



# CITY COUNCIL AGENDA REPORT



**DEPARTMENT:** Public Works

**MEETING DATE:** June 3, 2008

**PREPARED BY:** David Fike, Director of Public Works

**AGENDA LOCATION:** CC-5

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**TITLE:** Fiscal Year 2008-2009 Citywide Lighting and Landscaping Assessment Maintenance District, Approve Engineer's Report, Resolution No. 2008-24, and, Intention of Public Hearing July 1, 2008, Resolution No. 2008-25

**OBJECTIVE:** Approve the Engineer's Report for the levy and collection of assessments for Fiscal Year 2008-2009 for the Citywide Lighting and Landscaping Maintenance District and set the date of the public hearing for the District and its proposed assessments.

**BACKGROUND:** The Citywide Lighting and Landscaping Maintenance District has provided for a number of years a portion of the funding for: Maintenance of public street lighting and traffic signals; maintenance of street trees; maintenance of landscaping of street median and parkway areas (Myrtle Avenue, Huntington Drive, Cypress Avenue and Maple Avenue), and maintenance of landscaping of parkway areas for the Gold Hills development.

As part of the procedures the City must follow in connection with assessment districts formed under the Landscaping and Lighting Act of 1972, an annual budgetary review of the proposed assessments is required.

The annual review procedure will consist of the following:

1. Initiation of the proceedings for the levy and collection of assessments and order the preparation of the Engineer's Report; approved by City Council on February 19, 2008 by adoption of Resolution No. 2008-10
2. Review and approval of the Engineer's Report.
3. Acknowledge intent to levy and collect assessments, including setting a time and place to conduct a Public Hearing
4. Conducting of a Public Hearing and confirmation of the levy and collection of assessments.

**ANALYSIS:** The Fiscal Year 2008-2009 Engineer's Report for the Citywide Lighting and Landscaping District has been distributed to City Council and the City staff. The Report describes the maintenance work, budget and proposed assessment. The Engineer's Report will be approved by adoption of Resolution No. 2008-24.

**CC-5**

The proposed Fiscal Year 2008-2009 budget for the Citywide Lighting and Landscaping Maintenance District is separated by the following:

	Public Lighting & Traffic Signals	Street Trees	Median & Parkway Landscaping	Gold Hills Parkway Landscaping
	\$	\$	\$	\$
<b><u>EXPENSES</u></b>				
Personnel	58,325	175,761	28,521	0
Maintenance & Operation	453,236	224,325	75,401	4,975
Administration & Overhead	71,808	67,325	12,441	0
<b>EXPENSE TOTAL</b>	<b>583,369</b>	<b>467,411</b>	<b>116,363</b>	<b>4,975</b>
<b><u>REVENUES</u></b>				
Beginning Balance	475,000	477,000	77,000	4,975
Transfer to Cover PERS	20,144	29,443	18,276	0
City Contribution	88,225	39,032	21,087	0
<b>2008-2009 Net Assmt</b>	<b>583,369</b>	<b>545,475</b>	<b>116,363</b>	<b>4,975</b>

**FISCAL YEAR HISTORIC SUMMARY OF ASSESSMENTS**

Funding Items	Public Lighting & Traffic Signals	Street Trees	Median & Parkway Landscaping	Gold Hills Parkway Landscaping	Total
2004-05 TOTAL ASSESSMENT	\$481,526	\$471,000	\$77,600	\$4,975	\$1,035,101
2005-06 TOTAL ASSESSMENT	\$482,500	\$471,600	\$77,200	\$4,975	\$1,036,275
2006-07 TOTAL ASSESSMENT	\$475,000	\$471,347	\$76,687	\$4,975	\$1,028,009
2007-08 TOTAL ASSESSMENT	\$475,000	\$477,000	\$77,000	\$4,975	\$1,033,975
2008-09 TOTAL ASSESSMENT	\$475,000	\$477,000	\$77,000	\$4,975	\$1,033,975

**Assessment and Public Hearing**

Resolution No. 2008-25 calls for the City Council to hold a required Public Hearing on the Levy and Collection of the Citywide Lighting and Landscaping Assessment District for Fiscal Year 2008-2009. The Hearing is scheduled for the July 1, 2008 City Council meeting to allow the residents an opportunity to review and comment on the proposed assessment. Resolution No. 2008-25 will be published in accordance with legal requirements.

**FISCAL IMPACT:** The recommended assessment for Fiscal Year 2008-2009 for a typical single family dwelling as compared to the previous year's assessments is as follows:

<u>Fiscal Year</u>	<u>Assessment for a Single Family Dwelling Unit</u>
2005-06	\$56.23
2006-07	\$56.23
2007-08	\$56.23
2008-09	\$56.35

**RECOMMENDATION:**

1. Approve Fiscal Year 2008-2009 Engineer's Report by adoption of Resolution No. 2008-24;
2. Approve Assessment rate; and
3. Declare the intention to levy an assessment for Fiscal Year 2008-2009 and set July 1, 2008 as the date of the Public Hearing by adoption of Resolution No. 2008-25.

**COUNCIL ACTION REQUIRED:** If the City Council concurs, the appropriate action would be a motion to:

Adopt Resolution Nos. 2008-24 and 2008-25; and

Authorize a City Fund Contribution in the Amount of \$148,344.00 to the Citywide Lighting and Landscaping Maintenance District.

## RESOLUTION NO. 2008-25

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE CITY OF MONROVIA CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT FOR FISCAL YEAR 2008-2009 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND APPOINTING A TIME AND PLACE FOR A PUBLIC HEARING

THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

**Section 1.** The City Council of the City of Monrovia hereby (1) finds that the public interest and convenience requires and (2) declares its intention to levy and collect assessments against the lots and parcels of property within the City of Monrovia Citywide Lighting and Landscaping Maintenance District (the "District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the "Act") for Fiscal Year 2007-2008, commencing July 1, 2008 and ending June 30, 2009, to pay for the costs and expenses of the improvements described in Section 3 hereof.

**Section 2.** The boundaries of the District are coterminous with the boundaries of the City and generally include all lots and parcels within the City.

**Section 3.** The proposed improvements for the District are briefly described as follows. The maintenance and servicing of public streets and sidewalks within the District "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the landscaping, public lighting facilities, and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities, or appurtenant facilities, providing for the life, growth health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease of injury, the removal of trimmings, rubbish, debris and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti. "Servicing" means the furnishing of electric energy for the public lighting facilities or the lighting or operation of the landscaping or appurtenant facilities and water for the irrigation of the landscaping and the maintenance of the public lighting facilities or appurtenant facilities

There are no substantial changes proposed to be made for Fiscal Year 2008-2009 to the improvements ordered for the District for this past fiscal year 2007-2008.

**Section 4.** Lots or parcels of land within the District that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California, or the United States shall be assessed unless the City can demonstrate by clear and convincing evidence that such lots or parcels receive no special benefit from the proposed improvements.

**Section 5** Reference is hereby made to the Report of the Engineer entitled "Engineer's Report for City of Monrovia Citywide Lighting and Landscaping Maintenance District, Fiscal Year 2008-2009" on file in the office of the City Clerk for a full and detailed description of the improvements, the boundaries of the District and any zones therein and the proposed assessments upon assessable lots and parcels of land within the District for Fiscal Year 2008-2009. The assessments for Fiscal Year 2008-2009 are proposed to increase from the assessments levied against the lots and parcels of property within the District for Fiscal Year 2007-2008 by that increase in the Consumer Price Index (CPI) for the Los Angeles area as authorized by the voters of the City of Monrovia when the Park Maintenance District was established for 1997-98. The Bureau of Labor Statistics has determined that the CPI has increased by 3.1% over the past year for the Los Angeles area.

**Section 6** NOTICE IS HEREBY GIVEN that the City Council appoints Tuesday, the 1<sup>st</sup> day of July, 2008, at 7:30 p.m., in the Council Chambers at City Hall, City of Monrovia, 415 South Ivy Avenue, Monrovia, California as the time and place for the hearing of protests or objections to the proposed levy and collection of assessments against the assessable lots and parcels of land within the District for Fiscal Year 2008-2009.

All interested persons shall be afforded the opportunity to hear and be heard. Any interested person may file a written protest with the City Clerk prior to the conclusion of the hearing, or having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by the signer thereof. Written protests may be delivered in person to the City Clerk or may be mailed to the City Clerk at City Hall, 415 South Ivy Avenue, Monrovia, California 91016. The City Council at the public hearing shall consider all oral statements and all written protests or communications made or filed by any interested persons.

**Section 7** The City Clerk is hereby authorized and directed to give notice of such public hearing in accordance with law.

**Section 8** The City Council hereby designates the Director of Public Works, telephone number (626) 932-5562, or his designees, to answer inquiries regarding the hearing, protest proceedings, and procedural or technical matters.

**PASSED, APPROVED AND ADOPTED** this 3<sup>rd</sup> day of June 2008 by the following vote:

**AYES:  
NOES:  
ABSTAIN:  
EXCUSED:**

BY:

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Rob Hammond, Mayor  
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

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Linda B. Proctor, MMC, City Clerk  
City of Monrovia

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Craig A. Steele, City Attorney  
City of Monrovia

**STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) §  
CITY OF MONROVIA            )**

I, LINDA B. PROCTOR, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2008-25 relating to the Intention to Levy and Collect Assessments within the City of Monrovia Citywide Lighting and Landscaping Maintenance District for Fiscal Year 2008-2009 and appoint a time and place for a Public Hearing was duly adopted and passed at a regular meeting of the City Council on the 3<sup>rd</sup> day of June 2008 by the following vote:

**AYES:  
NOES:  
ABSTAIN:  
EXCUSED:**

ATTEST:

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Linda B. Proctor, MMC, City Clerk  
City of Monrovia

**RESOLUTION NO. 2008-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA APPROVING THE ENGINEER'S REPORT IN CONNECTION WITH THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT FOR FISCAL YEAR 2008-2009 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

**THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:**

**Section 1.** The City Council of the City of Monrovia, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act"), by previous Resolution No. 2008-11, initiated proceedings for the levy of an assessment for Fiscal Year 2008-2009 in connection with the Citywide Lighting and Landscaping Maintenance District (the "District") and ordered the Director of Public Works to have prepared and filed a written Engineer's Report (the Report) in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

**Section 2.** The Director of Public Works had prepared and filed with the City Clerk, and the City Clerk has presented to the City Council such Report entitled "Engineer's Report for Citywide Lighting and Landscaping Maintenance District Fiscal Year 2008-2009."

**Section 3.** The City Council has carefully examined and reviewed the Report and the Report is hereby approved as filed.

**PASSED, APPROVED AND ADOPTED** this 3<sup>rd</sup> day of June 2008 by the following vote

**AYES:  
NOES:  
ABSTAIN:  
EXCUSED:**

BY.

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Rob Hammond, Mayor  
City of Monrovia

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ATTEST:

APPROVED AS TO FORM.

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Linda B. Proctor, MMC, City Clerk  
City of Monrovia

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Craig A. Steele, City Attorney  
City of Monrovia

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) §  
CITY OF MONROVIA                )

I, LINDA B PROCTOR, MMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2008-24 relating to the Engineer's Report in Connection with the Levy and Collection of Assessments within the Citywide Lighting and Landscaping Maintenance District for Fiscal Year 2008-2009 was duly adopted and passed at a regular meeting of the City Council on the 3<sup>rd</sup> day of June 2008 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**EXCUSED:**

ATTEST:

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Linda B. Proctor, MMC, City Clerk  
City of Monrovia

**DRAFT**

**Engineer's Report**

for

**Citywide  
Lighting and Landscaping  
Maintenance District**

**Fiscal Year 2008-09**

**City of Monrovia  
Los Angeles County, California**

Prepared by:



**Harris & Associates**

**May 28, 2008**

**ENGINEER'S REPORT**

**CITY OF MONROVIA  
CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT**

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

DATED: May 28, 2008

\_\_\_\_\_  
BY: Joan E. Cox  
R.C.E. No. 41965

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed in the office of the City Clerk on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Linda B. Proctor, City Clerk, CMC/AAE  
City of Monrovia  
Los Angeles County, California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll thereto attached, was approved and confirmed by the City Council of the City of Monrovia, California, on the \_\_\_ day of \_\_\_\_\_, 2008.

Linda B. Proctor, City Clerk, CMC/AAE  
City of Monrovia  
Los Angeles County, California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Assessment Roll were filed with the County Auditor of the County of Los Angeles, on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Linda B. Proctor, City Clerk, CMC/AAE  
City of Monrovia  
Los Angeles County, California

By \_\_\_\_\_

**ENGINEER'S REPORT**

**CITY OF MONROVIA  
CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT**

**FISCAL YEAR 2008-09**

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**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  
CITY OF MONROVIA**

**FISCAL YEAR 2008-09**

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 Monrovia, State of California, in connection with the proceedings for:

**CITY OF MONROVIA  
CITYWIDE  
LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT**

hereinafter referred to as the "Assessment District" or "District", I, Joan E. Cox, 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 showing and describing the general nature, location and extent of the improvements.

**PART B  
ESTIMATE OF COST**

An estimate of the cost of the proposed improvements for FY 2008-09, including incidental costs and expenses in connection therewith.

**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**

The method of apportionment of assessments, indicating the 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.

**PART E  
PROPERTY OWNER LIST**

A list of the names and addresses of the owners of real property within the Assessment District, as shown on the last equalized roll of the Assessor of the County of Los Angeles.

**PART F  
ASSESSMENT DISTRICT 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.

**PART A**  
**PLANS AND SPECIFICATIONS**

The facilities, which have been constructed within the City of Monrovia, and those which may be subsequently constructed, will be serviced and maintained as generally described as follows:

**DESCRIPTION OF IMPROVEMENTS**  
**FOR THE CITY OF MONROVIA**  
**CITYWIDE LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT**  
**FISCAL YEAR 2008-09**

The proposed improvements for FY 2008-09 may be generally described as the continued maintenance and operation of streets and sidewalks within the District, including the operation, servicing and maintenance of landscaping, lighting and appurtenant facilities that are located in, on and along such streets and sidewalks, 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:

Landscaping and Appurtenant Facilities

Facilities include but are not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in public street and sidewalk rights-of-way, including medians, parkways and dedicated easements within the boundaries of the Assessment District.

Lighting, Traffic Signals and Appurtenant Facilities

Facilities include but are not limited to: Poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting and traffic signals in public street and sidewalk rights-of-way and dedicated easements within the boundaries of the Assessment District.

The public lighting system shall be maintained to provide adequate illumination. The traffic signal system shall be maintained based on the City specifications and current industry standards. Electricity for street lights and traffic signals shall be furnished by the Southern California Edison Company, and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities or appurtenant facilities and the furnishing of electric current or energy, gas or other illuminating agent for the public lighting facilities, or for the lighting or operation of the landscaping or appurtenant facilities.

The plans and specifications for the improvements, showing and describing the general nature, location, and the extent of the improvements, include a street lighting and traffic signal inventory map, and contracts for street lighting and traffic signal maintenance, tree maintenance, and landscaping maintenance. These plans and specifications are on file in the offices of the City Engineer and City Clerk, and are by reference herein made a part of this report.

**PART B**  
**ESTIMATE OF COST**

The estimated costs for the operation, maintenance and servicing of the street and sidewalk improvements for fiscal year 2008-09, as described in Part A, are summarized herein and described below. For a detailed breakdown of the installation, maintenance and servicing costs, refer to Appendix A.

Funding Items	Public Lighting	Street Trees	Median & Parkway Landscaping	Gold Hills Parkway Landscaping
Personnel	\$ 58,325	\$ 175,761	\$ 28,521	\$ 0
Servicing and Maint.	\$ 453,236	\$ 224,325	\$ 75,401	\$ 5,000
Capital Outlay	\$ 0	\$ 0	\$ 0	\$ 0
Administration and Overhead	\$ 71,808	\$ 67,325	\$ 12,441	\$ 0
Operating Reserve	\$ 0	\$ 0	\$ 0	\$ 0
Transfers *	\$ (20,144)	\$ (29,443)	\$ (18,276)	\$ 0
City Contribution *	\$ (88,225)	\$ 39,032	\$ (21,087)	\$ (25)
Int & Fund Balance *	\$ 0	\$ 0	\$ 0	\$ 0
2008-09 NET ASMT	\$ 475,000	\$ 477,000	\$ 77,000	\$ 4,975

\* Amounts shown in parentheses are positive amounts

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year. (See Appendix A)

**PART C**  
**ASSESSMENT ROLL**

The total proposed assessment for Fiscal Year 2008-09 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Los Angeles County Assessor's Office, are contained in the Assessment Roll on file in the office of the City Clerk of the City of Monrovia, which is incorporated herein by reference.

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.

## PART D

### METHOD OF APPORTIONMENT OF ASSESSMENT

#### GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and servicing of street lights, traffic signals, landscaping and park and recreational facilities.

Section 22573, Landscaping and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

Because assessments are levied on the basis of benefit, they are not a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "benefit assessment" rather than a "special tax."

The Act also permits certain parcels to be exempt from assessment. Exempted from these assessments are areas of all publicly owned property such as: public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all public easements and rights-of-way, all public parks, green belts and parkways, all public school property or any other public property, as well as utility owned property; however, public property owned by the Monrovia Redevelopment Agency will be assessed. Also exempted from these assessments are property owned by religious organizations and used for religious purposes; common areas in multiple lot/unit developments; and undeveloped lots and parcels that are of such size and/or configuration and location that the City's current zoning and subdivision laws prohibit beneficial development and usage.

## ZONE CLASSIFICATION

### Zone A - Lighting and Traffic Signals

The City currently maintains and services both City owned and Edison owned street lights. In addition to these lights, the City also maintains and services traffic signal systems which are owned entirely by the City or shared with other agencies.

The proper functioning of street lighting and traffic signals is imperative for the welfare and safety of the public and property throughout the City. Proper maintenance and servicing of the street lighting system benefits properties within the District by providing proper illumination for ingress and egress and safe traveling at night. Properties within the District also benefit from the proper functioning of the District's traffic signal system. Proper operation of the street light and traffic signal systems is imperative to public convenience, orderly traffic flow, enhanced congestion management and safety. Improved security, fuel conservation, protection of property from crime and vandalism, and reduction of traffic accidents, are special and direct benefits to all properties within the City; lighting benefits are directly related to public safety and property protection and therefore increase property values. The City costs to administer the improvements are also considered a benefit to all properties.

All parcels in the City are located in Zone A.

The degree of benefit to each parcel of land varies depending on its land use, the size of the parcel and the degree of illumination surrounding the parcel. If assessments were spread on an individual parcel basis, not considering land use or parcel size, it would not be an equitable method of spread because a single family parcel would pay the same assessment as a 50-unit apartment parcel or a large commercial parcel. The method for spreading the improvement costs, which must be based on special and direct benefit, is on an Equivalent Dwelling Unit (EDU) basis. The Equivalent Dwelling Unit method uses the residential dwelling unit as the basic unit of assessment. The residential dwelling unit equals one Equivalent Dwelling Unit (EDU).

Commercial and Industrial parcels are converted to EDU's based on the lot size of each parcel of land. In converting Commercial/Industrial properties to EDUs, the factor used is the City of Monrovia's average single family residential lot size of 5,000 square feet. The Commercial/Industrial parcels will be assessed one (1) EDU for every 5000 sq. ft. of parcel area or any portion thereof.

The land-use classification for each parcel has been based on the 2008-09 Los Angeles County Assessor's Roll.

Because of the higher concentration of street lights and greater degree of illumination on the designated "Select System of Streets", the costs for maintaining and servicing the improvements have been divided into two categories: Citywide Benefit and Local Benefit as discussed below.

**Citywide Benefit**

A select system of arterial and collector streets accommodate large volumes of traffic generated by various properties throughout the entire City. These arterial and collector streets are necessary to support through traffic and to allow proper ingress and egress to community functions. Therefore, a portion of the cost of maintaining and servicing lights on this street system is considered a Citywide Benefit. Approximately 50% of the total energy costs for the citywide street lighting is attributable to this select system of streets. Therefore, 50% of the total citywide lighting maintenance and servicing costs are attributable to this select system of streets, of which half (25%) is designated Citywide Benefit and the other half (25%) is Local Benefit. The remaining costs, not attributable to the arterial and collector street system, are then added to the above-described local benefit to arrive at the total local benefit cost, which equals a total of 75% of the street lighting costs.

Traffic signals throughout the City are located on arterial roadways. The roadways are the major access-ways throughout the City and provide a benefit to each parcel in the City. Therefore, the entire cost of maintaining and servicing this system is assessed to all assessable parcels throughout the City.

The total Citywide Benefit cost assessed to parcels within Zone A is 25% of the Citywide street lighting maintenance and servicing costs and 100% of the citywide traffic signal maintenance and servicing costs.

Based on the Citywide Benefit allocation of \$114,625 for the citywide street lighting facilities and \$16,500 (\$153,681 less a \$137,181 city contribution) for citywide traffic signal facilities, the total Citywide lighting and signal cost is \$131,125. The following is a parcel summary for Zone A's Citywide Benefit.

Land Use	Number of Parcels	Number of DUs or sq ft	Number of EDUs
Residential Uses	9,162	13,741 DU	13,741 000
Commercial/Industrial Uses	922	23,272,353 SF	4,654.453
TOTAL	10,084		18,395.453

Therefore, the assessment rate for the citywide lighting benefit is calculated by:

$$\$131,125 / 18,395.453 \text{ EDU} = \$7.13 / \text{EDU}$$

**Local Benefit**

The remaining 75% of the Citywide street lighting maintenance and servicing cost is attributable to Local Benefit. Street lights adjacent to or in close proximity to a parcel of land provide a special and direct Local Benefit to that parcel. The added security, reduction in traffic accidents and increased aesthetics benefit the surrounding parcels and thereby enhance the value of the parcels. This Local Benefit to each parcel varies depending on its land use, parcel size, and degree of illumination surrounding the parcel. Therefore, Local Benefit lighting has been subdivided into three zones as

follows: parcels with full lighting (Zone A1) which are given a local lighting factor of 1.0; parcels with partial lighting (Zone A2) which are given a local lighting factor of 0.5; and parcels with no lighting (Zone A3) which are given a local lighting factor of 0.

Additionally, parcels with multiple dwellings will also receive modified assessments, because of average lower density of lighting per dwelling unit. Therefore, parcels with 2 to 4 units receive a reduced factor of 85% per unit, and parcels with 5 units or more receive a reduced factor of 75% per unit.

The tables below show the basis of this calculation.

<b>Zone A1 - Parcels With Full Lighting</b>				
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Number of DUs or sq ft</b>	<b>Number of EDUs</b>	<b>Number of Factored EDUs</b>
Single Family Residential	6,246	6,246 DU	6,246 000	6,246 000
Multi-Family (2-4 Units)	1,040	2,426 DU	2,062.100	2,062 100
Multi-Family (5+ Units)	229	2,883 DU	2,162 250	2,162 250
Commercial/Industrial	846	21,354,089 SF	4,270 818	4,270.818
TOTAL - A1	8,361			14,741 168
<b>Zone A2 - Parcels With Partial Lighting</b>				
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Number of DUs or sq ft</b>	<b>Number of EDUs</b>	<b>Number of Factored EDUs</b>
Single Family Residential	786	786 DU	786.000	393 000
Multi-Family (2-4 Units)	244	571 DU	485.350	242 675
Multi-Family (5+ Units)	34	222 DU	166.500	83.250
Commercial/Industrial	4	36,633 SF	7.327	3.663
TOTAL - A2	1,068			722 588
<b>Zone A3 - Parcels With No Lighting</b>				
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Number of DUs or sq ft</b>	<b>Number of EDUs</b>	<b>Number of Factored EDUs</b>
Single Family Residential	568	568 DU	568.000	0 000
Multi-Family (2-4 Units)	14	32 DU	27 200	0 000
Multi-Family (5+ Units)	1	7 DU	5.250	0.000
Commercial/Industrial	72	1,881,631 SF	376 326	0 000
TOTAL - A3	655			0 000
GRAND TOTAL	10,084			15,463 756

Therefore, the assessment rate for the local lighting benefit is calculated by:

$$\$343,875 / 15,463.756 \text{ FEDU} = \$22.24 / \text{FEDU}$$

**Zone B - Street Trees**

The City maintains trees and miscellaneous shrubbery throughout the City. The trees and shrubbery are located within the public right-of-way. These trees and shrubbery provide an aesthetically pleasing environment, shade, beautification, and according to some authorities, air purification and sound attenuation. These positive attributes increase the value of all properties throughout the City. Because the number of trees located throughout the City is evenly distributed between the various land uses and there is no concentration of trees in a select area, it has been determined that all property in the District receives an overall specific and direct benefit from the maintenance and servicing of the Citywide Street Tree Program.

Because the total cost of servicing and maintaining the Citywide Street Tree Program and the City's regional parks is a Citywide Benefit, the costs have been apportioned to all assessable parcels in the City on the Equivalent Dwelling Unit (EDU) basis, as summarized on page 9 of this report.

Therefore, the assessment rate for the citywide street tree benefit is calculated by:

$$\$477,000 / 18,395.453 \text{ EDU} = \$25.93 / \text{EDU}$$

**Zone C - Median and Parkway Landscaping**

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The median and parkway improvements are located along arterial streets and in the Downtown Business District and provide both Citywide and Local Benefit. Because the improvements provide a Citywide Benefit and a Local Benefit, the costs for maintaining and servicing these improvements have been divided into two categories. As all parcels in the City receive benefit from improvements on the Select System of Streets and in the Downtown Business District, it has been determined that 25% of the budget for the median and parkway improvements is a Citywide Benefit, and is therefore assessed based on Equivalent Dwelling Units to all assessable parcels in the City. Therefore, the assessment rate for the Citywide median and parkway benefit is calculated by:

$$\$19,250 / 18,395.453 \text{ EDU} = \$1.05 / \text{EDU}$$

The remaining 75% of the median and parkway improvements provide a Local Benefit. Each parcel fronting the improvements is assessed for the Local Benefit based on the parcel's respective front footage. This method provides a fair and equitable way of spreading the costs when localized improvements front specific parcels because the more a parcel fronts the median and parkway improvements, the more benefit the parcel receives from the enhanced aesthetics of the improvements. Local Benefit has been divided into three zones to accommodate for varying costs of maintaining and servicing each zone. Zones C1 and C2 include the areas with more heavily landscaped medians and parkways along Myrtle Avenue. These improvements have a 22% higher maintenance cost than Zone C3, which has landscaped medians only, therefore a factor of 1.22 is applied to the frontages in Zones C1 and C2 for assessment purposes.

The parcels located within the boundaries of these three zones are assessed based on their respective Assessable Front Footage (AFF) as follows:

Zone Number	Number of Parcels	Actual Front Footage	Benefit Factor Multiplier	Assessable Front Footage (AFF)
C1	55	2,478.50	1.22	3,023.77
C2	31	6,116.00	1.22	7,461.52
C3	83	15,994.71	1.00	15,994.71
Total	169			26,480.00

Therefore, the assessment rate for the local median and parkway benefit is calculated by:

$$\$57,750 / 26,480.00 \text{ AFF} = \$2.18 / \text{AFF}$$

**Zone E - Gold Hill Parkway Landscaping**

These landscape improvements consist of maintaining and servicing the parkway improvements along Myrtle Avenue, north of Scenic Drive, which were constructed in FY 1994-95. The improvements augment the appearance of the Gold Hill neighborhood, thereby increasing property value.

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The Gold Hill improvements provide a Local Benefit only. Each parcel within this Zone is a single family residence within the Gold Hill development and takes Myrtle Avenue as the main access to their property. The assessment is based on Equivalent Dwelling Units; there are 50 parcels located in Zone E equaling a total of 50 EDUs.

Therefore, the assessment rate for the Gold Hill landscaping benefit is calculated by:

$$\$4,975 / 50 \text{ EDU} = \$99.50 / \text{EDU}$$

**ASSESSMENT SUMMARY**

The following tables summarize the different assessment rates for each Citywide and local benefit type. The Citywide benefit assessment has been calculated for a single family residential (SFR) parcel. The local benefit assessment has been calculated for either a SFR parcel or a parcel with 50 feet of frontage (50 FF Pcl).

<b>CITY WIDE BENEFIT FY 2008-09</b> (All parcels in the City receive this benefit)				
	Lighting & Signals	Street Trees	Medians & Parkways	TOTAL
<b>FY 2008-09 SFR Asmt</b>	<b>\$7.13</b>	<b>\$25.93</b>	<b>\$1.05</b>	<b>\$34.11</b>
FY 2007-08 SFR Asmt	\$7 19	\$25 88	\$1 04	\$34 11
FY 2006-07 SFR Asmt	\$7.34	\$25 72	\$1 05	\$34.11
FY 2005-06 SFR Asmt	\$7 52	\$25 54	\$1 05	\$34.11
FY 2004-05 SFR Asmt	\$7 52	\$25 54	\$1 05	\$34 11
FY 2003-04 SFR Asmt	\$7 52	\$25 54	\$1 05	\$34 11
FY 2002-03 SFR Asmt	\$7 54	\$25.51	\$1 06	\$34 11
FY 2001-02 SFR Asmt	\$7 54	\$25 51	\$1 06	\$34 11
FY 2000-01 SFR Asmt	\$7 44	\$25 60	\$1 07	\$34 11
FY 1999-2000 SFR Asmt	\$7.49	\$25 56	\$1 06	\$34 11

<b>LOCAL BENEFIT FY 2008-09</b> (Additional to city-wide assessment)				
Zone		Street Lighting	Medians and Parkways	Gold Hill Parkways
A1	SFR Asmt	\$22 24		
A2	SFR Asmt	\$11 12		
A3	SFR Asmt	\$0 00		
C1	50 FF Pcl Asmt		\$132.98	
C2	50 FF Pcl Asmt		\$132 98	
C3	50 FF Pcl Asmt		\$109 00	
D	50 FF Pcl Asmt			
E	SFR Asmt			\$99 50
<b>FY 2008-09 Asmt Rates</b>		<b>\$22.24 / FEDU</b>	<b>\$2.18 / AFF</b>	<b>\$99.50 / EDU</b>
FY 2007-08 Asmt Rates		\$22 12 / FEDU	\$2.18 / AFF	\$99 50 / EDU
FY 2006-07 Asmt Rates		\$22 12 / FEDU	\$2 17 / AFF	\$99 50 / EDU
FY 2005-06 Asmt Rates		\$22 12 / FEDU	\$2.19 / AFF	\$99 50 / EDU
FY 2004-05 Asmt Rates		\$22.12 / FEDU	\$2 19 / AFF	\$99 50 / EDU
FY 2003-04 Asmt Rates		\$22.12 / FEDU	\$2 19 / AFF	\$99 50 / EDU
FY 2002-03 Asmt Rates		\$22 12 / FEDU	\$2 19 / AFF	\$99 50 / EDU
FY 2001-02 Asmt Rates		\$22 27 / FEDU	\$2 19 / AFF	\$99 50 / EDU
FY 2000-01 Asmt Rates		\$22 49 / FEDU	\$2 19 / AFF	\$99 50 / EDU
FY 1999-2000 Asmt Rates		\$22 70 / FEDU	\$2 19 / AFF	\$99 50 / EDU

**ASSESSMENT COMPARISONS - FY 2007-08 To FY 2008-09**  
Single Family Residential and Commercial/Industrial\* Assessments

Benefit Zones	FY 2008-09 TOTAL ASMT	FY 2007-08 TOTAL ASMT
A1 -	<b>\$56.35</b>	\$56.23
A2 -	<b>\$45.23</b>	\$45 17
A3 -	<b>\$34.11</b>	\$34.11
A1 - C1,2	<b>\$189.94</b>	\$189.82
A1 - C3	<b>\$165.85</b>	\$165.73
A1 - E	<b>\$155.85</b>	\$155.73
A3 - C1,2	<b>\$167.70</b>	\$167.70
A3 - C3	<b>\$143.61</b>	\$143.61

\* Commercial/Industrial Assessment for a 5,000 sq. ft. lot with 50 feet of frontage.

**PART E**  
**PROPERTY OWNER LIST**

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Los Angeles, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the Office of the Clerk of the City of Monrovia.

**PART F**  
**ASSESSMENT DISTRICT DIAGRAM**

The boundaries of the District are coterminous with the boundaries of the City of Monrovia. A diagram showing the exterior boundaries of the District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the District is on file in the Office of the City Clerk and incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

**APPENDIX A**  
**ESTIMATED COST BREAKDOWN**

PUBLIC LIGHTING

The budget for the Public Lighting is as follows:

	Proposed 2007-08	Proposed 2008-09
<b>Expenses</b>		
Personnel	\$76,426	\$58,325
Operation, Maintenance & Servicing		
Street Lights	\$300,760	\$299,555
Traffic Signals	\$156,106	\$153,681
Capital Outlay	\$0	\$0
Administration and Overhead	\$72,904	\$71,808
Ending Balance	\$0	\$0
Total:	\$606,196	\$583,369
<b>Revenues</b>		
Beginning Balance	\$0	\$0
Assessments	\$475,000	\$475,000
Interest and Earned Penalties	\$0	\$0
Transfer in from Storm Drain	\$0	\$10,300
Transfer in to cover PERS	\$16,514	\$9,844
City Contribution	\$114,682	\$88,225
Total:	\$606,196	\$583,369

STREET TREES

The budget for the Street Trees is as follows:

	Proposed 2007-08	Proposed 2008-09
<b>Expenses</b>		
Personnel	\$224,282	\$175,761
Operation, Maintenance & Servicing	\$231,304	\$224,325
Capital Outlay	\$15,000	\$0
Administration and Overhead	\$64,187	\$67,325
Transfer to:		
Street Fund (sidewalk repair)	\$0	\$0
Ending Balance	\$0	\$0
Total:	\$534,773	\$467,411
<b>Revenues</b>		
Beginning Balance	\$0	\$0
Assessments	\$477,000	\$477,000
Interest	\$0	\$0
Transfer in from Storm Drain	\$20,000	\$0
Transfer in to cover PERS	\$22,339	\$29,443
City Contribution	\$15,434	(\$39,032)
Total:	\$534,773	\$467,411

MEDIAN AND PARKWAY LANDSCAPING

The budget for the Median and Parkway Landscaping is as follows:

	Proposed 2007-08	Proposed 2008-09
<b>Expenses</b>		
Personnel	\$11,584	\$28,521
Operation, Maintenance & Servicing	\$77,222	\$75,401
Capital Outlay	\$0	\$0
Administration and Overhead	\$12,142	\$12,441
Ending Balance	\$0	\$0
Total:	\$100,948	\$116,363
<b>Revenues</b>		
Beginning Balance	\$0	\$0
Assessments	\$77,000	\$77,000
Transfer in from Storm Drain	\$20,000	\$12,826
Transfer in to cover PERS	\$1,566	\$5,450
City Contribution	\$2,382	\$21,087
Total:	\$100,948	\$116,363

GOLD HILL LANDSCAPE

The budget for the Gold Hill Landscape Maintenance is as follows:

	Proposed 2007-08	Proposed 2008-09
<b>Expenses</b>		
Personnel	\$0	\$0
Operation, Maintenance & Servicing	\$5,310	\$5,000
Capital Outlay	\$0	\$0
Administration and Overhead	\$727	\$0
Ending Balance	\$0	\$0
Total:	\$6,037	\$5,000
<b>Revenues</b>		
Beginning Balance	\$0	\$0
Assessments	\$4,975	\$4,975
City Contribution	\$1,062	\$25
Total:	\$6,037	\$5,000