

CITY OF POMONA

Engineer's Report For:

**Consolidated Citywide Street Lighting and
Landscaping Maintenance District Zones A and B**

May 2019

**ENGINEER’S REPORT
FISCAL YEAR 2019-20
TABLE OF CONTENTS**

Report.....	2
Introduction.....	4
____ Part A – Plans and Specifications.....	5
Part B – Estimate of Cost	6
____ Part C – Assessment Roll.....	7
Part D – Method of Apportionment of Assessment.....	8
Appendix A: Assessment Diagram.....	11

FISCAL YEAR 2019-20

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 HIGHWAY CODE

Pursuant to Part 2 of Division 15 of the Streets and Highway 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

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.

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

Dated: _____

By: _____

Introduction

The City of Pomona (the “City”) established the Consolidated Citywide Street Lighting and Landscaping Maintenance District to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. The District was created under Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972 (the “72 Act”) which is Part 2, Division 15 of the California Streets and Highways Code (the “Act”). As required, the City prepares an Engineer’s Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

In July 1990, the City established a Consolidated Citywide District with six benefit/improvement zones (Zones A through F). In subsequent years, as new development occurred, additional Districts were formed, resulting in nine benefit/improvement zones (A through I).

In 2008, proceedings were initiated to the property owners in the Phillips Ranch Landscaping District to increase the rates that had been unchanged since Proposition 218. On July 21, 2018 a Public Hearing was conducted, ballots were tabulated and there was a majority vote against the increase so the rates have remained the same and reductions in maintenance levels have been made over the years as well as requiring contributions from the General Fund to offset the cost deficit.

This Engineer’s Report (the “Report”) sets forth the proposed assessments for Fiscal Year 2019-20 for the Consolidated Citywide Street Lighting and Landscaping Maintenance District Zones A and B (the “District”). Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIID of the State Constitution, the Street Lighting and Landscaping Maintenance District is a “grandfathered” assessment district. As such it is not subject to the legal requirements of Proposition 218 so long as the assessments remain at rates that are equal to or less than the maximum assessment rates that were in place in 1996. As a result, the District does not have a built-in escalation factor to account for increasing maintenance costs resulting from inflation.

A discussion of District benefits is provided in Part A of this Report and the estimated cost of maintenance services for Fiscal Year 2019-20 are detailed in Part B of this Report. The method of apportioning Zone costs to the parcels of land within the District is provided in Part D of this Report and the full Assessment Roll that lists the assessment amount for each parcel in the District for Fiscal Year 2019-20 is on file in the office of the City Clerk.

PART A
PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF POMONA
CONSOLIDATED CITYWIDE STREET LIGHTING AND
LANDSCAPING MAINTENANCE DISTRICT ZONES A AND B
FISCAL YEAR 2019-20

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 appurtenance facilities, in public rights-of-way, parks, parkways, and designated easements within the proposed boundary of said Assessment District.

2. LIGHTING

Poles, fixtures, bulbs, conduit, 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 improvements for Fiscal Year 2019-20, as described in Part A, are summarized herein and described as below.

ZONE		2019-20 Budget
Phillips Ranch Landscaping (Zones A & B)		
Revenues		
Assessment Revenue		\$949,968
City Contribution		4,088
	Subtotal Revenue	<u>\$954,056</u>
Expenditures		
Personnel Costs		\$137,722
Contractual Services		578,373
Utilities		225,000
Street Lighting		52,000
Maintenance Overhead		14,335
Other Operating Costs		16,255
Transfer Out		0
Surplus / (Deficit) to Fund Balance		(69,629)
	Subtotal Expenditures	<u>\$954,056</u>

PART C
ASSESSMENT ROLL

The proposed assessments and the amount of assessment for Fiscal Year 2019-20 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 Consolidated Citywide Street Lighting and Landscaping Maintenance District Zones A and B, Fiscal Year 2019-20" 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 2019-20 Fiscal Year is \$949,968.

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	Lighting
A	Phillips Ranch	Yes	No
B	Phillips Ranch	Yes	Yes

II. PARCEL SUMMARY

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

ZONE	Number of Parcels	Number of Dwelling Units	Area in Acres⁽¹⁾	Number of EDU's	Total Assessment
					Fiscal Year 2019-20
A	3,194	3,164	68.1902	3,232.19	\$922,409
B	94	94	NA	94	\$27,559
TOTAL	3,288	3,258	68.1902	3,326.19	\$949,968

⁽¹⁾ Area in Acres applies to parcels using acreage as their basis for assessment.

III. ASSESSMENT ANALYSIS**A. LIGHTING****1. Zone B**

This single family residential (SFR) parcel is the basic unit of 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 within and along public streets and sidewalks, are spread on an EDU basis. The assessment rate equals the total assessment divided by the total number of EDU's as follows:

Total Lighting Assessment = \$1,444.78

Total EDU's = 94

Assessment Rate = \$15.37

B. LANDSCAPING

1. Phillips Ranch

This 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).

2. Landscaping Assessment Rate Calculations

ZONE	Rate Type	Total Assessment	Assessment Spread	Quantity	Assessment Rate
A&B	Area	\$948,523	\$43,412	68.1902 Ac	\$636.63 / AC
A&B	DU	\$948,523	\$905,111	3,258 DU	\$277.81 / DU

IV. ASSESSMENT RATE SUMMARY

ZONE	Area	Landscaping Rates	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

There is no increase in assessment rates for Fiscal Year 2019-20 from the prior year. Any future increases in assessment rates will require noticing and balloting as provided by Article XIIID of the State Constitution (Proposition 218).

APPENDIX A: Assessment Diagram

The Assessment Diagram for the District is on file with the City Clerk and is incorporated herein by reference.