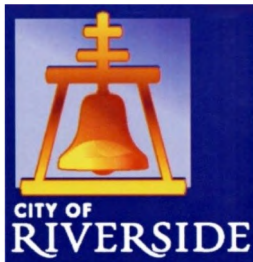




Preliminary Engineer's Report Fiscal Year 2020-21

Street Lighting District No. 1

Prepared For



June 2020



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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. 23546, 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 heretofore 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 said department. 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 to the same extent as if they were attached hereto.

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 2020-2021 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 updated annually by a summary of changes by the City Public Utilities Department Staff for use in determining the current year's assessments.

It is important for the City of Riverside Public Utility Street Light Department to continue to maintain and provide an annual summary of the inventory changes of the street lighting system. 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.

Section 5. - Luminary Operation Costs

The maintenance of existing street lighting facilities is performed by either the State of California Department of Transportation, in the case of certain lights at freeway ramp intersections, or by the City of Riverside. The cost of maintenance and operation of the street lighting system owned and operated by the City Public Utilities Department Electrical Division is billed to and paid from the City General Fund on the basis of an average annual rate per streetlight. These average annual costs vary depending upon the type and wattage of luminaries and are as follows:

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 ⁽²⁾
Traffic Signal Safety Lighting	
200, 250 and 400-watt HPS	\$219.92 ⁽²⁾
Special Lighting	
Black Metal Lantern – 175-watt MV and 100-watt HPS	\$147.66 ⁽²⁾
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	
LED Lighting - All wattages	\$151.84 ^{(2), (3)}

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

⁽²⁾ Estimated average rates based on information received from the City of Riverside Public Utilities Department.

⁽³⁾ LED Lighting ranges from 14-watts to 175-watts.

Streetlights at intersections having traffic signals are referred to in this report as "safety lighting". The operation and maintenance cost for City owned safety lighting at signalized intersections is included herein as a direct cost to Street Lighting District No. 1. The cost of operation and maintenance of the traffic signals is not included, however, as this is 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 herein 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 rather than attempting to determine the billing rates established by the State. The use of the average annual rates per luminary will not significantly affect the assessments.

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.

Revisions have been made to the assessor's maps since the 2019-2020 Engineer's Report. 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, by reference, is hereby made a part of this report, in Appendix B, to the same extent as if it were attached hereto.

Section 7. - Assessment Roll

Following the City Council's approval of the levy of assessments for Fiscal Year 2020-2021, a final Assessment Roll will be prepared. A copy of the Assessment Roll is included in this report in Appendix C, and the final Assessment Roll is hereby made a part of this report by reference and will be on file with the office of the City Clerk and the Riverside County Auditor/Tax Collector. The Assessment Rolls will include the Riverside County Parcel Identification Number; the 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 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act," which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

1. Any assessments imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

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.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." California Constitution, Article 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. Special assessments are levied according to statutory authority granted by the legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments, and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements 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 portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of “special benefit”:

“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 has heretofore determined that it is 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 will be a direct benefit to all lots within the City, which have the capability of being developed, whether or not they currently have improvements upon 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.

With the exception of the condominium, apartment, and mobile home park properties, the benefit properties receive will be assessed as increments of units of benefit (UOB). A single unit of benefit will be considered to be the street frontage associated with one developable lot having lot frontage not exceeding 199 feet. If the lot frontage exceeds 199 feet, one additional unit of benefit will be assessed for each additional 100 feet of lot frontage or fraction thereof.

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 indicated that two main areas of lighting existed, which will be referred to as “urban” and “rural”. 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 paid by the City’s General Fund. The same basis will be used for the Fiscal Year 2020-2021 report.

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 level of 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 included into the urban assessment area.

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 9. - Special Election

The Riverside City Council adopted a resolution that called for a special election held on June 17, 1997. The purpose of that election was to determine whether the electorate wished to continue the City's already existing Streetlight Assessment District No. 1 by enacting an Ordinance Number 6360. The ballot measure is identified as Measure EE.

This special election was prompted by the passage on November 5, 1996, of Proposition 218, the Right to Vote on Taxes Act. The Riverside City Attorney has 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.

The Riverside City Council has determined that there will not be any increase in the Street Lighting Assessment charge for Fiscal Year 2020-2021 and, therefore, will not conduct any ballot proceedings for this fiscal year's lighting assessment.

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. The following streetlight summary includes the most recent information received from the City's Public Utilities Department.

Table 10-1
Streetlight Summary (1)

Residential (Urban Area)

HPSV/MV/INC

Mast Arm	15,141	lights at	\$140.48	=	\$2,127,007.68
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	805	lights at	151.84	=	122,231.20
Major Street	33	lights at	151.84	=	5,010.72

Residential Total = \$3,460,419.88

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	197	lights at	151.84	=	29,912.48
Major Streets	457	lights at	151.84	=	69,390.88

Non-Residential Total = \$852,291.14

Rural

HPSV/MV/INC

Mast Arm	6	lights at	\$140.48	=	\$842.88
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Non-Residential Rural Total = \$842.88

⁽¹⁾ Inventory as provided by the 1997-1998 Engineer's Report prepared by Noel Christensen, P.E. and updated each year since with information provided by the City of Riverside Public Utilities Street Light Department.

Lighting Cost Summary

Following is a summary of the total lighting cost in four of the assessment zones. The condominium zone, the apartment zone and the mobile home park zone are included in the Residential (Urban Area) and will be segregated later in the assessment calculations.

Table 10-2
Lighting Cost Summary

Zone / Category			Lighting Cost
1, 2, 3	Residential (Urban Area)	R, L, A	\$3,460,419.88
4	Residential Rural (Urban Area)	X	\$79,188.32
5	Non-Residential (Urban Area)	M	\$852,291.14
6	Rural	C	\$842.88
Total			\$4,392,742.22

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 four assessment zones. The method of assessing the intersection safety lighting cost will be addressed later in this report.

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, potential rate increases, and the additions of streetlights during the fiscal year. No cost adjustments will be made for the current fiscal year.

The cost of professional services for the preparation of the Annual 2020-21 Engineer's Report is \$21,318.

The City of Riverside also had street lighting expenses in the amount of \$5,300 for State Energy Tax and \$26,000 for Southern California Edison fees and expenses.

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 are as follows:

Table 12-1

Lot and Unit of Benefit

Zone		Lots	UOBs
1	Residential within Urban Area (R)	59,989	61,248
2	Residential-Rural within Urban Area (X)	1,098	2,365
3	Condominium within Urban Area (L)	7,334	7,475
4	Apartment and Mobile Home Park within Urban Area (A)	1,271	28,082
5	Non-Residential within Urban Area (M)	3,691	8,469
6	Rural Area (C)	215	511
Total		73,598	108,150

Cost Adjustments, Intersection Safety Lighting, Assessment Engineering, City Administration, and Other Expenses

The cost adjustments, intersection safety lighting, assessment engineering, and other expenses are computed and assessed as follows:

Cost Adjustments	\$0
Intersection Safety Lighting	\$156,251
Professional Services	\$21,318
City Administration and Sundry Services	\$0
State Energy Tax	\$5,300
Southern California Edison	\$26,000
TOTAL	<u>\$208,869</u>

Assessment Per Unit of Benefit

$$\frac{\$208,869}{108,150 \text{ UOB}} = \$1.93 \text{ per UOB}$$

Total Lighting and Incidental Costs to be Assessed

Lighting Cost	\$4,392,742
Incidental Expenses	\$208,869
TOTAL	<u>\$4,601,611</u>

Calculated Assessments

The calculated assessments per unit of benefit for each of the assessment zones are as follows:

Zone 6 - Rural Area (C)

$$\text{Lighting} \quad \frac{\$843}{511 \text{ UOB}} = \$1.65 \text{ per UOB}$$

$$\text{Cost Adjustments, Intersection Safety Lighting, Professional Services, City Administration, and Other Expenses} = \underline{\$1.93}$$

$$\text{Annual Assessment per UOB} = \$3.58$$

Zone 5 - Non-Residential Within Urban Area (M)

$$\text{Lighting} \quad \frac{\$852,291}{8,439 \text{ UOB}} = \$100.99 \text{ per UOB}$$

$$\text{Cost Adjustments, Intersection Safety Lighting, Professional Services, City Administration, and Other Expenses} = \underline{\$1.93}$$

$$\text{Annual Assessment per UOB} = \$102.92$$

Zone 2 - Residential – Rural Within Urban Area (X)

Lighting	$\frac{\$79,188}{3,433 \text{ UOB}}$	=	\$23.07 per UOB
Cost Adjustments, Intersection Safety Lighting, Professional Services, City Administration, and Other Expenses		=	$\frac{\$1.93}{\$25.00}$
Annual Assessment per UOB		=	

Zone 1 - Residential Within Urban Area (R, L, A)

Lighting	$\frac{\$3,460,420}{86,662 \text{ UOB}}$	=	\$39.93 per UOB
Cost Adjustments, Intersection Safety Lighting, Professional Services, City Administration, and Other Expenses		=	$\frac{\$1.93}{\$41.86}$
Annual Assessment per UOB		=	

Zone 3 - Condominium Within Urban Area (L)

Determined to be the average of the Residential, Urban and Residential-Rural assessments	Annual Assessment per UOB	=	\$33.43
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Zone 4 - Apartment and Mobile Home Park Within Urban Area (A)

Determined to be the average of the Residential, Urban and Residential-Rural assessments	Annual Assessment per UOB	=	\$33.43
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It must be noted that the unit of benefit basis for the residential assessment zone was adjusted to account for the condominium, apartment and mobile home park units of benefit formerly included in the residential zone. A further adjustment was made to the unit of benefit to allow for the final amount to be assessed to the residential and non-residential assessment zone.

Total Calculated Assessments to be Collected by Assessment Zone

Zone 6 - Rural Area (C)

$$\frac{\$3.58}{\text{UOB}} \times 511 \text{ UOB} = \$1,829$$

Zone 5 - Non-Residential Within Urban Area (M)

$$\frac{\$102.92}{\text{UOB}} \times 8,469 \text{ UOB} = \$871,629$$

Zone 2 - Residential – Rural Within Urban Area (X)

$$\frac{\$25.00}{\text{UOB}} \times 2,365 \text{ UOB} = \$59,125$$

Zone 1 - Residential Within Urban Area (R)

$$\frac{\$41.86}{\text{UOB}} \times 61,248 \text{ UOB} = \$2,563,841$$

Zone 3 - Condominium Within Urban Area (L)

$$\frac{\$33.43}{\text{UOB}} \times 7,475 \text{ UOB} = \$249,889$$

Zone 4 - Apartment and Mobile Home Park Within Urban Area (A)

$$\frac{\$33.43}{\text{UOB}} \times 28,082 \text{ UOB} = \$938,781$$

City General Fund (Payment of assessment for parcels exceeding three units of benefit)

Zone 6 - Rural Area (C)

$$\frac{\$3.58}{\text{UOB}} \times 173 \text{ UOB} = \$619$$

Zone 2 - Residential – Rural Within Urban Area (X)

$$\frac{\$25.00}{\text{UOB}} \times 563 \text{ UOB} = \$14,075$$

Fiscal Year 2020-21 Assessment

The projected costs of the District for the current fiscal year are \$4,699,798.00. Since only the Maximum Allowable Tax can be levied for all Assessment Zones, the assessment for Fiscal Year 2020-21 is expected to be \$3,517,517.32, with the City's General Fund making up the difference of \$1,182,280.68.

This table uses the Fiscal Year 2019-20 Unit of Benefit count to project the expected revenue by Assessment Zone to be generated for the Lighting District per the assessments authorized by the approved ordinance.

Assessment Zone	Assessment Per Unit of Benefit	Number of Benefit Units	Expected Revenue Generated
Zone 1 – Residential (Urban Area) (R)	\$31.44	61,248	\$1,925,637.12
Zone 2 – Residential-Rural (Urban Area) (X)	\$23.76	2,365	\$56,192.40
Zones 3, 4 – Condominium, Mobile Home and Apartments (Urban Area) (A, L)	\$27.60	35,557	\$981,373.20
Zone 5 – Non-Residential (Urban Area) (M)	\$67.04	8,469	\$567,761.76
Zone 6 – Rural (C)	\$2.44	511	\$1,246.84
	SUBTOTAL		\$3,532,211.32
Less City General Fund Payments for Rural and Residential Rural			\$14,694.00
TOTAL			\$3,517,517.32

Please note that I, Matthew E. Webb, am a Professional Civil Engineer employed by Albert A. Webb Associates and retained through an agreement between my employer and Webb Municipal Finance, LLC. 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 the Engineer's Report for this District is, or should be interpreted to be, municipal advisory services or advice.



Prepared By:

Matthew E. Webb

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

APPENDIX A

Resolution No. 23546

RESOLUTION NO. 23546

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2020-2021 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 2020-2021 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 2020-2021 fiscal
18 year.

19 ADOPTED by the City Council this 4th day of February, 2020.

20
21 
22 WILLIAM R. BAILEY, III
Mayor of the City of Riverside

23 Attest:

24 
25 COLLEEN J. NICOL
City Clerk of the City of Riverside
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28

1 I, Colleen J. Nicol, 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 of said City
3 at its meeting held on the 4th day of February, 2020, by the following vote, to wit:

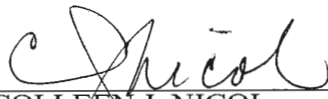
4 Ayes: Councilmembers Edwards, Melendrez, Fierro, Conder, Perry, and
5 Hemenway and Councilwoman Plascencia

6 Noes: None

7 Absent: None

8 Disqualified: None

9
10
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of
12 the City of Riverside, California, this 5th day of February, 2020.

13
14 
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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19-1572 RBK 12/27/19

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 2020-21 apportioned to each parcel as shown on the latest equalized roll of the Riverside County Assessor's office are listed under separate cover.



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Riverside, CA 92506
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