

NOTICE OF PUBLIC HEARING AND ASSESSMENT INFORMATION

CITY OF POMONA PHILLIPS RANCH LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

ASSESSOR'S PARCEL NUMBER: 8708-014-904

The City is proposing to form an assessment district pursuant to the Lighting and Landscaping Act of 1972 to be known as Phillips Ranch Landscaping and Lighting Maintenance Assessment District. The proposed District will fund street lighting and trees, landscape and open space improvements. If approved, annual assessments will be collected via property tax bills beginning Fiscal Year 2019/20.

The City Council will hold a public hearing on the proposed Phillips Ranch Landscaping and Lighting Maintenance Assessment District in the City Council Chambers located at 505 S. Garey Avenue, Pomona, California on:

July 1, 2019 at 7:00 p.m.

You are invited to provide oral or written testimony at this hearing.

ASSESSMENT BALLOT PROCEEDING

Our records indicate that you are the record owner of the parcel indicated on this notice. An assessment ballot is enclosed on which you may indicate your support for, or opposition to, the proposed assessment. Instructions for completing the ballot are enclosed. Ballots must be *received* by the City Clerk prior to the close of the July 1, 2019 public hearing in order to be counted.

If the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, the assessment will not be imposed. In making this determination, ballots will be weighted by the proportional financial obligation (i.e. amount of the assessment) for the property for which the ballot is submitted.

ASSESSMENT INFORMATION

Boundaries of the Proposed District: The boundaries of the proposed District are generally located in the triangle area of the City of Pomona between the Pomona Freeway (State Route 60), the Orange Freeway (State Route 57), and the Chino Valley Freeway (State Route 71).

Total Proposed Fiscal Year 2019/20 District Assessment: The total amount of the proposed assessment chargeable to the entire district for Fiscal Year 2019/20 is \$1,699,130.74.

Proposed Fiscal Year 2019/20 Parcel Assessment: The amount of the proposed assessment chargeable to your specific parcel identified above for Fiscal Year 2019/20 is \$488.02.

Annual Assessment Inflator: The City's fiscal year begins July 1 and continues to the following June 30. Beginning July 1, 2022, and each July 1 thereafter, the maximum assessment rate per benefit point will be increased annually by the lesser of (i) five percent (5%) or (ii) the annual percentage change by which the Consumer Price Index for All Urban Consumers in the Los Angeles-Long Beach-Anaheim County area published by the Bureau of Labor Statistics of the U.S. Department of Labor, or any successor to that index, increases. If the change in CPI effective for any fiscal year is determined to be negative,

ASSESSMENT INFORMATION (continued)

the maximum assessment rate will remain unchanged from the previous fiscal year. The actual assessment rate may vary from year to year but will be no higher than the maximum rate.

Duration of Proposed District: The proposed assessment for the District will be levied annually beginning with Fiscal Year 2019/20 and will continue until the District is dissolved.

Purpose of Proposed District: The proposed District will provide funds for street lighting and tree, landscape and open space improvements.

Basis of Proposed Assessment: Each parcel that has a special benefit conferred upon it as a result of the construction, maintenance and operation of the improvements is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated special benefit received. The annual assessment rate is calculated by dividing the net total to be assessed District-wide by the total Benefit Points assigned to parcels in the District based on land use type, location, lot size, and development status. For a complete description of the assessment formula, including further details on how the special benefit was derived, reference is made to the approved Engineer's Report for the District, which is available at the Office of the City Clerk.

Benefit Points are assigned to each parcel in the District based on formulas designed to measure special benefit received. The special benefits for the Street Lighting Improvements are (1) Safety and (2) Access. The special benefits for the Trees, Landscape and Open Space Improvements are (1) Aesthetics; (2) Identity; and (3) Livability.

The amount of the proposed assessment for your specific parcel is shown on the prior page of this Notice and also in the enclosed ballot. The rate per Benefit Point for Fiscal Year 2019/20 is \$54.07. Most single-family residences are allocated 9.026 Total Benefit Points, which equates to \$488.02 for Fiscal Year 2019/2020.

IF YOU HAVE ANY QUESTIONS REGARDING THE ASSESSMENT BALLOT PROCEDURE, PLEASE CONTACT:

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