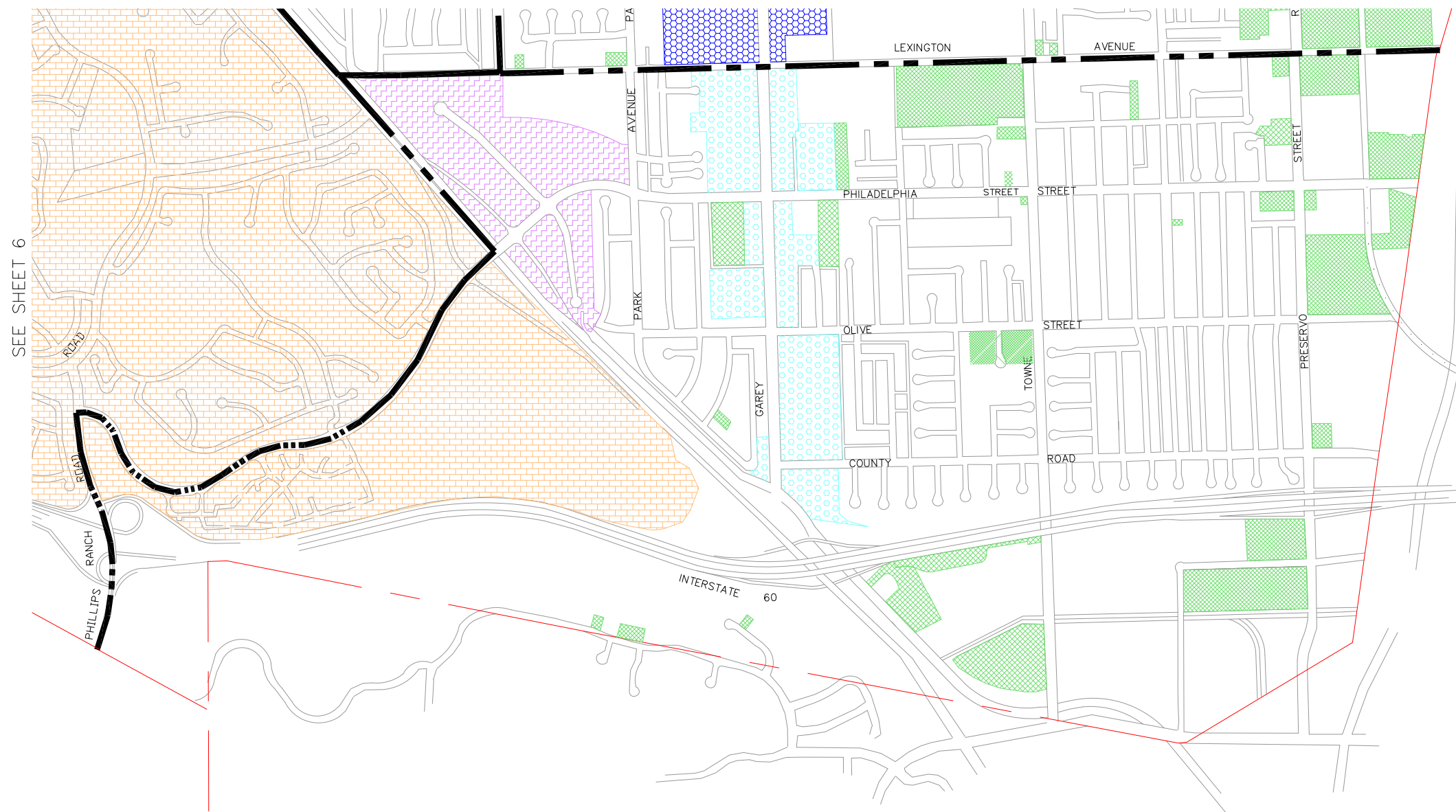
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22 Executive Park, Suite 200
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CITY OF POMONA







CITYWIDE LANDSCAPING AND STREET LIGHTING MAINTENANCE DISTRICT ASSESSMENT DIAGRAM FOR THE 2017-2018 FISCAL YEAR

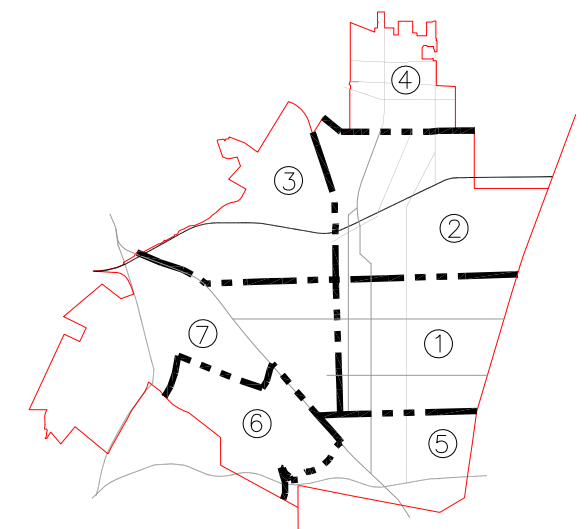


SEE SHEET 1



LEGEND

-  ZONE A
-  ZONE C
-  ZONE D
-  ZONE E
-  MATCH LINE
-  CITY LIMIT



INDEX MAP

SHEET 5 OF 7

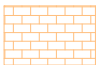



PER SECTION 22508 OF THE S & H CODE,
PARCEL NUMBERS, DESCRIPTIONS AND DIMENSIONS ARE
SHOWN ON LOS ANGELES COUNTY ASSESSOR'S MAPS.

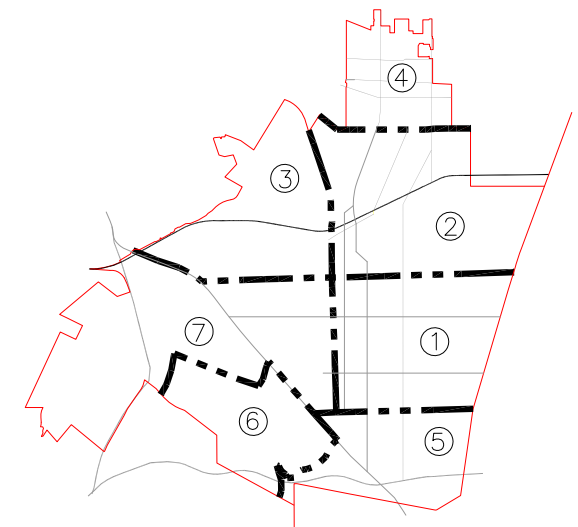
 HARRIS & ASSOCIATES
22 Executive Park, Suite 200
Irvine, CA 92614
(949) 655-3900 • FAX (949) 655-3995

CITY OF POMONA

CITYWIDE LANDSCAPING AND STREET LIGHTING MAINTENANCE DISTRICT ASSESSMENT DIAGRAM FOR THE 2017-2018 FISCAL YEAR

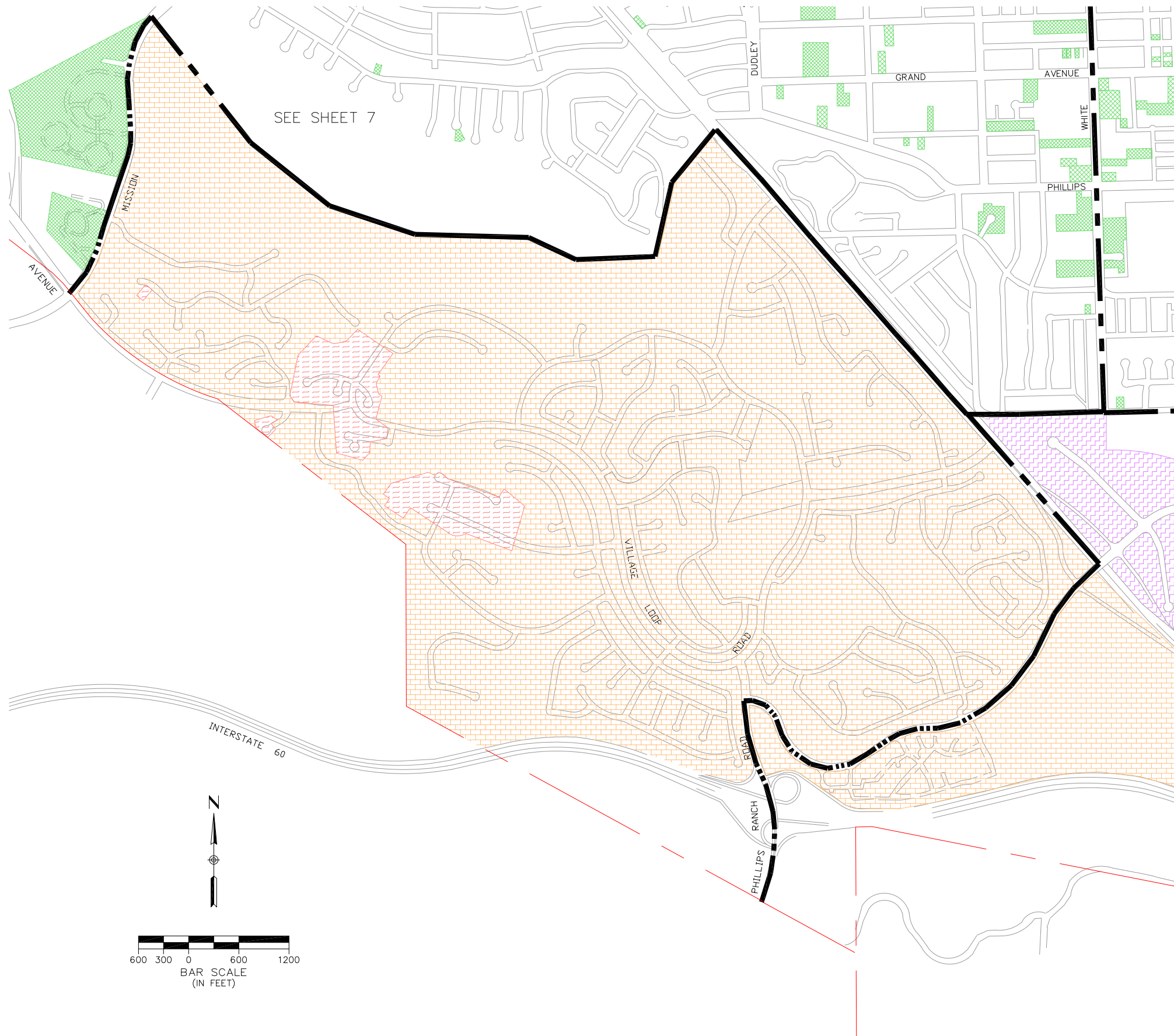
LEGEND

-  ZONE A
-  ZONE B
-  MATCH LINE
-  CITY LIMIT



INDEX MAP

SHEET 6 OF 7

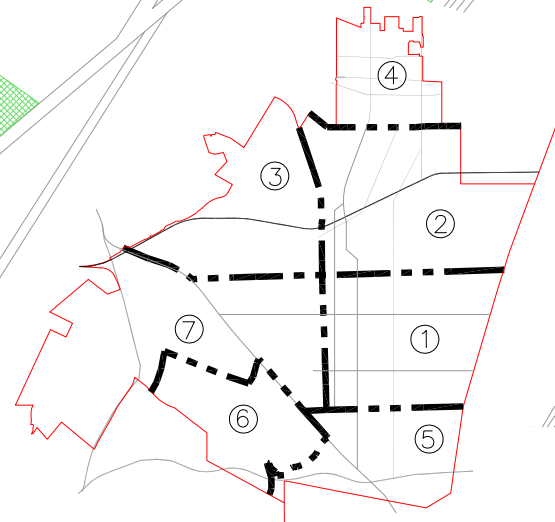
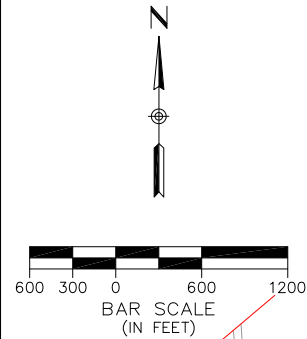
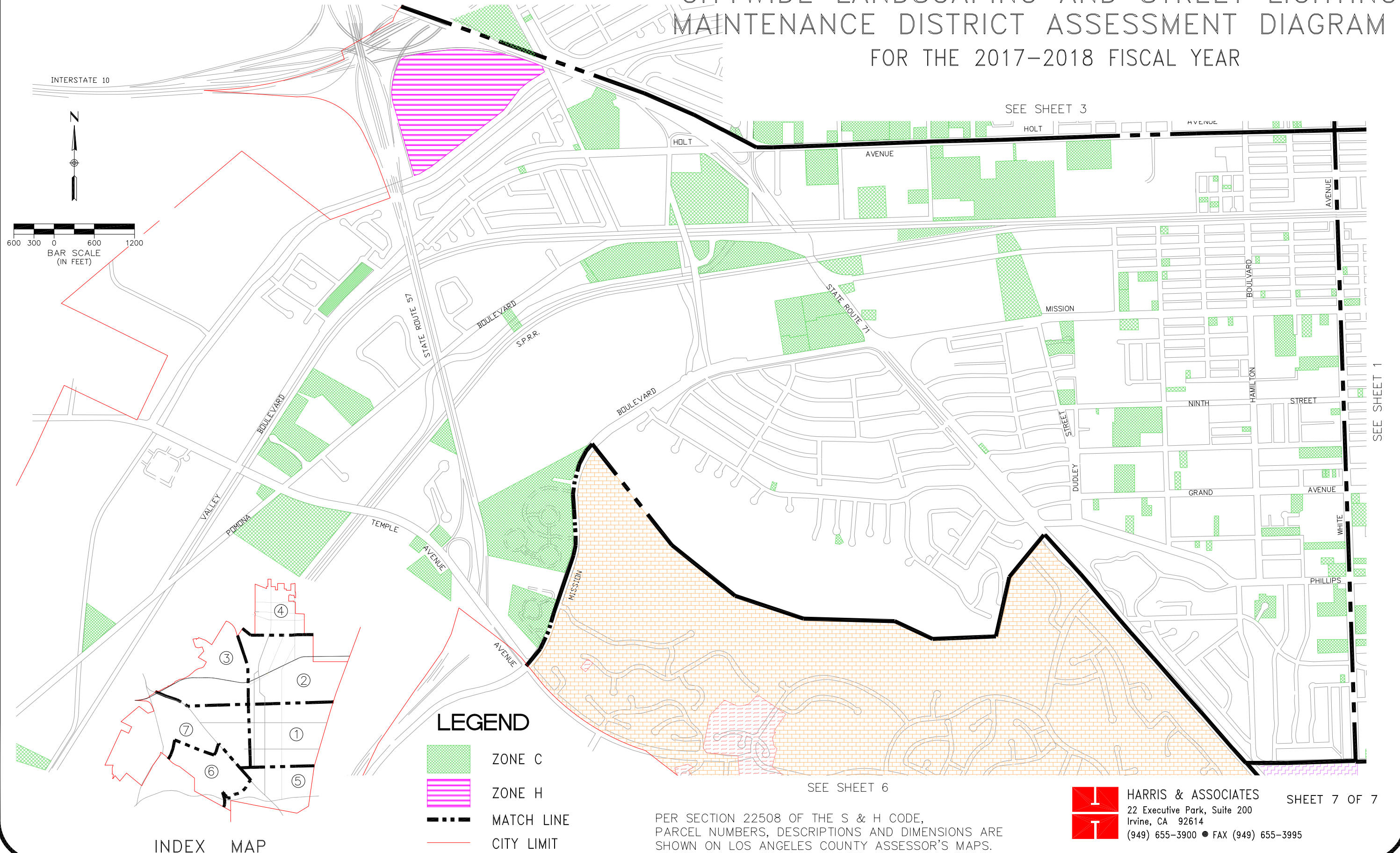


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CITYWIDE LANDSCAPING AND STREET LIGHTING MAINTENANCE DISTRICT ASSESSMENT DIAGRAM FOR THE 2017-2018 FISCAL YEAR



LEGEND

-  ZONE C
-  ZONE H
-  MATCH LINE
-  CITY LIMIT

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