Preliminary Annual Engineer's Report

Fiscal Year 2025-26

Street Lighting Assessment District No. 1

Prepared For

April 2025

Table of Contents

Sections

Section 1.	Authority for Report	1
Section 2.	General Description	1
Section 3.	Plans and Specifications	1
Section 4.	Existing Improvements	1
Section 5.	Luminary Operation Costs	2
Section 6.	Assessment Diagram	4
Section 7.	Assessment Roll	4
Section 8.	Proposition 218	4
Section 9.	Method of Assessment	5
Section 10.	Zone Cost of Operation and Maintenance	7
Section 11.	Incidental Costs	10
Section 12.	Assessments	11
Section 13.	Cost Estimate & Projected Assessment	12

Tables

Table 5-1.	Luminary Operation Costs	3
Table 10-1.	Summary of Excluded Streetlights	7
Table 10-2.	Streetlight Summary	8
Table 10-3.	Intersection Safety Lighting Summary	10
Table 12-1.	Parcels, Lots, and Units of Benefit	11
Table 13-1.	Cost Estimate & Projected Assessment	12

Appendices

Appendix A.	Resolution No. 24227	A-1
Appendix B.	Assessment Diagrams	B-1
Appendix C.	Assessment Roll	C-1

Section 1. - Authority for Report

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code as amended commencing with Section 22500 of the State of California, and the provisions of Proposition 218, and in accordance with Resolution No. 24227, adopted by the City Council of the City of Riverside, California, ordering preparation of the Engineer's Report for Street Lighting District No. 1.

Section 2. - General Description

The City Council of the City of Riverside, California, has considered the benefits received by residents and property owners in the City from street lighting facilities and services. The City Council ordered the preparation of an Engineer's Report including assessment diagram, boundary map, resolutions, cost estimates, assessment roll, and necessary accompanying work, and held a public hearing to consider the formation of Street Lighting District No. 1. The boundaries of proposed Street Lighting District No. 1 included the entire territory within the corporate boundaries of the City of Riverside, California (the "City"), as they existed on September 1, 1987, and as shown on the map entitled "Proposed Boundary of Street Lighting District No. 1, City of Riverside, County of Riverside, State of California", which is on file in the office of the City Clerk of the City of Riverside.

Upon the conclusion of the public hearing held on July 26, 1988, the City Council adopted Resolution No. 16873 which confirmed the formation of Street Lighting District No. 1. Since formation of the Street Lighting District, the City of Riverside has authorized annexations of property to the City. The parcels within the annexation areas are included in this Report.

Section 3. - Plans and Specifications

The majority of the existing streetlight improvements are owned by the City of Riverside Public Utilities Department. Lighting at freeway ramp intersections with local streets are owned either by the State of California Department of Transportation or the City of Riverside. Facilities owned by the State Department of Transportation were constructed in accordance with plans and specifications on file with the State of California. With few exceptions, plans and specifications for street lighting facilities constructed by either private developers as a condition of approval of development projects or the City of Riverside are on file in the Public Utilities Department, Electrical Division. Reference is hereby made to said plans and specifications and they are by reference made a part of this report.

Section 4. - Existing Improvements

The Landscaping and Lighting Act of 1972 allows levying of benefit assessments for the construction of improvements in addition to maintenance and operation of existing facilities. Assessments are not proposed to be levied under Street Lighting District No. 1 to fund the installation of streetlights during the 2025-26 Fiscal Year.

There are a wide variety of streetlight luminaries in the City of Riverside, ranging from the common mast arm light to the ornamental lantern, raincross, or other shapes. The illuminating unit can be incandescent, high-pressure sodium vapor, mercury vapor, or light-emitting diode (LED). In Fiscal Year 2022-23, the City completed Phase I of a two-phase project, retrofitting all types of illuminating units to more cost-efficient LEDs. The second phase commenced in Fiscal Year 2023-24.

The wattage for the luminaries varies depending upon the land use and classification of roadway. In residential areas, the lights are primarily mast arm type, either mounted on ornamental standards or, in some instances, on wooden poles. In addition to the mast arm lights there are several others, including Town & Country, Acorn, Globe and the symbol of the City, the Raincross. The City's commercial areas have primarily 100-watt and 200-watt LED or high-pressure sodium vapor luminaries.

An inventory of existing lights was prepared prior to forming the District. Due to the City's LED Streetlight Electric project, the Riverside Public Utilities performed an entire recount of the City's streetlights in preparation for the retrofit project; this inventory was updated once Phase I was completed.

Section 5. - Luminary Operation Costs

The City of Riverside Public Utilities Department maintains all existing street lights within City boundaries, with the exception of lights at freeway ramp intersections, which are maintained by the State of California Department of Transportation.

Streetlights at intersections with traffic signals are referred to in this report as “safety lighting”. The operation and maintenance costs for City-owned safety lighting at signalized intersections are included as direct costs to Street Lighting District No. 1. The costs of operation and maintenance of the traffic signals are not included, as these are not part of the street lighting system.

The estimated costs to be paid to the State of California Department of Transportation where maintenance and energy costs are shared at intersections are included as direct costs to Street Lighting District No. 1. This cost has been determined based upon the type and wattage of luminaries at the intersection.

Expenses related to maintenance and operation of the City of Riverside street lighting system are paid from the City's General Fund based on an average annual energy usage rate per streetlight. These average annual costs vary depending upon the type and wattage of luminaries, as shown in Tables 5-1 and 5-2.

Table 5-1
Luminary Operation Costs [1]
For Retrofitted Street Lights

	Wattage		Per Lamp, Per Month Effective January 1,					
Type	From	To	Photocell	2024	2025	2026	2027	2028
LED	0	75	PC-1	$13.07	$13.58	$14.11	$14.66	$15.03
LED	0	75	PC-2	$12.29	$12.77	$13.26	$13.78	$14.13
LED	0	75	PC-3	$12.43	$12.92	$13.42	$13.94	$14.29
LED	0	75	PC-4	$12.65	$13.14	$13.65	$14.18	$14.54
LED	75	125	PC-1	$14.78	$15.12	$15.47	$15.82	$16.11
LED	75	125	PC-2	$13.54	$13.86	$14.17	$14.50	$14.76
LED	75	125	PC-3	$13.77	$14.09	$14.41	$14.74	$15.01
LED	75	125	PC-4	$14.35	$14.68	$15.01	$15.36	$15.38
LED	125	175	PC-1	$18.24	$18.33	$18.43	$18.52	$18.61
LED	125	175	PC-2	$15.83	$15.91	$15.99	$16.07	$16.14
LED	125	175	PC-3	$16.27	$16.35	$16.43	$16.52	$16.60
LED	125	175	PC-4	$16.94	$17.02	$17.11	$17.19	$17.27
LED	175	260	PC-1	$19.10	$19.46	$19.83	$20.21	$20.52
LED	175	260	PC-2	$16.05	$16.35	$16.66	$16.98	$17.24
LED	175	260	PC-3	$16.61	$16.92	$17.24	$17.57	$17.84
LED	175	260	PC-4	$17.45	$17.78	$18.12	$18.46	$18.75

Table 5-2
Luminary Operation Costs [1]
For Legacy Street Lights

Abbr.	Luminaire	Lumens	Cost
INC	Incandescent	1,000	$6.82
INC	Incandescent	2,500	$10.12
INC	Incandescent	4,000	$13.44
MV	Mercury Vapor	3,500	$10.77
MV	Mercury Vapor	5,800	$12.08
MV	Mercury Vapor	7,000	$12.76
MV	Mercury Vapor	10,000	$15.68
HPS	Sodium Vapor Lamps	5,800	$10.51
HPS	Sodium Vapor Lamps	9,500	$11.85
HPS	Sodium Vapor Lamps	16,000	$13.88
HPS	Sodium Vapor Lamps	22,000	$15.75
HPS	Sodium Vapor Lamps	25,000	$17.39
HPS	Sodium Vapor Lamps	40,000	$21.84

[1] Source: City of Riverside Public Utilities Electric LS-1 Rate Schedule, as of January 1, 2024.

Section 6. - Assessment Diagram

The assessment diagram has been prepared and is on file with the office of the City Clerk. The diagram consists of index sheets and bound books of Riverside County Assessor's Maps. The index sheets show the areas, which include properties to be assessed, and which refer to the Riverside County Assessor's Maps for a more detailed description of the properties.

Since the Fiscal Year 2024-25 Engineer's Report, revisions have been made to the assessor's maps. These revisions have resulted in changes of parcel numbers within the City and annexed areas which must be reflected on the assessment roll. The revised assessor's maps showing the new or revised assessment parcel numbers will be filed with the City Clerk along with the Engineer's Report.

The amended assessment diagram is referenced in Appendix B of this report.

Section 7. - Assessment Roll

Following the City Council's approval of the levy of assessments for Fiscal Year 2025-26, a final Assessment Roll will be prepared. A copy of the final Assessment Roll is incorporated by reference in Appendix C. The final Assessment Roll will be on file with the office of the City Clerk and the Riverside County Auditor/Tax Collector. The Assessment Roll will include the Riverside County Parcel Identification Number. The preliminary Roll will include the expected assessment for each parcel, and the final Roll will include the confirmed assessment for each parcel.

Section 8. - Proposition 218

On November 5, 1996, California voters approved Proposition 218, entitled the "Right to Vote on Taxes Act"; it added Article XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 established new procedural requirements for the formation and administration of assessment districts.

Proposition 218 defines the term "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIIID, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. The key feature that identifies a charge as an assessment is the existence of a special benefit to real property.

Proposition 218 does not define the term "streets"; however, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

The Street Lighting District No. 01 was formed in 1988, prior to the passage of Proposition 218. After the passage of Proposition 218 the Riverside City Council adopted a resolution that called for a special election, which was held on June 17, 1997. The purpose of that election was to determine whether the electorate wished to continue the City's already existing Street Lighting District No. 1 by enacting an Ordinance Number 6360. The ballot measure is identified as Measure EE.

Subsequently, the Riverside City Attorney stated, in his Impartial Analysis of Measure EE, that under the terms of Proposition 218, existing assessments previously approved by the voters are exempt from otherwise applicable procedural and approval processes. The Attorney further stated that future increases in the annual assessment would require further voter approval; in other words, although a Proposition 218 Ballot proceeding was not required to continue assessing the District, a successful Proposition 218 Ballot proceeding would be necessary before rates could be increased in the District.

The Riverside City Council has determined that there will not be an increase in the Street Lighting Assessment charge for Fiscal Year 2025-26 and, therefore, will not conduct a ballot proceeding for this fiscal year's lighting assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements to Article XIII D of the California Constitution which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature, most public improvements financed through an assessment district contain an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that the portion of the cost of the improvement, which benefits the public generally, be separated from that portion of the cost of the improvement which specially benefits assessed properties. Article XIII D Section 2(i) defines Special Benefit as follows:

> *"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

The Riverside City Council determined that it was necessary to utilize the provisions of the Landscaping and Lighting Act of 1972, a benefit assessment act, to form Street Lighting District No. 1 over the entire City and to assess benefiting properties in proportion to the benefits that the various properties will receive. The benefit accruing to the properties is a direct benefit to all lots within the City, which have the capability of being developed, whether or not they currently have improvements on them. This direct benefit provides increased property protection, personal safety, visibility, traffic safety, as well as provides an image of a progressive, well-lit city to outsiders and enhances property values citywide. The lighting of public facilities and parks also benefits the City as a whole. Therefore, street lighting is a direct and special benefit to all residents in the City.

Section 9. - Method of Assessment

With the exception of the condominium, apartment, and mobile home park properties, the benefits properties receive are assessed as increments of units of benefit (UOB). A single unit of benefit is considered to be the street frontage associated with one developable lot having lot frontage not exceeding 199 feet. See Units of Benefit on page 6 for more details.

To determine the units of benefit for lots, the records of the Riverside County Assessor as well as the City's Zoning Maps have been utilized. Properties have been reviewed using both the Assessor's Maps and the Assessor's Tax Roll in addition to the City's Zoning Maps to determine the zoning and use of the properties. Properties were exempted from assessment that are listed as tax exempt by the Assessor, or which are not capable of being developed because of their small size. Lots which do not have frontage on dedicated city streets were also omitted with the exception of condominium, private residential communities, and planned unit developments. Parcels owned by churches or non-profit organizations were reviewed to determine their use. Those parcels were exempted from assessments by City Council action.

The field inventory of streetlights originally indicated that two main areas of lighting existed, which are referred to as "urban" and "rural". Ongoing inventory adjustments since the original survey continue to show that these are the two main areas of lighting within the City, though the City is becoming more industrialized. The urban area comprises areas within the City of Riverside having levels of street lighting which are found in most urbanized areas. The urban area does not strictly refer to a type of land use, as there may be agricultural or other uses within this classification.

An assessment zone designated as "residential rural" has been defined in the urban area. This designation defines all lots within the urban area having this City of Riverside land designation and that are in agricultural or very low-density areas. These lots have a lower level of street lighting and are therefore assessed as a separate zone.

Both the rural and the residential rural assessment zones will receive special consideration in the maximum units of benefit. On March 20, 1990, the City Council determined that parcels in both assessment zones should not be

assessed for more than three units of benefit. Assessments for excess units of benefit will be subsidized by the City's General Fund. The same basis will be used for the Fiscal Year 2025-26 report. See Table 12-1 for details.

Residential lots in the urban area are designated as the residential assessment zone. An evaluation of benefit received by condominium living units, apartments, and mobile home parks determined that they should be included in separate assessment zones, because condominium living units, apartment units, and mobile home park units benefit from the lighting on the public streets even though neither the condominium units, apartment units, nor mobile home park units directly abut the public street. The assessment for the condominium, apartment unit, and mobile home park unit zones was established to be midway between the residential and the residential rural assessments.

The rural area includes areas in the northeasterly, southwesterly, and southeasterly portions of the City of Riverside, which have minimal lighting. Much of the rural area is presently either undeveloped or in agricultural land use. As development expands into the rural area and street lighting is provided, the properties will be removed from this assessment classification and either included in the urban assessment area or assessed through an individual Community Facilities District maintenance special tax.

Assessments proposed for individual lots within Street Lighting District No. 1 will be for benefits received and will be determined based upon six assessment zones within the two assessment areas.

Urban Area

- Zone 1. Residential (R) – This will include all residential lots within the urban area whether they are developed or undeveloped.
- Zone 2. Residential Rural (X) – This will include all residential-rural land use zones and lots within the urban area that are in agricultural or very low-density areas.
- Zone 3. Condominium (L) – This will include all condominium developments within the urban area.
- Zone 4. Apartment and Mobile Home (A) – This will include all apartment and mobile home developments.
- Zone 5. Non-Residential (M) – This will include all commercial, manufacturing, administrative, professional, and other non-residential lots within the urban area whether they are developed or undeveloped.

Rural Area

- Zone 6. Rural (C) – This will include all lots outside the urban area.

Units of Benefit

The units of benefit are assigned by using lot frontage for the residential, residential rural, non-residential, and rural areas. The frontage is determined as follows:

- A lot having less than 199' of frontage will receive 1 UOB
- A lot having between 200' and 299' of frontage will receive 2 UOBs
- A lot having between 300' and 399' of frontage will receive 3 UOBs

There will be an increase of one unit of benefit for each additional 100-foot increment, or fraction thereof, of lot street frontage.

If a residential or residential rural lot has frontage on two or more streets, only the shortest frontage dimension will be used to determine units of benefit. Commercial and other non-residential uses will have all street frontage dimensions included to determine their units of benefit.

The units of benefit are assigned for the apartment area or mobile home park area by using the number of apartment units within an apartment house or complex or the number of mobile home parking spaces within a mobile home park. An apartment is defined as a parcel having two or more dwelling units on the parcel. The units of benefit are assigned for the condominium area on a dwelling unit basis whether or not the dwelling unit has street frontage.

Section 10. - Zone Cost of Operation and Maintenance

The cost of operation and maintenance of streetlights will be separated between the six assessment zones.

The inventory of the existing street lighting system was completed prior to the preparation of the Engineer's Report for the formation of the District. The City of Riverside Public Utilities Department has accounted for all additions or deletions from the street lighting system since that time and has provided the information to the assessment engineer for use in the preparation of this annual report.

In order to pay for the costs associated with providing certain services in newly developed areas of the City, including increased streetlighting, the City Council of the City of Riverside has approved a services component to be included with the formation of two new Community Facilities Districts (CFD). City Staff will continue to recommend the inclusion of services components in future new developments as well. The streetlights maintained within such a CFD will be excluded from Street Lighting District No. 1, and property owners will pay for their streetlights through a Special Tax, rather than the Street Lighting District No. 1 Special Assessment. The first such district formed is Community Facilities District No. 2021-3 (Bridle Ridge).

The following table summarizes the streetlights within the boundaries of CFD 2021-3 that will be excluded from the Streetlight Assessment District's inventory, summarized on the following page.

Table 10-1
Summary of Excluded Streetlights

District	26w LED	55w LED	Total
Community Facilities District No. 2021-3 (Bridle Ridge)	61	5	66

The streetlight summary found in Table 10-2 includes the most recent information received from the City's Public Utilities Department.

Table 10-2
Streetlight Summary [2]

Street Type	Luminaire	Lamp Type	Watts/ Lumens	2025 Monthly per Unit	2026 Monthly per Unit	Annual Cost per Unit	Lights	Total Annual Cost
Local	HPS	Acorn	9,500	$11.85	$11.85	$142.20	133	$18,912.60
Local	HPS	BELL	5,800	$10.51	$10.51	$126.12	15	$1,891.80
Local	HPS	BELL	9,500	$11.85	$11.85	$142.20	10	$1,422.00
Local	HPS	BELL	16,000	$13.88	$13.88	$166.56	6	$999.36
Local	HPS	Cobra	5,800	$10.51	$10.51	$126.12	3	$378.36
Local	HPS	Cobra	9,500	$11.85	$11.85	$142.20	81	$11,518.20
Local	HPS	Cobra	16,000	$13.88	$13.88	$166.56	9	$1,499.04
Local	HPS	Cobra	22,000	$15.75	$15.75	$189.00	35	$6,615.00
Local	HPS	Globe	9,500	$11.85	$11.85	$142.20	2	$284.40
Local	HPS	RAINCROSS	9,500	$11.85	$11.85	$142.20	22	$3,128.40
Local	HPS	RAINCROSS	16,000	$13.88	$13.88	$166.56	47	$7,828.32
Local	HPS	TC	9,500	$11.85	$11.85	$142.20	3,132	$445,370.40
Local	HPS	TC	16,000	$13.88	$13.88	$166.56	1	$166.56
Local	HPS	Various	9,500	$11.85	$11.85	$142.20	60	$8,532.00
Local	INDUCTION	RAINCROSS	101	$14.95	$14.95	$179.40	11	$1,973.40
Local	LED	Acorn	0-75	$13.58	$14.11	$166.14	10	$1,661.40
Local	LED	Cobra	0-75	$12.77	$13.26	$156.18	14,084	$2,199,639.12
Local	LED	Cobra	0-75	$12.92	$13.42	$158.04	606	$95,772.24
Local	LED	Cobra	0-75	$13.14	$13.65	$160.74	196	$31,505.04
Local	LED	Cobra	0-75	$13.58	$14.11	$166.14	1,493	$248,047.02
Local	LED	Cobra	125-175	$16.35	$16.43	$196.68	1	$196.68
Local	LED	Cobra	125-175	$18.33	$18.43	$220.56	7	$1,543.92
Local	LED	Cobra	175-260	$16.35	$16.66	$198.06	1	$198.06
Local	LED	Cobra	175-260	$19.46	$19.83	$235.74	2	$471.48
Local	LED	Cobra	75-125	$13.86	$14.17	$168.18	2	$336.36
Local	LED	Cobra	75-125	$15.12	$15.47	$183.54	10	$1,835.40
Local	LED	Various	0-75	$13.58	$14.11	$166.14	14	$2,325.96
Local	MV	BELL	150	$12.08	$12.08	$144.96	4	$579.84
Local	MV	BELL	3,500	$10.77	$10.77	$129.24	2	$258.48
Local	MV	TC	3,500	$10.77	$10.77	$129.24	36	$4,652.64
Local	MV	Various	7,000	$12.76	$12.76	$153.12	16	$2,449.92
Major	HPS	Acorn	9,500	$11.85	$11.85	$142.20	177	$25,169.40
Major	HPS	Acorn	16,000	$13.88	$13.88	$166.56	46	$7,661.76
Major	HPS	Cobra	9,500	$11.85	$11.85	$142.20	2	$284.40
Major	HPS	Cobra	16,000	$13.88	$13.88	$166.56	1	$166.56
Major	HPS	Cobra	22,000	$15.75	$15.75	$189.00	37	$6,993.00
Major	HPS	Cobra	25,000	$17.39	$17.39	$208.68	1	$208.68
Major	HPS	RAINCROSS	9,500	$11.85	$11.85	$142.20	61	$8,674.20
Major	HPS	RAINCROSS	16,000	$13.88	$13.88	$166.56	31	$5,163.36
Major	HPS	TC	9,500	$11.85	$11.85	$142.20	21	$2,986.20
Major	HPS	Various	9,500	$11.85	$11.85	$142.20	21	$2,986.20
Major	HPS	Various	16,000	$13.88	$13.88	$166.56	2	$333.12
Major	INDUCTION	RAINCROSS	101	$14.95	$14.95	$179.40	91	$16,325.40
Major	LED	Cobra	101	$14.95	$14.95	$179.40	1	$179.40
Major	LED	Cobra	0-75	$12.77	$13.26	$156.18	1	$156.18

[2] Source: City of Riverside Public Utilities Street Light Department and the Electric LS-1 Rate Schedule, effective January 1, 2024.

Street Type	Luminaire	Lamp Type	Watts/ Lumens	2025 Monthly per Unit	2026 Monthly per Unit	Annual Cost per Unit	Lights	Total Annual Cost
Major	LED	Cobra	0-75	$13.58	$14.11	$166.14	4	$664.56
Major	LED	Cobra	125-175	$15.91	$15.99	$191.40	305	$58,377.00
Major	LED	Cobra	125-175	$16.35	$16.43	$196.68	70	$13,767.60
Major	LED	Cobra	125-175	$17.02	$17.11	$204.78	10	$2,047.80
Major	LED	Cobra	125-175	$18.33	$18.43	$220.56	188	$41,465.28
Major	LED	Cobra	175-260	$16.35	$16.66	$198.06	2,480	$491,188.80
Major	LED	Cobra	175-260	$16.92	$17.24	$204.96	932	$191,022.72
Major	LED	Cobra	175-260	$17.78	$18.12	$215.40	161	$34,679.40
Major	LED	Cobra	175-260	$19.46	$19.83	$235.74	2,378	$560,589.72
Major	LED	Cobra	75-125	$15.12	$15.47	$183.54	33	$6,056.82
Residential	LED	Various	0-75	$13.58	$14.11	$166.14	1	$166.14
Residential	LED	Various	125-175	$18.33	$18.43	$220.56	2	$441.12
Skinny Collector	HPS	Acorn	9,500	$11.85	$11.85	$142.20	22	$3,128.40
Skinny Collector	HPS	Cobra	9,500	$11.85	$11.85	$142.20	5	$711.00
Skinny Collector	HPS	Cobra	22,000	$15.75	$15.75	$189.00	3	$567.00
Skinny Collector	HPS	TC	9,500	$11.85	$11.85	$142.20	73	$10,380.60
Skinny Collector	HPS	Various	9,500	$11.85	$11.85	$142.20	5	$711.00
Skinny Collector	LED	Cobra	0-75	$12.77	$13.26	$156.18	1	$156.18
Skinny Collector	LED	Cobra	0-75	$13.58	$14.11	$166.14	4	$664.56
Skinny Collector	LED	Cobra	125-175	$18.33	$18.43	$220.56	4	$882.24
Skinny Collector	LED	Cobra	175-260	$16.92	$17.24	$204.96	1	$204.96
Skinny Collector	LED	Cobra	175-260	$19.46	$19.83	$235.74	1	$235.74
Skinny Collector	LED	Cobra	75-125	$13.86	$14.17	$168.18	1,057	$177,766.26
Skinny Collector	LED	Cobra	75-125	$14.09	$14.41	$171.00	183	$31,293.00
Skinny Collector	LED	Cobra	75-125	$14.68	$15.01	$178.14	148	$26,364.72
Skinny Collector	LED	Cobra	75-125	$15.12	$15.47	$183.54	221	$40,562.34
Various	LED	Cobra	0-75	$12.77	$13.26	$156.18	15	$2,342.70
Various	LED	Cobra	0-75	$13.58	$14.11	$166.14	6	$996.84
Various	LED	Cobra	75-125	$14.09	$14.41	$171.00	1	$171.00
Various	LED	Cobra	75-125	$14.68	$15.01	$178.14	12	$2,137.68
Various	LED	Various	0-75	$12.92	$13.42	$158.04	3	$474.12
Various	LED	Various	0-75	$13.58	$14.11	$166.14	36	$5,981.04
Various	LED	Various	125-175	$18.33	$18.43	$220.56	6	$1,323.36
Wide Collector	HPS	Cobra	9,500	$11.85	$11.85	$142.20	6	$853.20
Wide Collector	HPS	Cobra	22,000	$15.75	$15.75	$189.00	2	$378.00
Wide Collector	LED	Cobra	125-175	$15.91	$15.99	$191.40	388	$74,263.20
Wide Collector	LED	Cobra	125-175	$16.35	$16.43	$196.68	73	$14,357.64
Wide Collector	LED	Cobra	125-175	$17.02	$17.11	$204.78	65	$13,310.70
Wide Collector	LED	Cobra	125-175	$18.33	$18.43	$220.56	103	$22,717.68

Intersection Lighting

Although there is not an assessment zone for intersection safety lighting associated with traffic signals, these costs will be kept separate from the assessment zones noted in Table 12-1. See Incidental Costs, on this page, for further details.

Table 10-3
Intersection Safety Lighting Summary

LED Wattage	Lumens	Lights	Annual Cost per Light	Total Cost
55	6,645	3	$166.14	$498.42
82	10,637	65	$183.54	$11,930.10
200	13,064	1	$235.74	$235.74
200	26,129	2	$198.06	$396.12
200	26,129	1	$204.96	$204.96
200	26,129	16	$235.74	$3,771.84
250	Various	4	$235.74	$942.96
260	31,511	1,246	$235.74	$293,732.04
Totals		**1,338**		**$311,712.18**

Section 11. - Incidental Costs

Cost adjustments can occur during the fiscal year and can consist of several different items. These adjustments could affect the lighting zones and will therefore be applied on a uniform basis as part of the incidental expenses.

Cost adjustments can include billing rate adjustments, which account for longer or shorter nights in the seasons, increases in the costs to deliver energy, and the addition of streetlights during the fiscal year.

The cost of professional services, which includes the costs associated with the preparation of the Fiscal Year 2025-26 Engineer's Report, is $13,000.00.

The City of Riverside also had street lighting expenses in the amount of $5,600.00 for State Energy Tax, and $52,800.00 for Southern California Edison fees and expenses. Additionally, to pay for programs such as energy efficiency and conservation, research for renewables, and low-income assistance, a Public Benefits Charge of $140,100.00 is included.

The residential, residential-rural, non-residential, and rural street lighting costs are assessed directly to the respective zones. Since the intersection safety lighting category is an equal benefit, this cost will be assessed to all parcels on an equal assessment per unit of benefit. Professional services will also be assessed equally to all parcels on a unit of benefit basis.

Section 12. – Assessments

A lot and unit of benefit count by the six assessment zones, along with a summary of City-subsidized Units of Benefit (UOBs) are as follows:

Table 12-1
Parcels, Lots, and Units of Benefit

Zone	Parcels	Levied UOBs	City-Subsidized UOBs [3]	Total UOBs	Charge per UOB	City-Subsidize Total [3]
R Zone 1: Residential (Urban Area)	60,664	61,898	0	61,898	$31.44	$0.00
X Zone 2: Residential-Rural (Urban Area)	1,090	1,787	553	2,340	$23.76	$13,139.28
L Zone 3: Condominium (Urban Area)	7,379	7,520	0	7,520	$27.60	$0.00
A Zone 4: Apartment and Mobile Home Park (Urban Area)	1,306	29,941	0	29,941	$27.60	$0.00
M Zone 5: Non-Residential (Urban Area)	3,790	8,611	0	8,611	$67.04	$0.00
C Zone 6: Rural Area	202	302	122	424	$2.44	$297.68
Total	**74,431**	**110,059**	**675**	**110,734**		**$13,436.96**

[3] *In Rural areas, the District has set a cap of 3 UOBs per parcel. The City has historically subsidized the remainder.*

Section 13. – Cost Estimate
Table 13-1
Fiscal Year 2025-26 Cost Estimate and Projected Assessment

This table uses the Fiscal Year 2024-25 Unit of Benefit counts to project the expected costs and the revenue by Assessment Zone for the Lighting District per the assessments authorized by the approved ordinance.

Lighting Costs [4]	
Major Streets	$1,477,147.56
Wide Collector Streets	$125,880.42
Skinny Collector Streets	$293,628.00
Local Streets	$3,101,993.40
Residential	$607.26
Various	$13,426.74
Total Lighting Costs	**$5,012,683.38**

Incidental Expenses	
Intersection Safety Lighting	$311,712.18
Professional Services	$13,000.00
State Energy Tax	$5,600.00
Public Benefits Charge	$140,100.00
Southern California Edison	$52,800.00
Total Incidental Expenses	**$523,212.18**
Total Costs	**$5,535,895.56**

Assessment by Zone		**Levied UOBs**	**Charge per UOB**	**Assessment**
1	Residential within Urban Area (R)	61,898	$31.44	$1,946,073.12
2	Residential-Rural within Urban Area (X)	1,787	$23.76	$42,459.12
3	Condominium within Urban Area (L)	7,520	$27.60	$207,552.00
4	Apartment and Mobile Home Park within Urban Area (A)	29,941	$27.60	$826,371.60
5	Non-Residential within Urban Area (M)	8,611	$67.04	$577,281.44
6	Rural Area (C)	302	$2.44	$736.88
Proposed Assessment				**$3,600,474.16**

City Contribution	
Under Recovery/General Fund Subsidy	$1,921,984.44
City Rural Subsidy	$13,436.96
Total City Contribution	**$1,935,421.40**

[4] *Lighting Costs as provided by the City of Riverside Public Utilities Street Light Department and the LS-1 Electric Rate Schedule, effective January 1, 2024.*

AGENCY: CITY OF RIVERSIDE

PROJECT: STREET LIGHTING DISTRICT NO. 1

TO: CITY COUNCIL
CITY of RIVERSIDE
STATE OF CALIFORNIA

REPORT PURSUANT TO THE "LANDSCAPING AND LIGHTING ACT OF 1972" AND PROPOSITION 218

I, Matthew E. Webb, a Professional Civil Engineer (employed by Albert A. Webb Associates and retained through an agreement between my employer and Webb Municipal Finance, LLC), acting on behalf of the City of Riverside, pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "1972 Act"), said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, and pursuant to the provisions of Proposition 218 which was approved on November 5, 1996 and added articles XIIIC and XIIID to the California Constitution, and in accordance with Resolution No. 24227 adopted by the City Council of the City of Riverside, California, ordering the preparation of the Engineer's Report for the Street Lighting District No. 1, submit herewith this Report for the District. Please note that Albert A. Webb Associates provides engineering advice and related consulting engineering services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for the District is, or should be interpreted to be, municipal advisory services or advice.

Executed this _____ day of _____ 2025.

Prepared By:

Matthew E. Webb
Assessment Engineer
Street Lighting District No. 1
City of Riverside
State of California

APPENDIX A

Resolution No. 24227

RESOLUTION NO. 24227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025-2026 IN THE STREET LIGHTING DISTRICT NO. 1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, APPOINTING THE ENGINEER OF RECORD AND ORDERING PREPARATION OF AN ENGINEER'S REPORT.

WHEREAS, the City Council (the "City Council") of the City of Riverside, California (the "City"), has conducted proceedings for and has established Street Lighting District No. 1 (the "District"), pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with § 22500) of Division 15 of the Streets and Highways Code ("the Act"), for the installation, construction, maintenance, and servicing of public lighting facilities, the installation or construction of any facilities which are appurtenant to such public lighting facilities or which are necessary or convenient for the maintenance or servicing thereof, including grading, clearing, removal of debris, and the installation or construction of curbs, gutters, walls, sidewalks, paving, or electrical facilities, and the maintenance and servicing of such public lighting facilities, and on July 26, 1988, adopted Resolution No. 16873 ordering the formation of Street Lighting District No. 1; and

WHEREAS, Chapter 3 (commencing with § 22620) of Part 2 of Division 15 of the Streets and Highways Code provides for the levy of annual assessments after formation of an assessment district pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, Section 22622 of the Act provides that the legislative body shall adopt a resolution which shall generally describe any proposed new improvements or any substantial changes in existing improvements and order the engineers to prepare and file a report; and

WHEREAS, it is necessary that the City Council adopt a resolution pursuant to Section 22622 of the Streets and Highways Code finding and determining that no new improvements or any substantial changes in the existing improvements are proposed and ordering the preparation and filing of an engineer's report in accordance with Article 4 (commencing with § 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code with regard to the

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

assessments which are proposed to be levied on assessable lots and parcels of land in Street Lighting District No. 1 for the 2025-2026 fiscal year.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, as follows:

Section 1: Improvements. The existing improvements authorized in Resolution No. 16873 for Street Lighting District No. 1 are:

(a) the installation and construction of public lighting facilities;

(b) the installation or construction of any facilities which are appurtenant to such public lighting facilities or which are necessary or convenient for the maintenance or servicing thereof, including grading, clearing, removal of debris, and the installation of curbs, gutters, walls, sidewalks, paving, or electrical facilities; and

(c) the maintenance and servicing of public lighting facilities in the City.

No new improvements or any substantial changes in the existing improvements, as described above, are proposed.

Section 2: Report. Webb Municipal Finance, LLC, is hereby appointed as the engineer of record (the "Engineer") and is ordered to prepare and file with the City Clerk an engineer's report (the "Report") which meets the requirements of Sections 22565 through 22574 of the Act with regard to the assessments to be levied within the District for the 2025-2026 fiscal year.

ADOPTED by the City Council this 6th day of March, 2025.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

///

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council this 4th day of March, 2025, by the following vote, to wit:

Ayes: Falcone, Robillard, Conder, Mill, Perry and Hemenway

Noes:

Absent: Cervantes

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 6th day of March, 2025.

DONESIA GAUSE
City Clerk of the City of Riverside

\\Rc-citylaw\cycom\WPDOCS\D022\P046\00909314.DOC
25-0034 SBM 1/22/25

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

APPENDIX B

Assessment Diagrams

The revised assessor's maps showing the new or revised assessment parcel numbers will be filed with the City Clerk along with the Engineer's Report.

APPENDIX C

Assessment Roll

The actual assessment and the amount of the assessment for the Fiscal Year 2025-26 apportioned to each parcel as shown on the latest equalized roll at the Riverside County Assessor's office are listed under separate cover.

3788 McCray St.
Riverside, CA 92506
951.200.8600
www.webbmfinance.com