

CITY OF CORONA

Lighting Maintenance District No. 2003-1



FISCAL YEAR 2020-21

PRELIMINARY ENGINEERS REPORT



SPICER CONSULTING
GROUP

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 2020-21 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. 2020-024 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, 2020 to June 30, 2021.

- 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 eight 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 2020-21 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	\$2,830	\$16,327	\$0	\$19,157
Traffic Light and Energy Maintenance	\$0	\$0	\$99,471	\$99,471
Total Direct Costs	\$2,830	\$16,327	\$99,471	\$118,628
Indirect Costs				
City Personnel/Overhead	\$66	\$380	\$14,231	\$14,677
County of Riverside Administrative Fees	\$30	\$170	\$200	\$400
Engineering Costs	\$295	\$1,705	\$2,000	\$4,000
Total Indirect Costs	\$391	\$2,255	\$16,431	\$19,077
Total Costs	\$3,221	\$18,582	\$115,902	\$137,705
Collections / Contributions				
Operating Reserve	\$0	\$0	\$0	\$0
Capital Replacement	(\$71)	(\$265)	\$5,282	\$4,946
General Benefit	\$0	(\$436)	(\$11,590)	(\$12,026)
City Contribution	\$0	\$0	\$0	\$0
Rounding	\$0	\$0	\$0	\$0
Total Adjustments	(\$71)	(\$701)	(\$6,308)	(\$7,080)
Total Assessment	\$3,150	\$17,881	\$109,594	\$130,625
Reserve Fund Balance				
Beginning Operating Reserve	\$1,610	\$9,291	\$57,951	\$68,853
Reserve Collection	\$0	\$0	\$0	\$0
Reserve Contribution	\$0	\$0	\$0	\$0
Estimated Ending Operating Reserve	\$1,610	\$9,291	\$57,951	\$68,853
Beginning Capital Replacement Reserve	\$39,455	\$85,670	\$284,582	\$409,707
Reserve Collection	\$0	\$0	\$5,282	\$5,282
Reserve Contribution	(\$71)	(\$265)	\$0	(\$336)
Estimated Ending Capital Replacement Reserve	\$39,384	\$85,406	\$289,864	\$414,654

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 LLC 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 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'."

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 6th, 2020, 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 2020-21, is as follows:

Benefit Zone	Actual Assessment ¹	Benefit Units	Per Benefit Unit (BU)		% of Max
			Max Assessment	Actual Assessment	
1	\$3,150	219.65	\$110.68	\$14.34	13%
2	\$17,881	1,898.24	\$29.61	\$9.42	32%
3	\$109,594	3,716.32	\$54.56	\$29.49	54%

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 one and ninety-four hundredths percent (1.94%). Therefore, the maximum rates of assessment per Benefit Zone will increase by 2.00% for FY 2020-21.

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 _____ day of _____, 2020.



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 _____, 2020, by adoption of Resolution No. 2020-____ 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 _____, 2020.

CITY CLERK
CITY OF CORONA
STATE OF CALIFORNIA

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 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



SPIKER CONSULTING
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Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2020-21



APN	Levy	APN	Levy	APN	Levy
277020019	\$97.89	278231028	\$101.48	279140015	\$1,071.50
277020020	\$783.12	278231029	\$101.48	279140016	\$155.43
277020021	\$97.89	278231030	\$101.48	279140017	\$231.80
277020022	\$644.70	278231031	\$101.48	279231020	\$434.58
277020023	\$644.70	278231032	\$101.48	279231022	\$2,573.82
277020024	\$322.35	278231033	\$101.48	279231023	\$3,063.27
277020025	\$336.69	278231034	\$101.48	279231024	\$4,128.21
277020026	\$293.67	278231035	\$101.48	279231025	\$5,248.02
277220009	\$97.89	278231036	\$101.48	279231026	\$4,410.03
277220010	\$97.89	278231037	\$101.48	279231027	\$2,982.21
277220011	\$293.67	278231038	\$101.48	279231028	\$587.34
277220012	\$97.89	278231039	\$101.48	279231029	\$995.73
277220013	\$97.89	278231040	\$101.48	279231030	\$756.93
277220014	\$391.56	278231041	\$101.48	279231031	\$587.34
277220015	\$195.78	278231042	\$101.48	279231032	\$391.56
278060033	\$434.58	278231043	\$101.48	279231033	\$489.45
278060034	\$224.46	278231044	\$101.48	279231034	\$489.45
278060035	\$1,177.17	278231045	\$101.48	279231035	\$489.45
278230071	\$1,162.83	278231046	\$101.48	279231036	\$685.23
278231001	\$101.48	278231047	\$101.48	279231037	\$840.48
278231002	\$101.48	278231048	\$101.48	279231038	\$4,689.36
278231006	\$101.48	278231049	\$101.48	279231039	\$978.90
278231007	\$101.48	278231050	\$101.48	279231040	\$489.45
278231008	\$101.48	278231051	\$101.48	279231041	\$489.45
278231009	\$101.48	278231054	\$101.48	279231042	\$685.23
278231010	\$101.48	279121004	\$142.14	279231043	\$685.23
278231011	\$101.48	279121006	\$9.42	279231044	\$1,069.50
278231012	\$101.48	279122001	\$56.52	279231045	\$2,029.50
278231013	\$101.48	279122002	\$56.52	279231046	\$2,394.87
278231014	\$101.48	279122003	\$217.50	279450012	\$1,076.79
278231015	\$101.48	279122004	\$56.52	279450025	\$978.90
278231016	\$101.48	279123001	\$37.68	279450028	\$10,278.45
278231017	\$101.48	279123002	\$37.68	279450029	\$97.89
278231018	\$101.48	279123003	\$37.68	279450031	\$391.56
278231019	\$101.48	279125004	\$9.42	279450032	\$783.12
278231020	\$101.48	279134001	\$9.42	279450033	\$1,566.24
278231021	\$101.48	279134002	\$9.42	279450034	\$5,090.28
278231022	\$101.48	279134003	\$9.42	279450035	\$195.78
278231023	\$101.48	279134004	\$18.84	279460024	\$195.78
278231024	\$101.48	279140011	\$2,843.79	279460025	\$1,174.68
278231025	\$101.48	279140012	\$391.56	279460026	\$195.78
278231026	\$101.48	279140013	\$426.42	279460027	\$195.78
278231027	\$101.48	279140014	\$495.18	279460031	\$195.78

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2020-21



APN	Levy	APN	Levy	APN	Levy
279460033	\$1,174.68	279481027	\$38.91	279481075	\$38.91
279460041	\$195.78	279481028	\$38.91	279481076	\$38.91
279460047	\$293.67	279481030	\$38.91	279481077	\$38.91
279460048	\$587.34	279481031	\$38.91	279481078	\$38.91
279460051	\$1,174.68	279481032	\$38.91	279481079	\$38.91
279460054	\$391.56	279481033	\$38.91	279481080	\$38.91
279460055	\$293.67	279481034	\$38.91	279481081	\$38.91
279460056	\$293.67	279481035	\$38.91	279482001	\$38.91
279460058	\$6,950.19	279481036	\$38.91	279482002	\$38.91
279460063	\$978.90	279481037	\$38.91	279482003	\$38.91
279460064	\$2,153.58	279481039	\$38.91	279482004	\$38.91
279460074	\$881.01	279481040	\$38.91	279482005	\$38.91
279460076	\$2,055.69	279481041	\$38.91	279482006	\$38.91
279470009	\$1,468.35	279481042	\$38.91	279482007	\$38.91
279470025	\$908.42	279481043	\$38.91	279482008	\$38.91
279470026	\$501.20	279481044	\$38.91	279482009	\$38.91
279470027	\$97.89	279481045	\$38.91	279482011	\$38.91
279470028	\$7,345.67	279481046	\$38.91	279482012	\$38.91
279470029	\$195.78	279481048	\$38.91	279482013	\$38.91
279481001	\$38.91	279481049	\$38.91	279482014	\$38.91
279481002	\$38.91	279481050	\$38.91	279482015	\$38.91
279481003	\$38.91	279481051	\$38.91	279482016	\$38.91
279481004	\$38.91	279481052	\$38.91	279482017	\$38.91
279481005	\$38.91	279481053	\$38.91	279482018	\$38.91
279481006	\$38.91	279481054	\$38.91	279482019	\$38.91
279481007	\$38.91	279481055	\$38.91	279482021	\$38.91
279481008	\$38.91	279481057	\$38.91	279482022	\$38.91
279481010	\$38.91	279481058	\$38.91	279482023	\$38.91
279481011	\$38.91	279481059	\$38.91	279482024	\$38.91
279481012	\$38.91	279481060	\$38.91	279482025	\$38.91
279481013	\$38.91	279481061	\$38.91	279482026	\$38.91
279481014	\$38.91	279481062	\$38.91	279482028	\$38.91
279481015	\$38.91	279481063	\$38.91	279482029	\$38.91
279481017	\$38.91	279481064	\$38.91	279482030	\$38.91
279481018	\$38.91	279481066	\$38.91	279482031	\$38.91
279481019	\$38.91	279481067	\$38.91	279482032	\$38.91
279481020	\$38.91	279481068	\$38.91	279482033	\$38.91
279481021	\$38.91	279481069	\$38.91	279482034	\$38.91
279481022	\$38.91	279481070	\$38.91	279482036	\$38.91
279481023	\$38.91	279481071	\$38.91	279482037	\$38.91
279481024	\$38.91	279481072	\$38.91	279482038	\$38.91
279481025	\$38.91	279481073	\$38.91	279482039	\$38.91
279481026	\$38.91	279481074	\$38.91	279482040	\$38.91

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2020-21



APN	Levy	APN	Levy	APN	Levy
279482041	\$38.91	279483007	\$38.91	279483055	\$38.91
279482042	\$38.91	279483008	\$38.91	279483056	\$38.91
279482043	\$38.91	279483010	\$38.91	279483057	\$38.91
279482044	\$38.91	279483011	\$38.91	279483059	\$29.49
279482045	\$38.91	279483012	\$38.91	279483060	\$38.91
279482046	\$38.91	279483013	\$38.91	279483061	\$38.91
279482047	\$38.91	279483014	\$38.91	279483062	\$38.91
279482048	\$38.91	279483015	\$38.91	279483063	\$38.91
279482049	\$38.91	279483016	\$38.91	279483064	\$38.91
279482050	\$38.91	279483017	\$38.91	279483065	\$38.91
279482052	\$38.91	279483019	\$38.91	279483066	\$38.91
279482053	\$38.91	279483020	\$38.91	279483067	\$38.91
279482054	\$38.91	279483021	\$38.91	279483068	\$38.91
279482055	\$38.91	279483022	\$38.91	279483069	\$38.91
279482056	\$38.91	279483023	\$38.91	279483070	\$38.91
279482057	\$38.91	279483024	\$38.91	279483072	\$38.91
279482058	\$38.91	279483025	\$38.91	279483073	\$38.91
279482059	\$38.91	279483026	\$38.91	279483074	\$38.91
279482061	\$38.91	279483028	\$38.91	279483075	\$38.91
279482062	\$38.91	279483029	\$38.91	279483076	\$38.91
279482063	\$38.91	279483030	\$38.91	279483077	\$38.91
279482065	\$38.91	279483031	\$38.91	279483078	\$38.91
279482066	\$38.91	279483032	\$38.91	279483079	\$38.91
279482067	\$38.91	279483033	\$38.91	279483081	\$38.91
279482069	\$38.91	279483034	\$38.91	279483082	\$38.91
279482070	\$38.91	279483035	\$38.91	279483083	\$38.91
279482071	\$38.91	279483037	\$38.91	279483084	\$38.91
279482073	\$38.91	279483038	\$38.91	279483085	\$38.91
279482074	\$38.91	279483039	\$38.91	279483086	\$38.91
279482075	\$38.91	279483040	\$38.91	279483087	\$38.91
279482076	\$38.91	279483041	\$38.91	279483088	\$38.91
279482077	\$38.91	279483042	\$38.91	279484001	\$38.91
279482078	\$38.91	279483043	\$38.91	279484002	\$38.91
279482079	\$38.91	279483044	\$38.91	279484003	\$38.91
279482080	\$38.91	279483046	\$38.91	279484004	\$38.91
279482081	\$38.91	279483047	\$38.91	279484005	\$38.91
279482082	\$38.91	279483048	\$38.91	279484006	\$38.91
279483001	\$38.91	279483049	\$38.91	279484007	\$38.91
279483002	\$38.91	279483050	\$38.91	279484009	\$38.91
279483003	\$38.91	279483051	\$38.91	279484010	\$38.91
279483004	\$38.91	279483052	\$38.91	279484011	\$38.91
279483005	\$38.91	279483053	\$38.91	279484012	\$38.91
279483006	\$38.91	279483054	\$38.91	279484013	\$38.91

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2020-21



APN	Levy	APN	Levy	APN	Levy
279484014	\$38.91	279484061	\$38.91	279485011	\$38.91
279484015	\$38.91	279484062	\$38.91	279485012	\$38.91
279484016	\$38.91	279484063	\$38.91	279485013	\$38.91
279484017	\$38.91	279484064	\$38.91	279485014	\$38.91
279484018	\$38.91	279484065	\$38.91	279485015	\$38.91
279484019	\$38.91	279484066	\$38.91	279485016	\$38.91
279484020	\$38.91	279484067	\$38.91	279485019	\$38.91
279484022	\$38.91	279484068	\$38.91	279485020	\$38.91
279484023	\$38.91	279484069	\$38.91	279485021	\$38.91
279484024	\$38.91	279484070	\$38.91	279485022	\$38.91
279484025	\$38.91	279484072	\$38.91	279485023	\$38.91
279484026	\$38.91	279484073	\$38.91	279485024	\$38.91
279484027	\$38.91	279484074	\$38.91	279485025	\$38.91
279484028	\$38.91	279484075	\$38.91	279485027	\$38.91
279484029	\$38.91	279484076	\$38.91	279485028	\$38.91
279484030	\$38.91	279484077	\$38.91	279485029	\$38.91
279484031	\$38.91	279484078	\$38.91	279485030	\$38.91
279484032	\$38.91	279484079	\$38.91	279485031	\$38.91
279484034	\$38.91	279484080	\$38.91	279485032	\$38.91
279484035	\$38.91	279484081	\$38.91	279485033	\$38.91
279484036	\$38.91	279484082	\$38.91	279485034	\$38.91
279484037	\$38.91	279484084	\$38.91	279485036	\$38.91
279484038	\$38.91	279484085	\$38.91	279485037	\$38.91
279484039	\$38.91	279484086	\$38.91	279485038	\$38.91
279484040	\$38.91	279484087	\$38.91	279485039	\$38.91
279484041	\$38.91	279484088	\$38.91	279485040	\$38.91
279484042	\$38.91	279484089	\$38.91	279485041	\$38.91
279484043	\$38.91	279484090	\$38.91	279485042	\$38.91
279484044	\$38.91	279484091	\$38.91	279485043	\$38.91
279484045	\$38.91	279484092	\$38.91	279485045	\$29.49
279484047	\$38.91	279484093	\$38.91	279485046	\$38.91
279484048	\$38.91	279484094	\$38.91	279485047	\$38.91
279484049	\$38.91	279484095	\$38.91	279485048	\$38.91
279484050	\$38.91	279485001	\$38.91	279485049	\$38.91
279484051	\$38.91	279485002	\$38.91	279485050	\$38.91
279484052	\$38.91	279485003	\$38.91	279485051	\$38.91
279484053	\$38.91	279485004	\$38.91	279485052	\$38.91
279484054	\$38.91	279485005	\$38.91	279485054	\$38.91
279484055	\$38.91	279485006	\$38.91	279485055	\$38.91
279484056	\$38.91	279485007	\$38.91	279485056	\$38.91
279484057	\$38.91	279485008	\$38.91	279485057	\$38.91
279484059	\$38.91	279485009	\$38.91	279485058	\$38.91
279484060	\$38.91	279485010	\$38.91	279485059	\$38.91

Assessment Roll
68-2271 - LMD 2003-1
Fiscal Year 2020-21



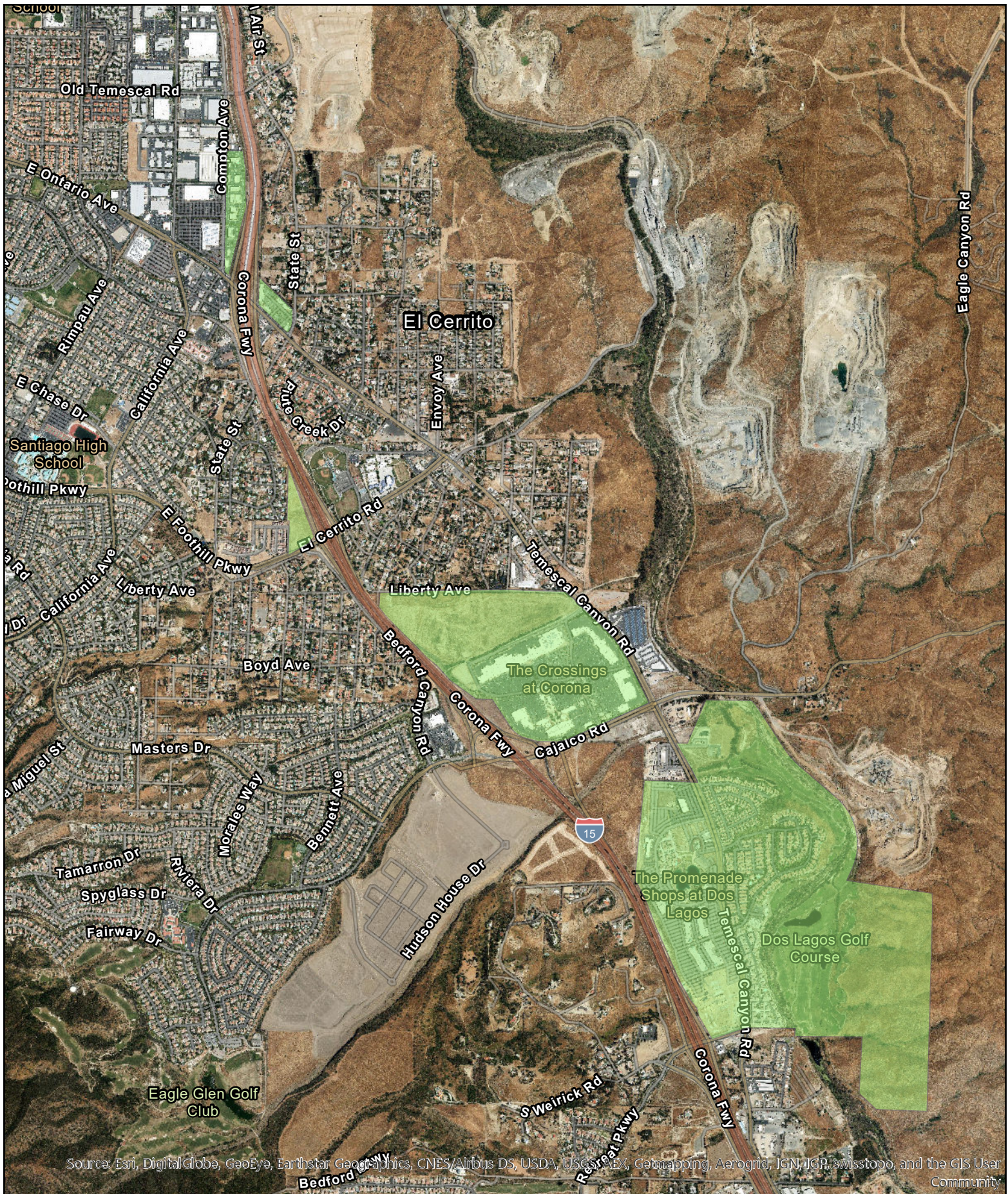
APN	Levy	APN	Levy	APN	Levy
279485060	\$38.91	279510012	\$38.91	279511028	\$38.91
279485061	\$38.91	279510013	\$38.91	279511029	\$38.91
279486001	\$38.91	279510014	\$38.91	279511030	\$38.91
279486002	\$38.91	279510015	\$38.91	279511032	\$38.91
279486003	\$38.91	279510016	\$38.91	279511033	\$38.91
279486004	\$38.91	279510017	\$38.91	279511034	\$38.91
279486005	\$38.91	279510018	\$38.91	279511035	\$38.91
279486006	\$38.91	279510019	\$38.91	279511036	\$38.91
279486007	\$38.91	279510020	\$38.91	279511037	\$38.91
279486008	\$38.91	279510021	\$38.91	279511039	\$38.91
279486009	\$38.91	279510022	\$38.91	279511040	\$38.91
279486010	\$38.91	279510023	\$38.91	279511041	\$38.91
279486011	\$38.91	279510024	\$38.91	279511042	\$38.91
279486012	\$38.91	279510025	\$38.91	279511043	\$38.91
279500001	\$38.91	279511001	\$38.91	279511044	\$38.91
279500002	\$38.91	279511002	\$38.91	279520001	\$38.91
279500003	\$38.91	279511003	\$38.91	279520002	\$38.91
279500004	\$38.91	279511004	\$38.91	279520003	\$38.91
279500005	\$38.91	279511005	\$38.91	279520004	\$38.91
279500006	\$38.91	279511006	\$38.91	279520005	\$38.91
279500007	\$38.91	279511008	\$38.91	279520006	\$38.91
279500008	\$38.91	279511009	\$38.91	279520007	\$38.91
279500009	\$38.91	279511010	\$38.91	279520008	\$38.91
279500010	\$38.91	279511011	\$38.91	279520009	\$38.91
279500011	\$38.91	279511012	\$38.91	279520010	\$38.91
279500012	\$38.91	279511013	\$38.91	279520011	\$38.91
279500013	\$38.91	279511014	\$38.91	279520012	\$38.91
279500014	\$38.91	279511015	\$38.91	279520013	\$38.91
279510001	\$38.91	279511016	\$38.91	279520014	\$38.91
279510002	\$38.91	279511018	\$38.91	279520015	\$38.91
279510003	\$38.91	279511019	\$38.91	279520016	\$38.91
279510004	\$38.91	279511020	\$38.91	279520017	\$38.91
279510005	\$38.91	279511021	\$38.91	279520018	\$38.91
279510006	\$38.91	279511022	\$38.91	279520019	\$38.91
279510007	\$38.91	279511023	\$38.91	279520020	\$38.91
279510008	\$38.91	279511024	\$38.91	279520021	\$38.91
279510009	\$38.91	279511025	\$38.91	279520022	\$38.91
279510010	\$38.91	279511026	\$38.91	279520023	\$38.91
279510011	\$38.91	279511027	\$38.91		
Totals		Parcels 632		Levy \$130,625.48	

APPENDIX B

Assessment Diagram



SPIKER CONSULTING
G R O U P



Lighting Maintenance District No. 2003 - 1



APPENDIX C

Capital Improvement Projects



SPIKER CONSULTING
G R O U P

Capital Project

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. Additionally, new traffic signals have been constructed along Eagle Glen and Cajalco freeway ramps. Recently, newer camera technology has been deployed at these intersections to facilitate better vehicle detection for traffic signal actuation. Furthermore, High-definition CCTV cameras have been procured for traffic monitoring purposes to replace legacy cameras. These systems have the ability to send live video feeds to City Hall for live monitoring and recording. Due to age and nearby construction, the existing wireless connection to City Hall has failed. As part of a City-Wide Advanced Traffic Management System Phase 3 project, a new communication system is being designed which will include a high speed, high bandwidth fiber optic connection to the Dos-Lagos area. A Capital Improvement Project was appropriated in the amount of \$415,000 in Fiscal Year 2018/19 for the installation of many traffic signal enhancements with approximately \$166,000 remaining. The purpose of these remaining funds will be used to construct the high speed fiber optic connection that will provide the area with remote traffic signal diagnostics, video monitoring and enable City Traffic Engineering staff to serve the area more efficiently.



SPICER CONSULTING
GROUP