

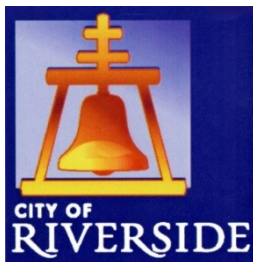


Annual Engineer's Report

Fiscal Year 2022-23

Street Lighting Assessment District No. 1

Prepared For



June 2022



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	9
Section 12.	Assessments	10
Section 13.	Cost Estimate & Projected Assessment	11

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	9
Table 12-1.	Parcels, Lots, and Units of Benefit	10
Table 13-1.	Cost Estimate & Projected Assessment	11

Appendices

Appendix A.	Resolution No. 23826	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. 23826, 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 their 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 2022-23 Fiscal Year.

There are a wide variety of streetlight luminaries in the City of Riverside. They range 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).

The wattage for the luminaries varies depending upon the land use and classification of roadway. In residential areas, the lights are primarily 175-watt mercury vapor, 70 or 100-watt high-pressure sodium vapor, or LED. These lights are the 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 with the second most common being a black lantern type of either a 175-watt mercury vapor or 100-watt high-pressure sodium vapor.

City of Riverside's commercial areas are primarily along the major streets such as Iowa, University, Magnolia, and Arlington Avenues and the "Presidential" streets. These streets have primarily 200-watt high-pressure sodium vapor luminaries with some 100-watt high-pressure sodium vapor luminaries. In some instances, such as on Magnolia Avenue, there are double mast arm standards with two 200-watt lights.

An inventory of existing lights was prepared prior to forming the District. This inventory is typically updated annually by a summary of changes by the City Public Utilities Department Staff for use in determining the current year's assessments. The Annual Engineer's Assessment Report for Street Lighting District No. 1 uses a summary of installed and removed streetlights to assess the costs of the lights for the benefiting properties. To improve efficiencies and reduce costs, the streetlights in the City are currently being retrofitted, changing from high-pressure sodium vapor (HPS) to light-emitting diodes (LED). As a result of this project, lighting counts are being reassessed, and the counts from the prior year's engineer's report have been used to estimate costs in this report. This project is expected to be completed in the Fall of 2022, and it is projected that cost savings will be realized immediately.

Section 5. - Luminary Operation Costs

The City of Riverside 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 Table 5-1.

Table 5-1
Luminary Operation Costs

Type	Average Annual Cost ⁽¹⁾
Major Streets	
Single Mast Arm - 400-watt HPS	\$262.08
Single Mast Arm - 200-watt HPS	\$189.00
Single Mast Arm - 100-watt HPS	\$142.20
Special Major Streets	
Double Mast Arm - 200-watt HPS	\$378.00
Residential	
Single Mast Arm - 175-watt MV and 70 and 100-watt HPS	\$140.48
Traffic Signal Safety Lighting	
200-watt HPS	\$189.00
250-watt HPS	\$208.68
400-watt HPS	\$262.08
Special Lighting	
Black Metal Lantern - 175-watt MV and 100-watt HPS	\$147.66
Flat Dome Light - 175-watt MV	\$153.12
Round Globe Light - 100-watt Inc.	\$81.84
Raincross - 1 Light - 175-watt MV	\$153.12
Raincross - 2 Lights - 295-watt Inc.	\$322.56
Tiered Globe Light - 200-watt Inc.	\$121.44
Alley Mast Arm Light - 100-watt HPS	\$142.20
LED Lighting	
14 watt - LED	\$124.56
14.5 watt - LED	\$189.00
23 watt - LED	\$141.96
34 watt - LED	\$141.96
41 watt - LED	\$141.96
50 watt - LED	\$141.96
52 watt - LED	\$141.96
53 watt - LED	\$141.96
55 watt - LED	\$141.96
65 watt - LED	\$141.96
66 watt - LED	\$141.96
70 watt - LED	\$124.56
90 watt - LED	\$141.96
95 watt - LED	\$141.96
101 watt - LED	\$189.00
102 watt - LED	\$189.00
104 watt - LED	\$189.00
108 watt - LED	\$189.00
115 watt - LED	\$189.00
121 watt - LED	\$189.00
130 watt - LED	\$189.00
139 watt - LED	\$189.00
157 watt - LED	\$189.00
168 watt - LED	\$189.00
175 watt - LED	\$189.00

⁽¹⁾ Average annual cost as provided by the City of Riverside Finance and Public Utilities Departments

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 2021-22 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 2022-23, 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 XIID 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. XIID, §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 2022-23 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 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. 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 2022-23 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⁾

Residential (Urban Area)

HPSV/MV/Inc

Mast Arm	15,101	lights at	\$140.48	=	\$2,121,388.48
Alleys	194	lights at	142.20	=	27,586.80
Black Lanterns	4,113	lights at	147.66	=	607,325.58
Double Mast Arm	92	lights at	378.00	=	34,776.00
Major Street	1,435	lights at	189.00	=	271,215.00
Major Street	327	lights at	142.20	=	46,499.40
Major Street	5	lights at	322.56	=	1,612.80
Major Street	87	lights at	147.66	=	12,846.42
Major Street	104	lights at	378.00	=	39,312.00
Major Street	14	lights at	121.44	=	1,700.16
Presidential Streets	751	lights at	189.00	=	141,939.00
Presidential Streets	16	lights at	142.20	=	2,275.20
Raincross – 1 Light	29	lights at	153.12	=	4,440.48
Flat Dome Light	52	lights at	153.12	=	7,962.24
Tiered Globe	55	lights at	121.44	=	6,679.20

LED

Mast Arm	868	lights, size range: 14w to 157w			\$123,587.88
Major Street	33	lights, size range: 41w to 175w			5,061.00

Residential Total = \$3,456,207.64

Residential Rural (Urban Area)

HPSV/MV/Inc

Mast Arm	523	lights at	\$140.48	=	\$73,471.04
Black Lanterns	8	lights at	147.66	=	1,181.28
Major Streets	5	lights at	189.00	=	945.00
Presidential Streets	19	lights at	189.00	=	3,591.00

Residential Rural Total = \$79,188.32

Non-Residential (Urban Area)

HPSV/MV/Inc

Mast Arm	2,713	lights at	\$140.48	=	\$381,122.24
Alleys	14	lights at	142.20	=	1,990.80
Black Lanterns	139	lights at	147.66	=	20,524.74
Double Mast Arm	194	lights at	378.00	=	73,332.00
Major Streets	88	lights at	378.00	=	33,264.00
Major Streets	122	lights at	262.08	=	31,973.76
Major Streets	860	lights at	189.00	=	162,540.00
Presidential Streets	112	lights at	189.00	=	21,168.00
Presidential Streets	29	lights at	378.00	=	10,962.00
Raincross – 2 Light	13	lights at	322.56	=	4,193.28
Raincross – 1 Light	12	lights at	153.12	=	1,837.44
Tiered Globe	83	lights at	121.44	=	10,079.52

LED

Mast Arm	198	lights, size range: 14w to 157w		=	\$28,766.64
Major Streets	464	lights, size range: 41w to 175w		=	87,319.68

Non-Residential Total = \$869,074.10

Rural

HPSV/MV/Inc

Mast Arm	6	lights at	\$140.48	=	\$842.88
----------	---	-----------	----------	---	----------

Non-Residential Rural Total = \$842.88

⁽²⁾ Inventory as provided by the 1997-98 Engineer's Report prepared by Noel Christensen, P.E., last updated with information as of March 1, 2021, as provided by the City of Riverside Public Utilities Street Light Department.

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

Category	Lighting Cost
Safety Lighting (HPSV)	\$121,175.92
Safety Lighting (LED)	\$35,075.04
Total	\$156,250.96

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 additions of streetlights during the fiscal year.

The cost of professional services, which includes the costs associated with the preparation of the Annual 2022-23 Engineer's Report, is \$22,180.

The City of Riverside also had street lighting expenses in the amount of \$5,520 for State Energy Tax, and \$38,073 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 \$129,600 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-Subsidized Total ⁽³⁾
R Zone 1: Residential (Urban Area)	60,097	61,352	0	61,352	\$31.44	\$0.00
X Zone 2: Residential-Rural (Urban Area)	1,095	1,798	568	2,366	\$23.76	\$13,495.68
L Zone 3: Condominium (Urban Area)	7,348	7,489	0	7,489	\$27.60	\$0.00
A Zone 4: Apartment and Mobile Home Park (Urban Area)	1,295	29,118	0	29,118	\$27.60	\$0.00
M Zone 5: Non-Residential (Urban Area)	3,721	8,500	0	8,500	\$67.04	\$0.00
C Zone 6: Rural Area	213	334	141	475	\$2.44	\$344.04
Total	73,769	108,591	709	109,300		\$13,839.72

⁽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 2022-23 Cost Estimate and Projected Assessment

This table uses the Fiscal Year 2021 lighting inventory and the Fiscal Year 2021-22 Unit of Benefit count 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⁾			
1,3,4	Residential (Urban Area)	R, L, A	\$3,456,207.64
2	Residential Rural (Urban Area)	X	\$79,188.32
5	Non-Residential (Urban Area)	M	\$869,074.10
6	Rural	C	\$842.88
Total Lighting Costs			\$4,405,312.94

Incidental Expenses		
Intersection Safety Lighting		\$156,251.00
Professional Services		\$22,180.00
State Energy Tax		\$5,520.00
Public Benefits Charge		\$129,600.00
Southern California Edison		\$38,073.00
Total Incidental Expenses		\$351,624.00
Total Costs		\$4,756,936.94

Assessment by Zone	Levied UOBs	Charge per UOB	Assessment
1 Residential within Urban Area (R)	61,352	\$31.44	\$1,928,906.88
2 Residential-Rural within Urban Area (X)	1,798	\$23.76	\$42,720.48
3 Condominium within Urban Area (L)	7,489	\$27.60	\$206,696.40
4 Apartment and Mobile Home Park within Urban Area (A)	29,118	\$27.60	\$803,656.80
5 Non-Residential within Urban Area (M)	8,500	\$67.04	\$569,840.00
6 Rural Area (C)	334	\$2.44	\$814.96
Proposed Assessment			\$3,552,635.52

City Contribution		
Under Recovery/General Fund Subsidy		\$1,204,301.42
City Rural Subsidy		\$13,839.72
Total City Contribution		\$1,218,141.14

⁽⁴⁾ Lighting Costs as of March 1, 2022, as provided by the City of Riverside Public Utilities Street Light Department.

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 XIII C and XIII D to the California Constitution, and in accordance with Resolution No. 23826 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 11th day of May 2022.



Prepared By:

A handwritten signature in blue ink, appearing to read "Matthew E. Webb", written over a horizontal line.

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

APPENDIX A

Resolution No. 23826

RESOLUTION NO. 23826

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2022-2023 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 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 assessments which are proposed to be levied on assessable lots and parcels of land in Street

1 Lighting District No. 1 for the 2022-2023 fiscal year.

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

4 Section 1: Improvements. The existing improvements authorized in Resolution No.
5 16873 for Street Lighting District No. 1 are:

6 (a) the installation or construction of public lighting facilities;


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

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


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

14 Section 2: Report. Webb Municipal Finance, LLC, is hereby appointed as the engineer
15 of record (the "Engineer") and is ordered to prepare and file with the City Clerk an engineer's
16 report (the "Report") which meets the requirements of Sections 22565 through 22574 of the Act
17 with regard to the assessments proposed to be levied within the District for the 2022-2023 fiscal
18 year.

19 ADOPTED by the City Council this 15th day of February, 2022.

20
21 
22 PATRICIA LOCK DAWSON
Mayor of the City of Riverside

23 Attest:

24 
25 _____
26 DONESIA GAUSE
City Clerk of the City of Riverside

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council this 15th
3 day of February, 2022, by the following vote, to wit:

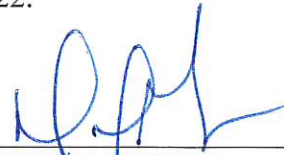
4
5 Ayes: Councilmembers Cervantes, Fierro, Conder, Perry, and Hemenway and
6 Councilwoman Plascencia

7 Noes: None

8 Absent: Edwards

9 Disqualified: None

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of
11 the City of Riverside, California, this 17th day of February, 2022.
12

13
14 

15 DONESIA GAUSE
16 City Clerk of the City of Riverside
17
18
19
20
21
22
23
24
25
26
27
28

22-0046 RBK 1/11/22

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.

The actual assessment and the amount of the assessment for the Fiscal Year 2022-23 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