



City of Rialto

Legislation Details (With Text)

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On agenda:	1/9/2018	Final action:			
Title:	Request City Council to Conduct a Public Hearing Regarding the Proposed Annexation of Territory to the Rialto Landscaping and Lighting District No. 2 to Adopt Resolution No. 7269 Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting District No. 2, Commencing in Fiscal Year 2018/2019; and Adopt Resolution No. 7270 Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2018/2019 for Said Annexation. (ACTION) (POWERPOINT)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Attachment 1 - Engineer's Report, 2. Attachment 2 - LLD2 Boundary Map, 3. FY1718 Rialto-LLD2-Annexation PH Reso 1, 4. FY1718 Rialto-LLD2-Annexation PH Reso 2, 5. Power Point Presentation LLD2 New Annexations				

Date	Ver.	Action By	Action	Result
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For City Council Meeting [January 9, 2018]

TO: Honorable Mayor and City Council

APPROVAL: Robb R. Steel, Interim City Administrator

FROM: Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer

Request City Council to Conduct a Public Hearing Regarding the Proposed Annexation of Territory to the Rialto Landscaping and Lighting District No. 2 to Adopt **Resolution No. 7269** Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting District No. 2, Commencing in Fiscal Year 2018/2019; and Adopt **Resolution No. 7270** Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2018/2019 for Said Annexation.
(ACTION) (POWERPOINT)

BACKGROUND:

The Landscaping and Lighting Act of 1972, (the Act), beginning with Section 22500 of the California Streets and Highways Code, authorizes the City Council to establish Special Districts to pay for the

costs to operate and maintain public improvements that benefit private properties. In January 2005, the City Council established Rialto Landscaping and Lighting Maintenance District No. 2 (LLMD 2) to fund costs for the operation of new street lights added to the City's street light system, and to fund costs for the maintenance of exterior parkway and median irrigation and landscaping adjacent to and associated with private land development. LLMD 2 is currently comprised of fifty-one (51) separate areas throughout the City, the annexation of which occurred along with various developments approved after 2005. Within LLMD 2, the City currently maintains a total of over 16 acres of landscaped areas.

The City established LLMD 2 to annex the public lighting and landscaping related to new developments within the City. In contrast with LLMD 1, the City may annually adjust the special assessments for inflation, using the Consumer Price Index. The City conditions new development to annex into LLMD 2 to fund maintenance of exterior landscaped parkways or medians, or new street lights.

ANALYSIS/DISCUSSION:

The City conditioned several development projects to construct parkway and/or median landscaping, and to install City street lights. Annexation into LLMD2 is a condition of the City's acceptance of any publicly maintained landscaping or street lighting.

Staff currently recommends the following development projects be annexed into LLMD2. The annexation includes the projects identified below and in the Engineer's Report included in **Attachment 1:**

Non-Residential Annexations

PPD 2402 (Azure - Route 66 Plaza): This development consists of a Congregate Care Residential Community facility consisting of a 49,629 square-foot structure, a 105,537 square-foot structure, a 62,932 square-foot structure, a 14,835 square-foot Urgent Care/Surgery/Medical Center, an 8,967 square-foot Amenities/Activities building, and a 3,974 square foot restaurant located on the north side of Foothill Boulevard approximately 200 feet east of Acacia Avenue within the Residential-Mixed Use (R-MU) zone of the Foothill Boulevard Specific Plan. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2018/19 to provide funding for street lighting and landscaping associated with the development.

PPD 2428 (Renaissance Marketplace): This development consists of a 505,000 square foot retail/entertainment/lifestyle center within Planning Area 108 - Business Center zone of the Renaissance Specific Plan located alongside Linden Avenue, Renaissance Parkway, and Ayala Drive. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2018/19 to provide funding for street lighting and landscaping associated with the development.

PPD 2453 (Proficiency Building): This development consists of one 210,628 square foot warehouse building, one 77,047 square foot warehouse building, and one 53,040 square foot warehouse building on 18.20 gross acres of land located at the southeast corner of Renaissance Parkway and Palmetto Avenue within the Business Center (BC) zone of the Renaissance Specific Plan. This development is being annexed to the District as part of Zone

2 for Fiscal Year 2018/19 to provide funding for street lighting and landscaping associated with the development.

PPD 2460 (Alder Warehouse): This development consists of a 426,302 square foot warehouse on 18.3 net acres of land located at the northeast corner of Alder Avenue and Walnut Avenue within the Employment (EMP) and Business Center (BC) zones of the Renaissance Specific Plan referred to as I-210 Logistics Center IV. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2018/19 to provide funding for street lighting and landscaping associated with the development.

The City proposes to annex these areas into LLMD2 to fund, in whole or in part, the expenses required to service and maintain the improvements that provide special benefits to those parcels.

The City has previously engaged Willdan Financial Services as the City's Assessment Engineer to prepare an Engineer's Report identifying the properties to be annexed into LLMD2, and the special assessments to be levied against those properties beginning July 1, 2018. A copy of the Engineer's Report is included as **Attachment 1**.

In order to establish an appropriate special benefit connection between the improvements and services provided and the benefits to specific properties, the City has established Zones of benefit within LLMD2. Based on the various improvements, services and the type of property, each property has been assigned to a Zone. The Engineer's Report allocates the net annual costs to provide services to each Zone within LLMD2 using a weighted method to ensure a fair apportionment of special benefits to each property.

The California Constitution requires a protest ballot proceeding for the proposed levy of new assessments as described in the Engineer's Report, and a minimum 45-day notice of a public hearing prior to the City Council's consideration of the annexation. On July 11, 2017, the City Council adopted Resolution No. 1759 setting a Public Hearing to consider annexation to Rialto Landscaping and Lighting District No. 2 for September 12, 2017. Subsequently, the City mailed public notices and official ballots to the property owners on record for the various properties to be annexed into LLD2. At the close of the Public Hearing, the City Clerk will open and tabulate the ballots received to determine if the annexation has passed.

Since each of the developments must annex into LLMD 2 as a condition of approval, the City must tabulate the ballots separately rather than collectively as a single annexation. If the property owners of a project do not vote in favor of the annexation, the City will remove that development from the annexation. If the annexation passes, the City Council may approve the Engineer's Report, approve the related assessment diagrams, order the annexation of the various properties, and confirm the assessments as described in the Engineer's Report. If approved by the City Council, the City will include the assessments in the annual LLMD 2 Engineer's Report for fiscal year 2018/2019, and submit it to the San Bernardino County Auditor/Controller for inclusion on the property tax rolls for each of the affected parcels. A boundary map showing the Landscape and Lighting District No. 2 LLD2 Parcels and new annexation areas is included as **Attachment 2**.

ENVIRONMENTAL IMPACT:

The administrative process to annex properties into a Special District is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the

environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

GENERAL PLAN CONSISTENCY:

This action is consistent with Guiding Principle 3A in the General Plan:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

This action is also consistent with the following goals and policies:

Goal 2-11: Design streetscapes in Rialto to support and enhance the City's image as a desirable place to live, work, shop, and dine.

Policy 2-11.1: Require the screening of commercial or industrial parking areas, storage yards, stockpiles, and other collections of equipment from the public right-of-way.

Policy 2-11.2: Provide and maintain street trees and parkway landscaping within the public right-of-way for developed properties within Rialto. Require private development to do the same as per City design regulations.

Policy 2-11.4: Incorporate street trees and other landscape treatments along corridors to provide sufficient shade canopy and promote pedestrian comfort.

Policy 2-11.5: Require that projects with perimeter walls (including gated residential communities) provide an interesting streetscape, with pedestrian access to major travel ways.

LEGAL REVIEW:

The City Attorney has reviewed and approved the staff report, resolutions and Engineer's Report.

FINANCIAL IMPACT:

The initial Maximum Assessment Rate proposed for the proposed annexation will be as follows or less:

Proposed Property	Type of Development	Initial Maximum Assessment
PPD 2402 (Azure-Route 66 Plaza)	Non-Residential	\$2,168.44
PPD 2428 (Renaissance Marketplace)	Non-Residential	\$42,855.75
PPD 2453 (Proficiency Building)	Non-Residential	\$19,827.23
PPD 2460 (Alder Warehouse)	Non-Residential	\$30,924.38

If these areas are annexed into LLMD2, beginning July 1, 2018, the City will levy and collect increased special assessments of approximately \$95,775.79 for fiscal year 2018/2019. These revenues will be budgeted accordingly in fiscal year 2018/2019.

RECOMMENDATIONS:

Staff recommends that the City Council:

- Conduct a Public Hearing and take public testimony regarding the proposed annexation of territory to the Rialto Landscaping and Lighting District No. 2; and
- Close the Public Hearing and tabulate the ballots received; and
- Adopt a Resolution Declaring the Results of the Property Owner Protest Ballot Proceedings Conducted for the Proposed Levy of Assessments Related to the Annexation of Territory to the Rialto Landscaping and Lighting District No. 2, Commencing in Fiscal Year 2018/2019; and
- Adopt a Resolution Confirming the Engineer's Report Regarding the Annexation of Territory to the Rialto Landscaping and Lighting District No. 2, the Levy of Annual Assessments Described Therein, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments Commencing in Fiscal Year 2018/2019 for Said Annexation.