

**CITY OF FONTANA
LOCAL LIGHTING MAINTENANCE DISTRICT NO. 3
PRELIMINARY ENGINEER'S REPORT
HUNTER'S RIDGE**

SECTION 1. AUTHORITY FOR REPORT

This report is prepared in compliance with the requirements of Article 2, Sections 22623 of the Streets and Highways Code, State of California (Landscaping and Lighting Act of 1972). In November of 1996, the voters of California passed Proposition 218 which added Articles XIIC and XIID to the California Constitution. These Constitutional provisions affect the procedural and approval requirements for the levy of assessments. Among other things, the requirements provide that assessed parcels of real property must receive a special benefit from assessments. Assessments are also subject to majority protest requirements. These requirements apply, unless an assessment district meets certain exemptions set forth in Proposition 218.

The following assessments are exempt from the procedures and approval process of Article XIID of the California Constitution;

- A. Any assessment imposed exclusively to finance the capital costs or maintenance and/or operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control; or
- B. Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed.

The City of Fontana Local Lighting Maintenance District No. 3 (Hunter's Ridge) qualifies as an existing assessment exempt under exemption "B" described above in that the assessment district was originally formed and the assessment was imposed pursuant to the district was consented to by all of the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed. The proposed assessments for the 2021-2022 Fiscal Year for Local Lighting Maintenance District No. 3 fall within this exemption because they are merely the annual levy for assessments previously consented to by property owners.

SECTION 2. GENERAL DESCRIPTION

This report deals with the annual assessment for the Local Lighting Maintenance District No. 3 (Hunter's Ridge). The lighting system for Hunter's Ridge has been completely installed. The District will pay for the maintenance and the electrical consumption of the lighting district.

SECTION 3. PLANS AND SPECIFICATIONS

The plans and specifications have been prepared in accordance with the Hunter's Ridge Specific Plan, City standards and standards of the utility company. Said plans and specifications show and describe the general nature, location and extent of the lighting improvements to be maintained and/or serviced. The plans and specifications and specific plan, by reference, are hereby made a part of this report to the extent as if said plans and specifications and specific plan were attached hereto.

The maintenance activities of the areas to be maintained by the District include, but are not limited to:

Maintenance of public lighting facilities to include all street lights, poles, ornamental standards, luminaires, supports, conduits, wires, transformers, switches, attachments, and appurtenances within the boundaries of the district.

SECTION 4. ESTIMATED COSTS

The cost of the lighting improvements and equipment that was installed was borne by the developer and the District. Annual maintenance costs will be borne by the benefiting property owners. The estimated maintenance cost, for assessment purposes, is predicated upon the completion of the lighting system.

The estimated cost for Fiscal Year 2021-2022 is as follows:

A.	Cost of Maintenance of Improvements:	
1.	Utilities	\$ 32,000
2.	Administration	<u>3,900</u>
	Subtotal	\$ 35,900
B.	Cash Flow Reserve	17,950
C.	Contingency Reserve	<u>5,385</u>
	Total Costs and Reserves	\$ 59,235
E.	Less: Estimated Beginning Fund Balance	<u><24,147></u>
F.	Balance to Assess	\$ 35,088

All of the costs are based on current estimates and the difference between the estimated cost and the actual cost will be accounted for in the subsequent year. The 2021-2022 maximum tax is \$28.00, an increase of \$0.55 (2%) over the prior year.

SECTION 5. ASSESSMENT DIAGRAM

For a detailed description of the lines and dimensions of any lot or parcel, reference is hereby made to the County Assessor's maps, which maps shall govern for all details concerning the lines and dimensions of such lots or parcels.

SECTION 6. METHOD OF APPORTIONMENT OF ASSESSMENT

The Hunter's Ridge Specific Plan is a multi-use residential development which includes single family dwelling units and a 3.55 acre commercial site. Areas not to be developed or improved and dedicated to the City or the Etiwanda School District or Caltrans will not be assessed for maintenance costs.

The determination of benefit takes into consideration the following:

1. The purpose of lighting is to provide a safety improvement to Hunter's Ridge Specific Plan area.
2. The maintained lighting benefits all dwelling units in the Hunter's Ridge Specific Plan as well as the commercial site.
3. All single family dwelling units benefit equally.
4. Commercial acreage is given a benefit surcharge of 4.2 times the assessment per acre based on an equivalent of 4.2 dwelling units to the acre.

The maintenance district will provide for funding a portion of the maintenance costs of lighting facilities deemed to be a fair share of contribution.

Maintenance expenses in excess of the "fair share" contribution shall be funded by a regional lighting district which may be established in the future to include neighboring properties that will share in the benefit of the improvements and facilities.

Formula for Assessment

- A** = Assessment per dwelling unit
- L** = Number of single family dwelling units not in the estate area
- M** = Number of Multi-family dwelling units not in the estate area
- P** = Number of estate dwelling units
- C** = Commercial units

ESTIMATED 2021-2022 ASSESSMENT: \$ 35,088

C(4.20A) + L(1.0A) + M(.8A) + P(1.5A)	=	\$ 35,088
3.55(4.20A) + 1,580(1.0A) + 0(.8A) + 0(1.5A)	=	35,088
14.91(A) + 1,580(A) + 0(A) + 0(A)	=	35,088
A	=	\$ 22.00 per unit

SECTION 7. ASSESSMENT SCHEDULE

I, the appointed Engineer of Work, by virtue of the power vested pursuant to the "Landscaping and Lighting Act of 1972", being Division 15, Part 2, of the California Streets and Highways Code, commencing with Section 22500, and by order of the legislative body, hereby made the following assessment to cover the estimated costs and expenses of the maintenance work for the improvements within the Local Lighting Maintenance District No. 3 (Hunter's Ridge) for the Fiscal Year commencing on the 1st day of July, 2021 and ending on the 30th day of June, 2022. Said costs and expenses are generally as follows:

Cost of Maintenance	\$ 35,900
Cash Flow Reserve	17,950
Contingencies Reserve	5,385
Less: Beginning Fund Balance	<u><24,147></u>
Balance to Assess	\$ 35,088

I do hereby assess and apportion the net amount of the costs and expenses upon the several parcels of land represented by the City to be within the District liable therefore and benefited thereby, in proportion to the estimated benefits that such parcel receives, respectively, from said maintenance of the works of improvement and appurtenances, and said parcels are hereinafter numbered and set forth to correspond with the numbers as they appear on the San Bernardino County Assessment Roll.

The assessment schedule hereby refers to the San Bernardino County Assessment Roll for the description of the lots or parcels, and said Roll shall govern for all the details concerning the description of the lots or parcels.

The net amount to be assessed upon the lands has been spread and apportioned by a formula in accordance with the benefits received by each parcel, and in my opinion, said costs and expenses have been apportioned in direct relationship to the benefits received from the maintenance of the improvements.

Date: May 24, 2021



John G. Egan
John G. Egan
Assessment Engineer
R.C.E. 14853