



Agenda Report

File #: 19-0562

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 6/19/2019

TO: Honorable Mayor and City Council Members

FROM: Administrative Services Department

SUBJECT:

Public Hearing for City Council consideration of Resolution No. 2019-035, confirming the diagram and assessment for Lighting Maintenance District No. 2003-1 for Fiscal Year 2019-20.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2019-035, confirming the diagram and assessment for Lighting Maintenance District No. 2003-1 for Fiscal Year 2019-20.

ANALYSIS:

Lighting Maintenance District No. 2003-1 (the "District") was established in accordance with the provisions of the Landscaping and Lighting Act of 1972 (the "1972 Act") in 2003. The purpose of the District is to provide lighting maintenance and operating services for the streetlights, traffic signals, and related appurtenances within the District's boundaries.

The District encompasses 3 benefit zones covering 125 streetlights, 59 safety lights, and 13 traffic signals. Among the 13 traffic signals, 3 are shared with CalTrans, and 2 are shared with Riverside County. The annual assessments proposed to be levied within the District will pay for the energy and maintenance costs of the above signals and devices during Fiscal Year 2019-20.

The State of California Street and Highways Code Section 22500 requires an annual review of the assessments levied by the assessment districts formed under the 1972 Act. In order to levy and collect special assessments within the districts, Engineer's Reports must be prepared, which provide details on the improvements that are maintained and the estimated budgets for the District.

On May 1, 2019, the City Council adopted Resolution No. 2019-016, to initiate the proceedings to levy and collect assessments for the District for Fiscal Year 2019-20, appointed Spicer Consulting Group, LLC as the engineer of record, and ordered the preparation of an Engineer's Report for the District.

On May 15, 2019, the City Council adopted Resolution No. 2019-027, to declare the City's intention to levy and collect assessments within the District, approve the preliminary Engineer's Report (the "Preliminary Report"), and provide notice of public hearing on the proposed assessments. Notice of public hearing was published in the local newspaper on June 7, 2019.

Attached is the final Engineer's (the "Report") for the District, which is consistent with the Preliminary Report. The Report includes a detailed description of the existing improvements within the District, the estimated maintenance costs, the method of assessment apportionment for each lot or parcel within the District boundaries, and a diagram showing the boundaries of the District. The Report also provides an analysis of the District's financial status.

Adoption of the recommended resolution is the last step of the annual proceedings for the levy and collection of special assessment within the District. The City Council will conduct a public hearing to afford all interested parties an opportunity to make verbal or written comments on the proposed annual assessment. At the conclusion of the hearing, it is recommended that the City Council adopt the said resolution confirming the diagram and assessment for the District for Fiscal Year 2019-20, which will constitute the levy of the assessment for the maintenance and servicing of public lighting facilities within the District, in accordance with the Streets and Highways Code.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

This item supports the City's Strategic Plan Goal 6: Improve Communications with Our Community; Objective a: Commit to transparency in all City actions. The recommended action will help achieve these goals by providing concise, forthright information regarding the annual levy proceedings for the District.

FISCAL IMPACT:

The cost of construction, installation, operation, servicing and maintenance of the District will be funded by the assessments levied and collected within the District. For Fiscal Year 2019-20, it is projected that the current year assessment revenue will be sufficient to cover the operating costs during the same fiscal period. An overview of the District's estimated assessment revenues and proposed expenditures for Fiscal Year 2019-20 is presented below. Detailed information per zone can be found in the attached Report.

District	Estimated Costs	Estimated Assessment Revenue	General Benefit Contribution ⁽¹⁾	Estimated Excess/(Deficit)	Contribution (To)/From Operating Reserve	Contribution (To)/From Capital Reserve	Operating Reserve ⁽²⁾	Capital Reserve ⁽³⁾
LMD 2003-1	\$ 122,188	\$ 133,407	\$ 10,601	\$ 21,820	\$ -	\$ (21,820)	\$ 61,095	\$ 368,434

(1) Benefit received by non-residents of the District for the major/arterial streetlights, traffic signals, traffic control devices and landscape improvements. This amount is contributed by the City's General Fund.

(2) The Operating Reserve fund may equal up to 50% of the estimated annual cost of providing services.

(3) The Capital Replacement Reserve fund will be used for capital improvement projects. All existing improvement in the District have finite life expectancies and will require replacement at some point in the future. On an annual basis, any non-expended assessment monies, in excess of Operating Reserve contribution, will be transferred to the Capital Replacement Reserve fund until such time as there are sufficient funds to pay for the needed replacement, or respond to unforeseen capital improvement needs.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the action is not subject to CEQA. This action merely declares the City's intent to levy and collect assessments within the District for Fiscal Year 2019-20, and there is no possibility that adopting the resolution will have a significant effect on the environment.

PREPARED BY: LIEN-CHI CANTUBA, FINANCIAL ANALYST III

REVIEWED BY: JENNIFER SCHAEFER, FINANCE MANAGER III

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Fiscal Year 2019-20 Lighting Maintenance District No. 2003-1 Final Engineer's Report.
2. Resolution No. 2019-035

CITY OF CORONA

Lighting Maintenance District No. 2003-1



FISCAL YEAR 2019-20

FINAL ENGINEERS REPORT



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Table of Contents

Sections

i. Introduction	i
1. Plans and Specifications	1
2. Cost Estimate	2
3. Method of Apportionment of Assessment	3
4. Assessment Roll	9
5. Assessment Diagram	10

Tables

Table 2-1 Fiscal Year 2019-20 Cost Estimate	2
Table 3-1 Assessments by Zone	7

Appendices

Appendix A – Assessment Roll	
Appendix B – Assessment Diagram	
Appendix C – Capital Improvement Projects	

AGENCY: CITY OF CORONA
PROJECT: LIGHTING MAINTENANCE DISTRICT NO. 2003-1
TO: CITY COUNCIL
CITY OF CORONA
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Corona (the "City"), State of California, submitted herewith is the Engineer's Report for Lighting Maintenance District No. 2003-1 (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" (the "Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. 2019-016 adopted by the City of Corona City Council, Riverside County, California ordering preparation of the Report for Lighting Maintenance District No. 2003-1 ("LMD No. 2003-1" or the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2019 to June 30, 2020.

- Section 1** PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- Section 2** A COST ESTIMATE of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- Section 3** A METHOD OF APPORTIONMENT OF ASSESSMENT calculates the receipt of special benefit and the general benefit derived from the installation and maintenance and servicing of the respective improvements located throughout the District, and the methodology used to apportion the total assessment to the properties within the District.
- Section 4** An ASSESSMENT ROLL showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries as shown on the below-referenced Diagram.
- Section 5** The ASSESSMENT DIAGRAM of the District. Said Diagram shall show the exterior boundaries of the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies.

Description of Improvements and Services

Generally, the work to be performed consists of the energy and maintenance costs of the 125 streetlights, 59 safety lights, and 13 traffic signals. The City owns and maintains 8 traffic signals; three are California Department of Transportation (Caltrans) owned and jointly maintained and two are jointly owned with Riverside County, all within the City and within the boundaries of LMD No. 2003-1.

The existing and proposed streetlight improvements within the District as shown in the City's Streetlight Atlas are or will be owned by the City. The Streetlight Atlas is on file in the office of the City Engineer and is made part of this report to the same extent as if attached hereto.

The existing and proposed traffic signals within the District are or will be owned in the future by the City. The locations of the traffic signals are shown on the Atlas Map on file in the Traffic Division of the office of the City Engineer and are made a part of this report to the same extent as if attached hereto.

Annual costs this year provide for:

- ◆ Energy costs for street lighting and traffic signals;
- ◆ Maintenance costs for street lighting and traffic signals, including staff, inventory, maintenance, servicing and repair of all equipment, tools and vehicles, and personnel training;
- ◆ Equipment and trucks may also be required to maintain this District area. As the District grows, it will be necessary to increase manpower to provide adequate maintenance;
- ◆ Reconstruction and repair contracts, including defective service pedestals, vandalism, and circuitry repair;
- ◆ Engineering and administration (incidental costs), including engineering, noticing, legal expenses, finance department expenses for the processing of revenues and electrical billings, and expenses for the maintenance of atlas maps, monitoring of facilities, and the investigation and implementation of cost savings programs; and
- ◆ Future capital improvements. (Refer to CIP Program and Appendix C)

The class, type, and number of streetlights and traffic lights by Benefit Zone are as follows:

Benefit Zone 1	24	Local Lighting
Benefit Zone 2	101	Major or Arterial Streetlights
Benefit Zone 3	13	Traffic Signals and 59 Safety Lights

Table 2-1
Fiscal Year 2019-20 Cost Estimate

	Estimated through June 30			
	Zone 1 Local Lighting	Zone 2 Major Arterial Lighting	Zone 3 Traffic Lighting	Total
Direct Costs				
Streetlight and Energy Maintenance	\$2,639	\$15,228	\$0	\$17,867
Traffic Light and Energy Maintenance	\$0	\$0	\$86,885	\$86,885
Total Direct Costs	\$2,639	\$15,228	\$86,885	\$104,752
Indirect Costs				
City Personnel/Overhead	\$22	\$127	\$12,873	\$13,022
County of Riverside Administrative Fees	\$31	\$176	\$207	\$414
Engineering Costs	\$295	\$1,705	\$2,000	\$4,000
Total Indirect Costs	\$348	\$2,008	\$15,080	\$17,436
Total Costs	\$2,988	\$17,235	\$101,965	\$122,188
Collections / Contributions				
Operating Reserve	\$0	\$0	\$0	\$0
Capital Replacement	\$242	\$1,364	\$20,214	\$21,820
General Benefit	\$0	(\$404)	(\$10,197)	(\$10,601)
City Contribution	\$0	\$0	\$0	\$0
Rounding	\$0	\$0	\$0	\$0
Total Adjustments	\$242	\$959	\$10,018	\$11,219
Total Assessment	\$3,230	\$18,194	\$111,983	\$133,407
Reserve Fund Balance				
Beginning Operating Reserve	\$1,494	\$8,618	\$50,983	\$61,095
Reserve Collection	\$0	\$0	\$0	\$0
Reserve Contribution	\$0	\$0	\$0	\$0
Estimated Ending Operating Reserve	\$1,494	\$8,618	\$50,983	\$61,095
Beginning Capital Replacement Reserve	\$33,637	\$71,986	\$240,991	\$346,614
Reserve Collection	\$242	\$1,364	\$20,214	\$21,820
Reserve Contribution	\$0	\$0	\$0	\$0
Estimated Ending Capital Replacement Reserve	\$33,879	\$73,350	\$261,205	\$368,434

California law, including Article XIII D of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Omnibus Act"), provide that special assessments, as levied pursuant to the "Landscaping and Lighting Act of 1972," must be based solely on the special benefit properties receive from the work of improvement. The Act does not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings. The Corona City Council has retained the firm of Spicer Consulting Group for the purpose of assisting them in making an analysis of the facts in the District and recommending to the Corona City Council the correct apportionment of the assessment obligation.

In performing the analysis, it was necessary to identify the benefits that the improvements being financed by the District have or will render to the properties within the boundaries of the District and to determine the extent to which such properties receive a direct and special benefit as distinguished from benefits received by the general public.

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled the "Right to Vote on Taxes Act" which added Article XIII D 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. The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements provided by this District and for which properties are assessed are public street lighting improvements. These improvements generally were installed in connection with the development of the properties within the District and were required by the City as a condition of development.

Article XIII D Section 2(d) defines "District" as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service;"

Article XII I 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'."

Article XIII D Section 4(a) defines "proportional special benefit assessments" as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

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 every public improvement financed through an assessment district contains 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. Proposition 218 provides the previous definition of "special benefit".

General Benefit

The street lighting and traffic signal improvements within LMD No. 2003-1 have been or will be installed as conditions of approval for the proposed projects within the District. If these improvements were not installed, the subject projects would not be allowed to be developed.

Approximately 5% of the street lights funded by the District are located at the perimeter/entryway of the District. The street lights located at the perimeter/entryways, in contrast to the remainder of the lights funded by the District, arguably provide some illumination that extends beyond the boundaries of the District that enhances the safety of members of the public unassociated with the assessed parcels, that illuminates traffic or parking on major thoroughfares, or that otherwise provides services to the general public. Although, in general, these street lights exist solely because of the development of assessed parcels, and although the primary purpose of these lights is to provide illumination for assessed parcels, they may provide some level of general benefit in addition to the special benefits provided to the assessed parcels. We estimate that this general benefit constitutes not more than 25% of the total benefit from perimeter/entryway lights. As 25% of the benefit from 5% of the lights constitutes not more than 2% of the total benefit from all improvements operated and maintained by the District, we determine that the total general benefit from operation and maintenance activities will not exceed 2% of operations and maintenance costs.

The traffic signals located throughout the District provide for safety and increases efficiency for the circulation of traffic. The general benefit provided by these traffic signals is equal to the proportionate share of the total average daily trips that do not originate or depart from the areas within the District. Temescal Canyon Road is a major arterial roadway that runs in the north/south direction and is located on the southeast side of the City limits within LMD No. 2003-1. There were several types of reports that were analyzed along the specified roadway. Reports that included the Average Daily Traffic (ADT) as well as the turning movement counts were collected. It was determined from these reports that the ADT for Temescal Canyon Road is 14,632 vehicles per day.

The Crossings Shopping Center (located at Northwest corner of Cajalco Road and Temescal Canyon Road) generates a large amount of daily trips to its location. With movie theaters, shops, and dining, the Crossings Shopping Center is a destination for large quantities of vehicles. Reports including the ADT and turning movement counts were also reviewed at the intersection of Dos Lagos Road and Temescal Canyon Road. Dos Lagos Road is a minor arterial roadway. The number of vehicles detected in these reports that travel northbound were all assumed to travel to the Crossings Shopping Center located off of Cajalco Road, which is a major arterial roadway.

Based on the volume of vehicles entering the road on the south and then exiting on the north, along with all the turning movements within the community, it was determined that 1,465 vehicles travel on Temescal Canyon Road for "cut-through" purposes on a daily basis. This value was used to determine the percentage of vehicles that "cut-through" by dividing it into the total ADT. From this calculation, it was concluded that 90% of vehicles on Temescal Canyon Road travel to the Crossings Shopping Center. Therefore, only 10% of vehicles are utilizing Temescal Canyon Road as a "cut-through."

The "cut-through" traffic itself only occurs in the AM hours of the weekdays. During the PM hours as well as the weekends, no "cut-through" traffic occurs. The increase in volume of vehicles during these times is an increase in trips traveling to the Crossings Shopping Center. It is typical to have more vehicles travel to a shopping center during PM hours and on weekends because that is when most drivers are off of work and have more availability.

To conclude, multiple ADT and turning movement count reports were analyzed at different intersections located along Temescal Canyon Road. From these reports, raw data was collected and used for calculations. The calculations determined that 90% of vehicles traveling on Temescal Canyon Road are traveling to the Crossings Shopping Center and only 10% of the total Temescal Canyon Road traffic is for "cut-through" purposes. Therefore, we estimate that this general benefit constitutes not more than 10% of the total benefit from traffic signals. We determined that the total general benefit from operation and maintenance activities will not exceed 10% of operations and maintenance costs.

Direct and Special Benefits

Three benefit zones have been established for LMD No. 2003-1. The methods of apportionment, by benefit zone, are as follows:

Benefit Zone 1 consists of all parcels that have street lighting on the street fronting their lots or parcels. The streetlights include not only local streets but could also include collector and major arterials. The same streetlight can provide a dual benefit to the property owner by being both a collector and arterial streetlight. This local lighting is of a direct and special benefit to abutting parcels only as it provides increased property protection, personal safety, visibility, traffic safety, and enhances those areas fronting upon the illuminated street. City standards require street lights to be spaced at intervals based on lumen intensity so all properties receive equal coverage. This results in a special benefit received by each parcel in Benefit Zone 1.

Benefit units were assigned to parcels with local lighting upon property frontage along the illuminated streets as follows:

Parcel Frontage	Benefit Unit
0-75'	1
76-150'	2
151-225'	3
226-300'	4
Over 300'	1 per 75'

The dimension of 75 feet was selected as typical frontage for a normal residential lot, since a vast majority of the residential lots in the City have frontage of less than 75 feet. Larger parcels and lots were assigned additional benefit units in 75-foot increments.

For any future condominiums, apartments and mobile home lots within the District which will be individually owned, the local street frontage along the perimeter of these developments will be divided by the number of units or lots within the respective developments and proportionately assigned to each unit or lot.

Isolated parcels within Benefit Zone 1 which do not have streetlights upon their frontage were not assigned Benefit Zone 1 benefit units.

Benefit Zone 2 consists of all the parcels within LMD No. 2003-1, including the area encompassed by Benefit Zone 1. Improvements that benefit the District as a whole are the high intensity lighting of major streets. These lights are much brighter than the local streetlights described in Benefit Zone 1 and provide for both traffic and pedestrian safety on those major streets and intersections that carry traffic generated both within and outside the District engaged in commerce, shopping, and recreational trips. The direct and special benefit provided is an image of a progressive and well-lit District area to outsiders that directly enhances property values District-wide.

An equitable measure of benefit common to residential, commercial and industrial areas is parcel size. The relationship between residential parcels and acreage has been established at four residential lots to one acre based on the general density of the City as a whole.

Using this measure, a normal residential lot was assigned one (1) benefit unit with larger parcels being assigned four (4) benefit units per acre as follows:

Parcel Area	Benefit Unit
0-12,000 SF	1
12,001-24,000 SF	2
24,001-36,000 SF	3
36,001 SF – 1 Acre	4
Over 1 Acre	4 per acre

Benefit Zone 2 facilities include, but are not limited to, streetlights located on all or portions of Temescal Canyon Road, Cajalco Road, Weirick Road, and the eastside of Compton Avenue located within the District.

Benefit Zone 3 consists of all parcels in LMD No. 2003-1. Traffic signals benefit the entire District by allocating time among conflicting movement seeking use of the same physical space. These signals provide for both traffic and pedestrian safety on the major intersections that carry traffic, generated both within and outside the District. The direct and special benefit they provide is an orderly traffic flow that assures safety and movement throughout the District

Traffic generation values can be established based on a parcel's land use and area. Benefit Zone 3 benefit units are determined by multiplying a parcel's Benefit Zone 2 benefit units by a traffic generation factor for certain land use as follows, excepting any developed single-family residential parcel regardless of size which will be assessed a traffic generation factor of one.

Land Use	Traffic Factor
Developed Single-Family Residential Parcel	1
Developed Multi-Family Parcel	2
Developed Commercial/Industrial Parcel	3

Whereas, on May 1, 2019, the City Council under the Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for LMD No. 2003-1;

Whereas, the Resolution of Initiation directed Spicer Consulting Group, LLC to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD No. 2003-1 for the referenced Fiscal Year, a diagram for LMD No. 2003-1 showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing of the improvements, assessing the net amount upon all assessable lots and/or parcels within LMD No. 2003-1 in proportion to the special benefit received;

Now Therefore, the assessments are made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within LMD No. 2003-1 in proportion to the special benefit received.

Table 3-1
Assessments by Zone

The approximate dollar per benefit unit value, by zone, for Fiscal Year 2019-20, is as follows:

Benefit Zone	Actual Assessment ¹	Benefit Units	Per Benefit Unit (BU)		% of Max
			Max Assessment	Actual Assessment	
1	\$3,230	225.25	\$108.51	\$14.34	13%
2	\$18,194	1,931.44	\$29.03	\$9.42	32%
3	\$111,983	3,797.32	\$53.49	\$29.49	55%

For the specific assessment on each parcel, reference is made to the Assessment Roll beginning at the end of this Section.

To ensure that the District will be able to pay for the costs of the operation, maintenance, and servicing of the streetlights and traffic signals if an increase occurs, there is a maximum rate of assessment for each Benefit Zone which increase annually by the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2.00%), whichever is greater, on July 1, 2004 for Fiscal Year 2004-05 and on each subsequent July 1 for the Fiscal Year then commencing. The percentage increase in the Consumer Price Index is two and seventy hundredths percent (2.70%). Therefore, the maximum rates of assessment per Benefit Zone will increase by 2.70% for FY 2019-20.

Public Lands

Article XIII D mandates that "parcels within a district that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." LMD No. 2003-1 includes one public owned parcel, Assessor's Parcel Number 279-470-022-9, that is approximately 10.41 gross acres and is owned by the City of Corona. This parcel is to be used as a wastewater treatment plant. The function and use of this public property is not enhanced by the streetlights and traffic signals. Therefore, this parcel is deemed not to benefit, thus receiving a zero assessment.

Annexations

Since the District's formation in 2003, five developments have been annexed into LMD No. 2003-1.

¹ Actual levy may differ due to rounding.

Executed this 19th day of June 2019.



FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF CORONA
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2019, by adoption of Resolution No. _____ by City Council

CITY CLERK
CITY OF CORONA
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Reports, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Corona, California on the _____ day of _____, 2019.

CITY CLERK
CITY OF CORONA
STATE OF CALIFORNIA

The actual assessment and the amount of the assessment for the Fiscal Year 2019-20 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report. If any APN identified therein is submitted for collection and identified by the County Auditor/Controller of the County of Riverside to be an invalid parcel number for any fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment, as described in this Report and approved by the City Council.

The District boundary coincides with the boundary of the parcels included within the District as of the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

Reference is made to the County Assessor's Roll and Maps for a detailed description of the lines and dimensions of any lot or parcel. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies.

An Assessment Diagram is attached hereto in Appendix B, showing the boundaries of LMD No. 2003-1 as the same existed at the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

APPENDIX A

Assessment Roll



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Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2019-20



APN	Levy	APN	Levy	APN	Levy
277020020	\$783.12	278231048	\$101.46	279231030	\$756.92
277020019	\$97.88	278231008	\$101.46	279231031	\$587.34
277020023	\$644.70	278231012	\$101.46	279231032	\$391.56
277020025	\$336.68	278231015	\$101.46	279231033	\$489.44
277020026	\$293.66	278231037	\$101.46	279231036	\$685.22
277020024	\$322.34	278231042	\$101.46	279231037	\$840.48
277020021	\$97.88	278231043	\$101.46	279231038	\$4,689.36
277020022	\$644.70	278231044	\$101.46	279231039	\$978.90
278060035	\$1,177.16	278231047	\$101.46	279231025	\$5,248.02
278060033	\$434.58	278231051	\$101.46	279231041	\$489.44
278060034	\$224.46	278231039	\$101.46	279231042	\$685.22
278231002	\$101.46	278231041	\$101.46	279231043	\$685.22
278231001	\$101.46	278231046	\$101.46	279231044	\$1,069.50
278230071	\$1,162.82	278231049	\$101.46	279231045	\$2,029.50
278231006	\$101.46	278231050	\$101.46	279231023	\$3,063.26
278231007	\$101.46	278231054	\$101.46	279231029	\$995.72
278231010	\$101.46	278231018	\$101.46	279231034	\$489.44
278231013	\$101.46	278231033	\$101.46	279231035	\$489.44
278231011	\$101.46	279121006	\$9.42	279231040	\$489.44
278231014	\$101.46	279122003	\$217.50	279231046	\$2,394.86
278231016	\$101.46	279122001	\$56.52	279450031	\$391.56
278231009	\$101.46	279123001	\$37.68	279450032	\$783.12
278231017	\$101.46	279123002	\$37.68	279450033	\$1,566.24
278231019	\$101.46	279123003	\$37.68	279450034	\$5,090.28
278231022	\$101.46	279140007	\$510.78	279450029	\$97.88
278231021	\$101.46	279134002	\$9.42	279450035	\$195.78
278231020	\$101.46	279134004	\$18.84	279450025	\$978.90
278231023	\$101.46	279140013	\$426.42	279450028	\$10,278.44
278231026	\$101.46	279140011	\$2,843.78	279460026	\$195.78
278231025	\$101.46	279140001	\$1,581.84	279460031	\$195.78
278231024	\$101.46	279140012	\$391.56	279460024	\$195.78
278231028	\$101.46	279121004	\$142.14	279460047	\$293.66
278231029	\$101.46	279122002	\$56.52	279460048	\$587.34
278231027	\$101.46	279122004	\$56.52	279460025	\$1,174.68
278231030	\$101.46	279125004	\$9.42	279450012	\$1,076.78
278231032	\$101.46	279134001	\$9.42	279460033	\$1,174.68
278231031	\$101.46	279134003	\$9.42	279460027	\$195.78
278231036	\$101.46	279231020	\$434.58	279460058	\$6,950.18
278231034	\$101.46	279231022	\$2,573.82	279460063	\$978.90
278231035	\$101.46	279231027	\$2,982.20	279470009	\$1,468.34
278231040	\$101.46	279231024	\$4,128.20	279460041	\$195.78
278231038	\$101.46	279231028	\$587.34	279460051	\$1,174.68
278231045	\$101.46	279231026	\$4,410.02	279460054	\$391.56

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2019-20



APN	Levy	APN	Levy	APN	Levy
279470027	\$97.88	279481012	\$38.90	279482011	\$38.90
279460055	\$293.66	279481049	\$38.90	279482015	\$38.90
279470025	\$908.40	279481039	\$38.90	279482016	\$38.90
279460056	\$293.66	279481054	\$38.90	279482022	\$38.90
279460064	\$2,153.58	279481019	\$38.90	279481071	\$38.90
279460074	\$881.00	279481021	\$38.90	279481072	\$38.90
279460076	\$2,055.68	279481050	\$38.90	279482023	\$38.90
279470026	\$501.18	279481058	\$38.90	279482024	\$38.90
279481001	\$38.90	279481053	\$38.90	279482013	\$38.90
279470028	\$7,345.66	279481055	\$38.90	279482017	\$38.90
279481002	\$38.90	279481059	\$38.90	279482018	\$38.90
279481003	\$38.90	279481060	\$38.90	279482021	\$38.90
279481007	\$38.90	279481026	\$38.90	279481076	\$38.90
279481006	\$38.90	279481031	\$38.90	279482028	\$38.90
279481008	\$38.90	279481064	\$38.90	279482031	\$38.90
279481014	\$38.90	279481063	\$38.90	279482004	\$38.90
279481015	\$38.90	279481067	\$38.90	279482005	\$38.90
279481013	\$38.90	279481068	\$38.90	279482032	\$38.90
279481017	\$38.90	279481036	\$38.90	279482009	\$38.90
279481020	\$38.90	279481043	\$38.90	279482036	\$38.90
279481018	\$38.90	279481070	\$38.90	279482041	\$38.90
279481022	\$38.90	279481069	\$38.90	279482012	\$38.90
279481024	\$38.90	279481074	\$38.90	279482014	\$38.90
279481023	\$38.90	279481048	\$38.90	279482042	\$38.90
279481027	\$38.90	279481075	\$38.90	279482019	\$38.90
279481028	\$38.90	279481073	\$38.90	279482025	\$38.90
279481004	\$38.90	279481057	\$38.90	279482046	\$38.90
279481030	\$38.90	279481077	\$38.90	279482054	\$38.90
279481025	\$38.90	279481079	\$38.90	279482026	\$38.90
279481032	\$38.90	279481078	\$38.90	279482029	\$38.90
279481005	\$38.90	279482001	\$38.90	279482050	\$38.90
279481034	\$38.90	279482002	\$38.90	279482033	\$38.90
279481033	\$38.90	279481081	\$38.90	279482052	\$38.90
279481035	\$38.90	279481051	\$38.90	279482053	\$38.90
279481037	\$38.90	279481052	\$38.90	279482037	\$38.90
279481041	\$38.90	279482003	\$38.90	279482057	\$38.90
279481042	\$38.90	279481080	\$38.90	279482038	\$38.90
279481040	\$38.90	279482006	\$38.90	279482058	\$38.90
279481044	\$38.90	279481061	\$38.90	279482043	\$38.90
279481010	\$38.90	279482007	\$38.90	279482061	\$38.90
279481045	\$38.90	279481062	\$38.90	279482062	\$38.90
279481046	\$38.90	279481066	\$38.90	279482047	\$38.90
279481011	\$38.90	279482008	\$38.90	279482063	\$38.90

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2019-20



APN	Levy	APN	Levy	APN	Levy
279482048	\$38.90	279483034	\$38.90	279483075	\$38.90
279482066	\$38.90	279483003	\$38.90	279483057	\$38.90
279482055	\$38.90	279483007	\$38.90	279483076	\$38.90
279482067	\$38.90	279483028	\$38.90	279483077	\$38.90
279482065	\$38.90	279483030	\$38.90	279483078	\$38.90
279482030	\$38.90	279483032	\$38.90	279483063	\$38.90
279482034	\$38.90	279483033	\$38.90	279483067	\$38.90
279482069	\$38.90	279483037	\$38.90	279483081	\$38.90
279482059	\$38.90	279483038	\$38.90	279483083	\$38.90
279482074	\$38.90	279483040	\$38.90	279483087	\$38.90
279482039	\$38.90	279483039	\$38.90	279483085	\$38.90
279482040	\$38.90	279483041	\$38.90	279483068	\$38.90
279482073	\$38.90	279483042	\$38.90	279483070	\$38.90
279482075	\$38.90	279483043	\$38.90	279483086	\$38.90
279482044	\$38.90	279483011	\$38.90	279484004	\$38.90
279482079	\$38.90	279483016	\$38.90	279483072	\$38.90
279482077	\$38.90	279483047	\$38.90	279483088	\$38.90
279482078	\$38.90	279483035	\$38.90	279484003	\$38.90
279482045	\$38.90	279483044	\$38.90	279483066	\$38.90
279483002	\$38.90	279483048	\$38.90	279484005	\$38.90
279483001	\$38.90	279483051	\$38.90	279483074	\$38.90
279483005	\$38.90	279483050	\$38.90	279484009	\$38.90
279482049	\$38.90	279483052	\$38.90	279484007	\$38.90
279482056	\$38.90	279483008	\$38.90	279484011	\$38.90
279483006	\$38.90	279483015	\$38.90	279484014	\$38.90
279482081	\$38.90	279483054	\$38.90	279483079	\$38.90
279483004	\$38.90	279483055	\$38.90	279484012	\$38.90
279483010	\$38.90	279483056	\$38.90	279484016	\$38.90
279483012	\$38.90	279483059	\$29.48	279484015	\$38.90
279483013	\$38.90	279483060	\$38.90	279484010	\$38.90
279483014	\$38.90	279483021	\$38.90	279484019	\$38.90
279483017	\$38.90	279483061	\$38.90	279484020	\$38.90
279483019	\$38.90	279483065	\$38.90	279484024	\$38.90
279482070	\$38.90	279483022	\$38.90	279484022	\$38.90
279482071	\$38.90	279483026	\$38.90	279483082	\$38.90
279483020	\$38.90	279483062	\$38.90	279484025	\$38.90
279483024	\$38.90	279483064	\$38.90	279484029	\$38.90
279482076	\$38.90	279483031	\$38.90	279484030	\$38.90
279483023	\$38.90	279483049	\$38.90	279484031	\$38.90
279483025	\$38.90	279483046	\$38.90	279483084	\$38.90
279482080	\$38.90	279483069	\$38.90	279484026	\$38.90
279483029	\$38.90	279483073	\$38.90	279484034	\$38.90
279482082	\$38.90	279483053	\$38.90	279484035	\$38.90

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2019-20



APN	Levy	APN	Levy	APN	Levy
279484001	\$38.90	279484082	\$38.90	279485033	\$38.90
279484002	\$38.90	279484086	\$38.90	279485036	\$38.90
279484018	\$38.90	279484049	\$38.90	279485003	\$38.90
279484041	\$38.90	279484053	\$38.90	279485007	\$38.90
279484042	\$38.90	279484084	\$38.90	279485008	\$38.90
279484006	\$38.90	279484085	\$38.90	279485016	\$38.90
279484013	\$38.90	279484077	\$38.90	279485029	\$38.90
279484032	\$38.90	279484057	\$38.90	279485038	\$38.90
279484039	\$38.90	279484089	\$38.90	279485037	\$38.90
279484043	\$38.90	279484093	\$38.90	279485040	\$38.90
279484017	\$38.90	279484091	\$38.90	279485045	\$29.48
279484023	\$38.90	279484087	\$38.90	279485023	\$38.90
279484036	\$38.90	279484095	\$38.90	279485027	\$38.90
279484048	\$38.90	279484063	\$38.90	279485043	\$38.90
279484050	\$38.90	279484067	\$38.90	279485047	\$38.90
279484051	\$38.90	279485001	\$38.90	279485049	\$38.90
279484052	\$38.90	279485005	\$38.90	279485051	\$38.90
279484027	\$38.90	279484070	\$38.90	279485028	\$38.90
279484028	\$38.90	279484074	\$38.90	279485030	\$38.90
279484054	\$38.90	279485002	\$38.90	279485052	\$38.90
279484055	\$38.90	279485004	\$38.90	279485057	\$38.90
279484047	\$38.90	279485006	\$38.90	279485034	\$38.90
279484059	\$38.90	279485010	\$38.90	279485039	\$38.90
279484061	\$38.90	279485009	\$38.90	279485041	\$38.90
279484037	\$38.90	279485014	\$38.90	279485042	\$38.90
279484056	\$38.90	279485011	\$38.90	279485056	\$38.90
279484060	\$38.90	279485012	\$38.90	279485048	\$38.90
279484064	\$38.90	279485013	\$38.90	279486002	\$38.90
279484065	\$38.90	279485021	\$38.90	279485046	\$38.90
279484038	\$38.90	279484075	\$38.90	279485058	\$38.90
279484040	\$38.90	279484079	\$38.90	279486005	\$38.90
279484068	\$38.90	279485015	\$38.90	279486004	\$38.90
279484072	\$38.90	279485020	\$38.90	279486003	\$38.90
279484044	\$38.90	279485022	\$38.90	279486007	\$38.90
279484045	\$38.90	279484088	\$38.90	279486008	\$38.90
279484062	\$38.90	279484090	\$38.90	279486011	\$38.90
279484066	\$38.90	279485024	\$38.90	279485050	\$38.90
279484073	\$38.90	279485025	\$38.90	279486009	\$38.90
279484076	\$38.90	279485019	\$38.90	279486010	\$38.90
279484069	\$38.90	279485031	\$38.90	279485054	\$38.90
279484078	\$38.90	279485032	\$38.90	279486012	\$38.90
279484080	\$38.90	279484092	\$38.90	279485055	\$38.90
279484081	\$38.90	279484094	\$38.90	279485059	\$38.90

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2019-20



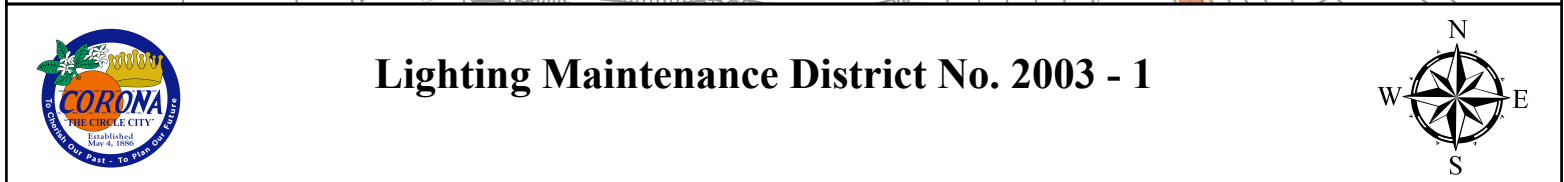
APN	Levy	APN	Levy	APN	Levy
279485060	\$38.90	279511001	\$38.90	279511042	\$38.90
279485061	\$38.90	279510006	\$38.90	279520004	\$38.90
279500004	\$38.90	279511002	\$38.90	279511012	\$38.90
279486001	\$38.90	279511006	\$38.90	279520005	\$38.90
279500005	\$38.90	279510009	\$38.90	279520007	\$38.90
279500003	\$38.90	279510014	\$38.90	279511016	\$38.90
279500008	\$38.90	279511003	\$38.90	279511019	\$38.90
279486006	\$38.90	279511014	\$38.90	279511040	\$38.90
279500009	\$38.90	279510015	\$38.90	279520003	\$38.90
279500007	\$38.90	279511009	\$38.90	279511020	\$38.90
279500010	\$38.90	279511010	\$38.90	279520008	\$38.90
279500013	\$38.90	279511015	\$38.90	279520011	\$38.90
279500014	\$38.90	279510017	\$38.90	279511033	\$38.90
279510004	\$38.90	279511013	\$38.90	279511044	\$38.90
279510005	\$38.90	279510018	\$38.90	279511043	\$38.90
279510007	\$38.90	279511023	\$38.90	279520001	\$38.90
279510003	\$38.90	279511018	\$38.90	279520010	\$38.90
279510008	\$38.90	279511021	\$38.90	279520013	\$38.90
279510011	\$38.90	279511024	\$38.90	279520002	\$38.90
279500001	\$38.90	279511025	\$38.90	279520015	\$38.90
279500002	\$38.90	279511027	\$38.90	279520018	\$38.90
279510012	\$38.90	279511028	\$38.90	279520020	\$38.90
279500006	\$38.90	279510021	\$38.90	279520022	\$38.90
279500011	\$38.90	279511032	\$38.90	279520006	\$38.90
279500012	\$38.90	279511022	\$38.90	279520009	\$38.90
279510013	\$38.90	279511026	\$38.90	279520012	\$38.90
279510019	\$38.90	279511029	\$38.90	279520014	\$38.90
279510001	\$38.90	279511030	\$38.90	279520016	\$38.90
279510010	\$38.90	279511036	\$38.90	279520017	\$38.90
279510016	\$38.90	279511034	\$38.90	279520019	\$38.90
279510024	\$38.90	279511035	\$38.90	279520021	\$38.90
279510002	\$38.90	279511039	\$38.90	279520023	\$38.90
279510020	\$38.90	279511041	\$38.90	279470029	\$195.78
279510025	\$38.90	279511037	\$38.90	277210001	\$195.78
279510023	\$38.90	279510022	\$38.90	277210002	\$1,762.02
279511004	\$38.90	279511008	\$38.90	277220005	\$195.78
279511005	\$38.90	279511011	\$38.90	277220006	\$1,762.02
Totals		Parcels 627		Levy \$133,401.26	

APPENDIX B

Assessment Diagram



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APPENDIX C

Capital Improvement Projects



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G R O U P

Capital Project

The District appropriated \$65,000 in Fiscal Year 2017/18 for a Capital Project to replace all the District's high-pressure sodium lights with General Electric (GE) Evolve LED street lights as part of a City-wide project. The project also included installation of the GE LightGrid wireless control system to ensure further energy efficiency and proactive maintenance. The District also received \$13,269.96 rebate incentives through Southern California Edison for this project. The project was completed in April 2018.

The six traffic signals along Temescal Canyon in the Dos Lagos area were first activated in 2006. Since that time, several technologies have improved, and the traffic signal infrastructure is beginning to show its age. LED lighting technology has improved providing higher quality light at reduced total cost of ownership. It is recommended that the LED indications at each intersection be replaced as they have reached their intended lifespan and will begin to dim and blink as they start to fail. Battery technology has also improved, providing longer more reliable power when outages occur. New "green" battery technology and inverter systems now exist to provide safer power to traffic signals both when power is available and when it is not. The traffic signals at each intersection will have their battery backup system replaced with new "green" smart battery and power systems that will extend the operational life of all of the electronic systems and will continue to operate traffic signals for hours when no power is available. Vehicle detection technology has also improved to be more accurate and provide important data back to the City's Traffic Management Center so that they can make better operational decisions. The traffic signals along Temescal Canyon will have their video detection system replaced with higher quality cameras and technology. This is help defend against longer delays and help staff provide better traffic flow to the area. A Capital Improvement Project was appropriated in the amount of \$415,000 in Fiscal Year 2018/19 for the installation of these materials. .Video monitoring occurs at several intersections along Temescal Canyon. The current cameras are analog and only provide low resolution poor quality video back to the Traffic Management Center. Replacement of the five cameras along Temescal Canyon will provide TMC operator's digital, high resolution, high quality video that will allow for better event recognition allowing staff to ultimately better serve our residents. Additionally, a new digital traffic camera will be installed at the intersection of Tom Barnes which will increase the TMC's ability to monitor and manage the traffic flow in this area. These improvements are ongoing and will continue to be installed in to Fiscal Year 2019/20. The estimated costs to perform this project is listed below:

- ◆ Re-lamp all indications at each intersection (\$4K per intersection)
- ◆ Replace aging battery backup system with a new modern "Green" system (\$20K per intersection)
- ◆ Replace out dated video detection system with more reliable advanced system (\$45K per intersection)
- ◆ Replace old, low quality traffic cameras with digital high-quality traffic cameras at five intersections (\$4K per intersection)



SPICER CONSULTING
GROUP

RESOLUTION NO. 2019-035

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORONA, CALIFORNIA, CONFIRMING THE DIAGRAM
AND ASSESSMENT FOR LIGHTING MAINTENANCE
DISTRICT NO. 2003-1 FOR FISCAL YEAR 2019-20**

WHEREAS, on May 15, 2019, the City Council of the City of Corona (the “City Council”) adopted Resolution No. 2019-027, a resolution of intention pursuant to Section 22624 of the Streets and Highways Code, which among other things, scheduled a public hearing on the levy and collection of assessments on the lots and parcels of the assessable property within Lighting Maintenance District No. 2003-1 (the “District”) for Fiscal Year 2019-20 pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (the “Act”) for 6:30 p.m. on June 19, 2019, in the City Council Chambers of the City of Corona, at 400 South Vicentia Avenue, Corona, California; and

WHEREAS, notice of said hearing was duly published as required by Sections 22552 and 22553 of said Act; and

WHEREAS, at the time and place of said hearing, as set forth in said resolution of intention, the City Council held the hearing and afforded all interested persons an opportunity to be heard, and considered all oral statements and all written protests or communications made or filed by any interested persons, and at the conclusion of said hearing determined that a majority protest, to wit: written protests filed and not withdrawn by property owners owning more than 50 percent of the area of assessable land within the District, had not been received.

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

SECTION 1. Findings and Approval of Final Report. The City Council find that:

- (a) The foregoing recitals are true and correct;
- (b) Compliance has been maintained with all of the applicable requirements of the Act;
- (c) A majority protest to the levy and collection of the proposed assessment has not been filed;
- (d) The City Council may therefore proceed to confirm the boundary and assessment for the District for Fiscal Year 2019-20, and order levy and collection of the assessment;

(e) The assessment proposed to be levied on the lots and parcels of assessable property within the District for the maintenance and servicing of public lighting facilities during Fiscal Year 2019-20, as contained in the Final Annual Engineer's Report prepared by Spicer Consulting Group, LLC on file with the City Clerk (the "Report"), are based on the proportionate special benefit derived by such lots and parcels from the availability of such public lighting facilities;

(f) The proportionate special benefit derived by each such lot or parcel has been determined in relationship to the entirety of the cost of the maintenance and servicing of such public lighting facilities;

(g) Such assessments do not exceed the reasonable cost of the proportional special benefit conferred on each such lot and parcel;

(h) Such assessments will not be increased over the amounts previously approved by the electors of the District or as otherwise permitted by the Act and Article XIII D of the California Constitution; and

(i) Based on the foregoing and the full record before the City Council, the Report as whole and each part thereof are finally approved and confirmed.

SECTION 2. Levy of Assessment. Pursuant to Section 22631 of the Streets and Highways Code, the adoption of this resolution constitutes the levy of the assessment for the maintenance and servicing of public lighting facilities within the District during Fiscal Year 2019-20, as contained in the Report, and such assessment is hereby levied. The City Clerk is directed to file a certified copy of this resolution together with the diagram and assessment contained in the Report with the County Auditor of the County of Riverside, who, pursuant to Section 22645 of the Streets and Highways Code, shall enter on the County Assessment Roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the said assessment.

PASSED, APPROVED AND ADOPTED this 19th day of June 2019.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Corona, California, at its regular meeting held on the 19th day of June 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of June 2019.

City Clerk of the City of Corona, California

[SEAL]