



# Engineer's Report

Fiscal Year 2020-21

**City of Rialto**

**Landscape and Lighting District No. 2**

**Annexations**

Prepared For



April 2020



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## i. Engineer's Statement

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AGENCY: CITY OF RIALTO

PROJECT: RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2  
FISCAL YEAR 2020-2021 ANNEXATIONS

TO: CITY COUNCIL  
CITY OF RIALTO  
STATE OF CALIFORNIA

### Report Pursuant to "Landscaping and Lighting Act of 1972"

Pursuant to direction from the City Council, submitted herewith is 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 "Landscape and Lighting Act of 1972," (the "Act") as amended, commencing with Section 22500 and Article XIII D of the California Constitution (Proposition 218), and which is in accordance with Resolution No. 7602, adopted by the City of Rialto City Council, San Bernardino County, California ordering preparation of the Engineer's Report for the annexation of territory (the "Annexation Territory") into Rialto Landscape and Lighting District No. 2 (hereinafter referred to as the "District"), and the levy and collection of Assessments for Fiscal Year 2020-2021. This "Report" is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2020 to June 30, 2021. The City will conduct a property owner protest ballot proceeding (hereafter referred to as "Ballot Proceeding") for the proposed levy of new assessments for these developments. In addition to this Ballot Proceeding, the City Council will conduct a public hearing to consider public testimonies, comments and written protests regarding the annexations, and the levy of the new assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists:

"A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property."

In this annexation proceeding, because each of the eleven (11) areas proposed to be annexed to this District have been conditioned as part of their development agreements to provide for a means to finance the ongoing maintenance of related public improvements either by annexation to this District or by other means, for purposes of determining majority protest the ballots for each development, will be tabulated separately rather than collectively as a single annexation. Based on the results of the ballot tabulations, the City Council may adopt and approve the Engineer's Report (hereafter referred to as "Report") as amended, order the annexation of the Annexation Territory, approve the related assessment diagrams, and confirm the assessments. Those assessments and annexations as approved shall be made part of, and incorporated as part of, the District's annual Engineer's Report for Fiscal Year 2020-2021 and together with the assessments for other properties within the District shall be finalized, approved and submitted to the County Auditor/Controller for inclusion on the property tax roll for each affected parcel as part of the annual approval process.

i. Engineer's Statement

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- 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** 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 Annexation Territory boundaries as shown in Appendix B.
- SECTION 4** The **PROPOSED ASSESSMENTS** contain the total costs and expense of the proposed improvements for Fiscal Year 2020-2021 upon each parcel of land within the Annexation Territory within LLMD No. 2, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Rialto, pursuant to the Act do hereby assess and apportion the total amount of the costs and expenses upon the parcels of land within Landscape and Lighting District No. 2 Annexation Territory, liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance, works of improvement, and appurtenances.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ALBERT A. WEBB ASSOCIATES



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MATTHEW E. WEBB  
PROFESSIONAL CIVIL ENGINEER NO. 37385  
ENGINEER OF WORK  
CITY OF RIALTO  
STATE OF CALIFORNIA

i. Engineer's Statement

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Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by adoption of Resolution No. \_\_\_\_\_ by City Council.

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CITY CLERK  
CITY OF RIALTO  
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the City Clerk's Office on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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CITY CLERK  
CITY OF RIALTO  
STATE OF CALIFORNIA

## i. Engineer's Statement

**WHEREAS**, on April 14, 2020, the City Council of the City of Rialto (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), adopted its Resolution Initiating Proceedings for annexing the territory into LLMD No. 2 and the Levy and Collection of Assessments. The area(s) of the annexation shall be known as: "Annexation Territory" or (the "Annexation").

**WHEREAS**, the Resolution of Initiation directed Webb Municipal Finance, LLC to prepare and file a report presenting plans and specifications describing the general nature, location, and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the Annexation to LLMD No. 2 for the referenced fiscal year, a diagram for the Annexation within LLMD No. 2 showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the Annexation to LLMD No. 2 in proportion to the special benefit received.

**NOW THEREFORE**, the following assessments are intended to fund the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within the Annexation Territory to LLMD No. 2 in proportion to the special benefit received on such parcels by the improvements:

**Table i-1**  
**Summary of Assessments**

### Zone 2 Assessments

Annexation	Total Budget	Assessment Rate per EBU
PPD 2017-0040	\$1,341.13	\$0.68
PPD 2017-0102	\$705.83	\$0.68
PPD 2018-0002	\$668.98	\$0.68
PPD 2018-0005	\$478.79	\$0.68
PPD 2018-0025	\$1,217.92	\$0.68
PPD 2018-0029, 030, 031	\$1,414.15	\$0.68
PPD 2018-0047	\$417.54	\$0.68
PPD 2018-0066	\$84.60	\$0.68
PPD 2018-0100	\$634.76	\$0.68
PPD 2019-0063	\$1,327.12	\$0.68

### Zone 7 Assessments

Annexation	Total Budget	Assessment Rate per EBU
PPD 2019-0041	\$17,148.60	\$1.80

### Zone L Assessments

Annexation	Total Budget	Assessment Rate per EBU
PPD 2017-0040	\$130.57	\$46.15
PPD 2017-0089	\$1,298.89	\$29.95
PPD 2017-0102	\$964.44	\$23.75
PPD 2018-0002	\$556.67	\$29.95
PPD 2018-0005	\$463.89	\$29.95
PPD 2018-0025	\$835.00	\$29.95
PPD 2018-0029, 030, 031	\$1,634.75	\$28.03
PPD 2018-0047	\$92.78	\$29.95
PPD 2018-0100	\$214.32	\$23.75
PPD 2019-0041	\$151.01	\$50.34
PPD 2019-0063	\$463.89	\$29.95

## 1. Plans and Specifications

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### Description of the Boundaries of the Annexation Territory to LLMD No. 2

The annexation territory consists of the following commercial and industrial developments that are noncontiguous and located within the boundaries of the City of Rialto.

PPD 2017-0040: This development is located at the southeast corner of Cameron Way and Date Avenue.

PPD 2017-0089: This development is located south side of Valley Boulevard, between Cactus Avenue and Spruce Avenue.

PPD 2017-0102: This development is located at the southeast corner of Linden Avenue and Miro Way.

PPD 2018-0002: This development is located at the southeast corner of Foothill Boulevard and Cedar Avenue.

PPD 2018-0005: This development is located at the southwest corner of Alder Avenue and Walnut Avenue.

PPD 2018-0025: This development is located at the northwest corner of Alder Avenue and Baseline Road.

PPD 2018-0029, 0030, 0031: This development is located between the corners of Locust Avenue and Renaissance Parkway and Linden Avenue and Renaissance Parkway.

PPD 2018-0047: This development is located at the south side of Valley Boulevard, approximately 330 feet east of Lilac Avenue.

PPD 2018-0066: This development is located at the west side of Alder Avenue, approximately 170 feet south of Miro Way.

PPD 2018-0100: This development is located on the corner of West Leiske Drive and North Ayala Drive.

PPD 2018-0041 (2019-0063): This development is located on the southwest corner of Ayala Drive and Casmalia Street.

PPD 2019-0041: This development is located on the east side of Spruce Avenue, approximately 300 feet south of San Bernardino Avenue.

### Assessment Diagram

The Assessment Diagrams for the Annexation Territory are attached. The lines and dimensions shown on maps of the County Assessor of the County of San Bernardino for the current year are incorporated by reference in Appendix B herein and made part of this Report.

### Zones of Benefit

For Fiscal Year 2020-2021, all Annexation Territory shall be identified and grouped into zones of benefit referred to as Zones. These Zones identify specific parcels and developments that receive special benefits from the maintenance, operation and servicing of various District improvements. Each Zone reflects the improvements (street lighting and/or landscaping) associated with the development of properties in that Zone in order to fairly and equitably apportion the net cost of providing those improvements to the properties that receive special benefits from the maintenance and operation of such improvements. By establishing and utilizing a Zone structure, similar properties with similar types of improvements will be assessed a proportional amount for the total annual expenses related to the maintenance, operation and servicing of the improvements provided by the District and for which the properties receive special benefits. The following is a brief description of the District Zones to which the Annexation Territory is proposed to be annexed:



## 1. Plans and Specifications

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**Zone 2:** This Zone includes developments and parcels that are generally considered non- residential properties (commercial, industrial, institutional facilities, office buildings, etc.) for which the District provides maintenance, operation and servicing of:

- Parkway landscaping on the perimeter of the development within the public right-of-way or easement (face of curb to property line), that was installed as part of developing the associated properties or was previously installed, but necessary for the development of such property; and/or
- Median-island landscaping near or adjacent to the development that was installed as part of developing the properties within that particular development or was previously installed, but necessary for the development of such property.

**Zone 7:** This Zone includes developments and parcels that are classified as residential properties for which the District provides the maintenance, operation and servicing of:

- Standard Residential Parkway landscaping consisting of landscaped areas (easement, right-of-way or public property) that are located on the perimeter or entryway to a residential development that has a property set-back (face of curb to property line) that is less than or equal to fifteen feet and may include areas of turf, ground cover, shrubs, trees, fencing, sidewalks, monument signs and various hardscape amenities that meet the City's landscape standards and that was installed as part of developing the properties within that particular residential subdivision.

**Zone L:** This Zone includes developments and parcels for which the District provides the maintenance, operation and servicing of street lighting adjacent to and/or in close proximity to the development or property.

### Annexation Territory for Fiscal Year 2020-2021

As directed by the City Council, this Report addresses the proposed annexation of additional residential and non-residential territory to the District for Fiscal Year 2020-2021, consisting of the following development(s) including all the lots, parcels and subdivisions of land therein and generally described as:

PPD 2017-0040: This development consists of a truck and trailer storage yard on 1.11 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2017-0089: This development consists of a 404,837 square foot tilt-up industrial building. This development is being annexed to the District as part Zone L for Fiscal Year 2020-2021 to provide funding for the lighting associated with the development.

PPD 2017-0102: This development consists of a 411,330 square foot speculative tilt-up industrial warehouse building with 10,000 square feet of office located on 19.07 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscape and lighting associated with the development.

PPD 2018-0002: This development consists of a 48,532 square foot retail shopping center on 5.35 gross acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2018-0005: This development consists of a 188,712 square foot industrial warehouse distribution facility on 8.84 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

## 1. Plans and Specifications

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PPD 2018-0025: This development consists of a 255,173 square foot industrial warehouse facility on 10.48 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2018-0029, 0030, 0031: This development consists of 3 industrial buildings on 28.62 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2018-0047: This development consists of a 74,446 square foot industrial warehouse facility on 3.72 acres of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2018-0066: This development consists of a 78,680 square foot industrial warehouse facility on 4.44 acres of land. This development is being annexed to the District as part of Zone 2 for Fiscal Year 2020-2021 to provide funding for the landscaping associated with the development.

PPD 2018-0100: This development consists of an 8,798 square foot animal hospital building on an existing 44,014 square foot vacant parcel of land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2018-0041 (2019-0063): This development is phase 1 of the Rialto Center project and consists of a 4,500 square foot convenience store and Quick Service Restaurant building, an overhead fuel canopy with 6 fuel islands and 12 fuel dispensers, and an automated car wash on 2.98 gross acres of vacant land. This development is being annexed to the District as part of Zone 2 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

PPD 2019-0041: This development consists of a private residential neighborhood comprised of thirty (30) detached single-family residences. This development is being annexed to the District as part of Zone 7 and Zone L for Fiscal Year 2020-2021 to provide funding for the landscaping and lighting associated with the development.

### Improvements and Services

#### Landscape Improvements

The landscape improvements for the District may include, but are not limited to, various streetscape landscaping including parkways and medians as well as public landscaped areas within or adjacent to the properties within a particular development such as landscaped slopes, irrigated and non-irrigated open space areas, landscaped detention or retention basins, and neighborhood greenbelts, trails or parks. These landscape improvements may include turf, ground cover, plants and shrubs, trees, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, entryway monuments, and associated appurtenant facilities located within the various dedicate easements, rights-of-way or public properties associated with the landscaped areas. The following outlines the location and extent of the landscape improvements associated with the properties and developments within Zones 2 and 7 of the District. The detailed plans and specifications of the District Improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

#### **Zone 2 Landscaping Improvements - Annexation Territory:**

PPD 2017-0040: approximately 2,039 square feet of landscaping on the north and west sides of the development, along Cameron Way and Date Avenue.

## 1. Plans and Specifications

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PPD 2017-0102: approximately 19,729 square feet of landscaping on the southeast corner of the new development along Linden Avenue and Miro Way.

PPD 2018-0002: approximately 5,174 square feet of landscaping northwest of the development along Foothill Boulevard and Cedar Avenue.

PPD 2018-0005: approximately 6,160 square feet of landscaping on the northeast side of the development, along Alder Avenue as well as Walnut Avenue.

PPD 2018-0025: approximately 12,276 square feet of landscaping on the southeast of the development, along Baseline Road and Alder Avenue as well as 8,884 square feet of median landscaping along Baseline Road.

PPD 2018-0029, 0030, 0031: approximately 59,510 square feet on Locust Avenue, Renaissance Parkway and Linden Avenue and Renaissance Parkway on all three sides of the development.

PPD 2018-0047: approximately 2,290 square feet of landscaping on the north end of the development along Valley Boulevard.

PPD 2018-0066: approximately 510 square feet of landscaping on the east side of the development along Alder Avenue.

PPD 2018-0100: approximately 1,904 square feet of median landscaping along Ayala Drive. The easement and parkway landscaping will be maintained by the property owner per an agreement with the City.

PPD 2018-0041 (2019-0063): approximately 5,815 square feet on the northeast corner of the development along Casmalia Street and Ayala Drive.

### **Zone 7 Landscaping Improvements - Annexation Territory:**

PPD 2019-0041: approximately 9,527 square feet on the west of the development along Spruce Avenue and on the east of the development along Idyllwild Avenue.

### Public Street Lighting Improvements

The street lighting improvements for the District may include, but are not limited to, electrical energy and the maintenance, repair or replacement of the lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with the public street lighting benefiting and serving the Annexation Territory of Zone L.

### **Zone L Lighting Improvements - Annexation Territory:**

PPD 2017-0040: Two (2) streetlights with 58-watt LED lamps; one light along Date Avenue and one along Cameron Way.

PPD 2017-0102: Five (5) streetlights with 185-watt LED lamps along Linden Avenue and four (4) streetlights with 185-watt LED lamps along Miro Way.

PPD 2017-0089: Nine (9) streetlights with 127-watt LED lamps along the south west side of Valley Boulevard, three (3) streetlights along the west south side of Cactus Avenue, and two (2) streetlights along the east side of Spruce Avenue.

PPD 2018-0002: Six (6) streetlights with 127-watt LED lamps; four (4) along the south side of Foothill Boulevard and two (2) along the east side of Cedar Avenue.

## 1. Plans and Specifications

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PPD 2018-0005: Four (4) Marbelite streetlights with 127-watt LED lamps along the west side of Alder Avenue and one (1) Marbelite streetlight along the south side of Walnut Avenue.

PPD 2018-0025: Four (4) Marbelite streetlights with 127-watt LED lamps along the east side of Alder Avenue and Five (5) Marbelite streetlights with 127-watt LED lamps along the north side of Base Line Road.

PPD 2018-0029, 0030, 0031: Seventeen (17) streetlights: thirteen (13) with 127-watt LED lamps along Renaissance Parkway; two (2) with 185-watt LED lamps along Locust Avenue and; two (2) with 185-watt LED lamps along Linden Avenue.

PPD 2018-0047: One (1) streetlight with 127-watt LED lamp along the south side of Valley Boulevard

PPD 2018-0100: Two (2) streetlights with 185-watt LED lamps along Ayala Dr and one (1) Streetlight with 41-watt LED lamp along Leiske Dr.

PPD 2018-0041 (2019-0063): Five (5) streetlights with 175-watt LED lamps along Casmalia Street.

PPD 2019-0041: Three (3) streetlights with 41-watt LED lamps; two (2) along the westside of Idyllwild Avenue and one (1) along the east side of Spruce Avenue.

The detailed plans and specifications of the District Improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

## 2. Cost Estimate

The cost of servicing, maintaining, repairing, and replacing the actual improvements of the Annexation Territory as described in the Plans and Specifications are summarized as follows:

**Table 2-1**  
**Zone 2 Landscape Cost Estimate for Maintenance**  
**Landscape and Lighting Maintenance District No. 2, Fiscal Year 2020-2021**

BUDGET ITEM	PPD 2017-0040	PPD 2017-0102	PPD 2018-0002
<b>DIRECT COSTS</b>			
Landscape Maintenance	\$567.85	\$298.85	\$283.25
Other Services and Supply Expenses	\$179.04	\$94.23	\$89.31
Personnel Services	\$178.87	\$94.14	\$89.22
<b>Subtotal Direct Costs</b>	<b>\$925.76</b>	<b>\$487.22</b>	<b>\$461.79</b>
<b>ADMINISTRATION COSTS</b>			
District Administration	\$22.83	\$12.02	\$11.39
County Administration Fee	\$0.17	\$0.09	\$0.09
Miscellaneous Administration Expenses	\$198.95	\$104.71	\$99.24
<b>Subtotal Administration Costs</b>	<b>\$221.96</b>	<b>\$116.81</b>	<b>\$110.72</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>	<b>\$1,147.71</b>	<b>\$604.03</b>	<b>\$572.50</b>
<b>LEVY ADJUSTMENTS</b>			
Reserve Fund Collection/(Contribution)	\$193.42	\$101.79	\$96.48
<b>Subtotal Levy Adjustments</b>	<b>\$193.42</b>	<b>\$101.79</b>	<b>\$96.48</b>
<b>TOTAL ASSESSMENT</b>	<b>\$1,341.13</b>	<b>\$705.83</b>	<b>\$668.98</b>
<b>DISTRICT STATISTICS</b>			
Total Parcels	1	1	2
Total EBUs Fiscal Year 2020/2021	1,971.95	1,037.82	983.65
Fiscal Year 2020/2021 Rate per EBU	\$0.68	\$0.68	\$0.68
Fiscal Year 2020/2021 Maximum Rate per EBU	\$0.68	\$0.68	\$0.68
Maximum Assessable Amount	\$1,341.13	\$705.83	\$668.98

## 2. Cost Estimate

### Zone 2 Landscape Cost Estimate for Maintenance

BUDGET ITEM	PPD 2018-0005	PPD 2018-0025	PPD 2018-0029, 030, 031
<b>DIRECT COSTS</b>			
Landscape Maintenance	\$202.73	\$515.68	\$598.77
Other Services and Supply Expenses	\$63.92	\$162.59	\$188.79
Personnel Services	\$63.86	\$162.44	\$188.61
<b>Subtotal Direct Costs</b>	<b>\$330.50</b>	<b>\$840.71</b>	<b>\$976.16</b>
<b>ADMINISTRATION COSTS</b>			
District Administration	\$8.15	\$20.73	\$24.07
County Administration Fee	\$0.06	\$0.16	\$0.18
Miscellaneous Administration Expenses	\$71.03	\$180.68	\$209.79
<b>Subtotal Administration Costs</b>	<b>\$79.24</b>	<b>\$201.56</b>	<b>\$234.04</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>	<b>\$409.74</b>	<b>\$1,042.28</b>	<b>\$1,210.20</b>
<b>LEVY ADJUSTMENTS</b>			
Reserve Fund Collection/(Contribution)	\$69.05	\$175.65	\$203.95
<b>Subtotal Levy Adjustments</b>	<b>\$69.05</b>	<b>\$175.65</b>	<b>\$203.95</b>
<b>TOTAL ASSESSMENT</b>	<b>\$478.79</b>	<b>\$1,217.92</b>	<b>\$1,414.15</b>
<b>DISTRICT STATISTICS</b>			
Total Parcels	1	12	1
Total EBUs Fiscal Year 2020/2021	704.00	1,790.79	2,079.32
Fiscal Year 2020/2021 Rate per EBU	\$0.68	\$0.68	\$0.68
Fiscal Year 2020/2021 Maximum Rate per EBU	\$0.68	\$0.68	\$0.68
Maximum Assessable Amount	\$478.79	\$1,217.92	\$1,414.15

## 2. Cost Estimate

### Zone 2 Landscape Cost Estimate for Maintenance

BUDGET ITEM	PPD 2018-0047	PPD 2018-0066	PPD 2018-0100	PPD 2019-0063
<b>DIRECT COSTS</b>				
Landscape Maintenance	\$176.79	\$35.82	\$268.77	\$561.91
Other Services and Supply Expenses	\$55.74	\$11.29	\$84.74	\$177.17
Personnel Services	\$55.69	\$11.28	\$84.66	\$177.00
<b>Subtotal Direct Costs</b>	<b>\$288.22</b>	<b>\$58.40</b>	<b>\$438.17</b>	<b>\$916.08</b>
<b>ADMINISTRATION COSTS</b>				
District Administration	\$7.11	\$1.44	\$10.81	\$22.59
County Administration Fee	\$0.05	\$0.01	\$0.08	\$0.17
Miscellaneous Administration Expenses	\$61.94	\$12.55	\$94.17	\$196.87
<b>Subtotal Administration Costs</b>	<b>\$69.10</b>	<b>\$14.00</b>	<b>\$105.05</b>	<b>\$219.64</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>	<b>\$357.33</b>	<b>\$72.40</b>	<b>\$543.22</b>	<b>\$1,135.72</b>
<b>LEVY ADJUSTMENTS</b>				
Reserve Fund Collection/(Contribution)	\$60.22	\$12.20	\$91.55	\$191.40
<b>Subtotal Levy Adjustments</b>	<b>\$60.22</b>	<b>\$12.20</b>	<b>\$91.55</b>	<b>\$191.40</b>
<b>TOTAL ASSESSMENT</b>	<b>\$417.54</b>	<b>\$84.60</b>	<b>\$634.76</b>	<b>\$1,327.12</b>
<b>DISTRICT STATISTICS</b>				
Total Parcels	1	2	2	1
Total EBU's Fiscal Year 2020/2021	613.94	124.39	933.33	1,951.34
Fiscal Year 2020/2021 Rate per EBU	\$0.68	\$0.68	\$0.68	\$0.68
Fiscal Year 2020/2021 Maximum Rate per EBU	\$0.68	\$0.68	\$0.68	\$0.68
Maximum Assessable Amount	\$417.54	\$84.60	\$634.76	\$1,327.12

**Table 2-2****Zone 7 Landscape Cost Estimate for Maintenance****Landscape and Lighting Maintenance District No. 2, Fiscal Year 2020-2021**

BUDGET ITEM	PPD 2019-0041
<b>DIRECT COSTS</b>	
Landscape Maintenance	\$7,260.89
Other Services and Supply Expenses	\$2,289.33
Personnel Services	\$2,287.14
<b>Subtotal Direct Costs</b>	<b>\$11,837.35</b>
<b>ADMINISTRATION COSTS</b>	
District Administration	\$291.93
County Administration Fee	\$2.19
Miscellaneous Administration Expenses	\$2,543.94
<b>Subtotal Administration Costs</b>	<b>\$2,838.07</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>	<b>\$14,675.42</b>
<b>LEVY ADJUSTMENTS</b>	
Reserve Fund Collection/(Contribution)	\$2,473.18
<b>Subtotal Levy Adjustments</b>	<b>\$2,473.18</b>
<b>TOTAL ASSESSMENT</b>	<b>\$17,148.60</b>
<b>DISTRICT STATISTICS</b>	
Total Parcels	6
Total Expected Units	30
Total EBUs Fiscal Year 2020/2021	9,527.00
Fiscal Year 2020/2021 Rate per EBU	\$1.80
Fiscal Year 2020/2021 Maximum Rate per EBU	\$1.80
Maximum Assessable Amount	\$17,148.60



**Table 2-3**  
**Zone L Lighting Cost Estimate for Maintenance**  
**Landscape and Lighting Maintenance District No. 2, Fiscal Year 2020-2021**

BUDGET ITEM	PPD 2017-0040	PPD 2017-0089	PPD 2017-0102
<b>DIRECT COSTS</b>			
Light Maintenance	\$111.12	\$1,105.44	\$820.80
Other Services and Supply Expenses	\$0.00	\$0.00	\$0.00
Personnel Services	\$0.00	\$0.00	\$0.00
<b>Subtotal Direct Costs</b>	<b>\$111.12</b>	<b>\$1,105.44</b>	<b>\$820.80</b>
<b>ADMINISTRATION COSTS</b>			
District Administration	\$2.78	\$27.64	\$20.52
County Administration Fee	\$0.00	\$0.00	\$0.00
Miscellaneous Administration Expenses	\$0.00	\$0.00	\$0.00
<b>Subtotal Administration Costs</b>	<b>\$2.78</b>	<b>\$27.64</b>	<b>\$20.52</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>			
<b>LEVY ADJUSTMENTS</b>			
Reserve Fund Collection/(Contribution)	\$16.67	\$165.82	\$123.12
<b>Subtotal Levy Adjustments</b>	<b>\$16.67</b>	<b>\$165.82</b>	<b>\$123.12</b>
<b>TOTAL ASSESSMENT</b>	<b>\$130.57</b>	<b>\$1,298.89</b>	<b>\$964.44</b>
<b>DISTRICT STATISTICS</b>			
Total Parcels	1	5	2
Number of Lights	2	14	9
Total EBU's Fiscal Year 2020/2021	2.83	43.37	40.61
Fiscal Year 2020/2021 Rate per EBU	\$46.15	\$29.95	\$23.75
Fiscal Year 2020/2021 Maximum Rate per EBU	\$46.15	\$29.95	\$23.75
Maximum Assessable Amount	\$130.57	\$1,298.89	\$964.44

## 2. Cost Estimate

### Zone L Lighting Cost Estimate for Maintenance

BUDGET ITEM	PPD 2018-0002	PPD 2018-0005	PPD 2018-0025
<b>DIRECT COSTS</b>			
Light Maintenance	\$473.76	\$394.80	\$710.64
Other Services and Supply Expenses	\$0.00	\$0.00	\$0.00
Personnel Services	\$0.00	\$0.00	\$0.00
<b>Subtotal Direct Costs</b>	<b>\$473.76</b>	<b>\$394.80</b>	<b>\$710.64</b>
<b>ADMINISTRATION COSTS</b>			
District Administration	\$11.84	\$9.87	\$17.77
County Administration Fee	\$0.00	\$0.00	\$0.00
Miscellaneous Administration Expenses	\$0.00	\$0.00	\$0.00
<b>Subtotal Administration Costs</b>	<b>\$11.84</b>	<b>\$9.87</b>	<b>\$17.77</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>			
<b>LEVY ADJUSTMENTS</b>			
Reserve Fund Collection/(Contribution)	\$71.06	\$59.22	\$106.60
<b>Subtotal Levy Adjustments</b>	<b>\$71.06</b>	<b>\$59.22</b>	<b>\$106.60</b>
<b>TOTAL ASSESSMENT</b>	<b>\$556.67</b>	<b>\$463.89</b>	<b>\$835.00</b>
<b>DISTRICT STATISTICS</b>			
Total Parcels	2	1	11
Number of Lights	6	5	9
Total EBUs Fiscal Year 2020/2021	18.59	15.49	27.88
Fiscal Year 2020/2021 Rate per EBU	\$29.95	\$29.95	\$29.95
Fiscal Year 2020/2021 Maximum Rate per EBU	\$29.95	\$29.95	\$29.95
Maximum Assessable Amount	\$556.67	\$463.89	\$835.00

## 2. Cost Estimate

### Zone L Lighting Cost Estimate for Maintenance

BUDGET ITEM	PPD 2018-0029, 030, 031	PPD 2018-0047	PPD 2018-0100
<b>DIRECT COSTS</b>			
Light Maintenance	\$1,391.28	\$78.96	\$182.40
Other Services and Supply Expenses	\$0.00	\$0.00	\$0.00
Personnel Services	\$0.00	\$0.00	\$0.00
<b>Subtotal Direct Costs</b>	<b>\$1,391.28</b>	<b>\$78.96</b>	<b>\$182.40</b>
<b>ADMINISTRATION COSTS</b>			
District Administration	\$34.78	\$1.97	\$4.56
County Administration Fee	\$0.00	\$0.00	\$0.00
Miscellaneous Administration Expenses	\$0.00	\$0.00	\$0.00
<b>Subtotal Administration Costs</b>	<b>\$34.78</b>	<b>\$1.97</b>	<b>\$4.56</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>			
<b>LEVY ADJUSTMENTS</b>			
Reserve Fund Collection/(Contribution)	\$208.69	\$11.84	\$27.36
<b>Subtotal Levy Adjustments</b>	<b>\$208.69</b>	<b>\$11.84</b>	<b>\$27.36</b>
<b>TOTAL ASSESSMENT</b>	<b>\$1,634.75</b>	<b>\$92.78</b>	<b>\$214.32</b>
<b>DISTRICT STATISTICS</b>			
Total Parcels	1	1	2
Number of Lights	17	1	3
Total EBUs Fiscal Year 2020/2021	58.32	3.10	9.02
Fiscal Year 2020/2021 Rate per EBU	\$28.03	\$29.95	\$23.75
Fiscal Year 2020/2021 Maximum Rate per EBU	\$28.03	\$29.95	\$23.75
Maximum Assessable Amount	\$1,634.75	\$92.78	\$214.32

## 2. Cost Estimate

### Zone L Lighting Cost Estimate for Maintenance

BUDGET ITEM	PPD 2019-0041	PPD 2019-0063
<b>DIRECT COSTS</b>		
Light Maintenance	\$128.52	\$394.80
Other Services and Supply Expenses	\$0.00	\$0.00
Personnel Services	\$0.00	\$0.00
<b>Subtotal Direct Costs</b>	<b>\$128.52</b>	<b>\$394.80</b>
<b>ADMINISTRATION COSTS</b>		
District Administration	\$3.21	\$9.87
County Administration Fee	\$0.00	\$0.00
Miscellaneous Administration Expenses	\$0.00	\$0.00
<b>Subtotal Administration Costs</b>	<b>\$3.21</b>	<b>\$9.87</b>
<b>TOTAL DIRECT AND ADMINISTRATION COSTS</b>		
<b>LEVY ADJUSTMENTS</b>		
Reserve Fund Collection/(Contribution)	\$19.28	\$59.22
<b>Subtotal Levy Adjustments</b>	<b>\$19.28</b>	<b>\$59.22</b>
<b>TOTAL ASSESSMENT</b>	<b>\$151.01</b>	<b>\$463.89</b>
<b>DISTRICT STATISTICS</b>		
Total Parcels	6	1
Number of Lights	3	5
Total EBUs Fiscal Year 2020/2021	3.00	15.49
Fiscal Year 2020/2021 Rate per EBU	\$50.34	\$29.95
Fiscal Year 2020/2021 Maximum Rate per EBU	\$50.34	\$29.95
Maximum Assessable Amount	\$151.01	\$463.89

### 3. Method of Apportionment

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#### Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled “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. Proposition 218 also requires that with certain specified exception, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.

Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

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

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

Proposition 218 defines “assessment” as “any levy or charge upon real property by an agency for a special benefit conferred upon the real property.” Cal. Const., art. XIII D, §2(b). A special assessment, sometimes called a “benefit assessment,” is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

#### Distinguishing General and Special Benefit

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

By its nature most 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 portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of “special benefit”:

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

### 3. Method of Apportionment

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#### General Benefit

In reviewing the improvements associated with the Annexation Territory as well as those improvements associated with the existing developments within the District, the proximity of those improvements to properties within each development as well as adjacent properties outside of the boundaries of the Annexation Territory and District, it is evident that these District improvements are localized improvements installed for and in connection with the collective development of the properties within the District. All of the District improvements were clearly designed and installed to serve as an extension and shared responsibility of the individual private properties, resulting from and/or required for the development of those properties. These improvements are a direct and collectively representation of those individual private properties, similar to any other privately funded and maintained common areas, private streets, or parking lots that are often times associated with many residential and non-residential developments. Like many other developments related improvements and infrastructure, the landscaping and lighting improvements to be maintained by the District and funded through special benefit assessments, collectively serve as a direct physical extension of the individual private properties and would otherwise not be necessary or provided by the City, if not for the development of those properties.

The fact that these improvements are located within public right-of-ways or easements and are maintained by the City thorough an assessment district rather than privately through a homeowner's or business association does not make these improvements less of a direct and special benefit to those properties nor does it suggest that because these improvements are considered "public improvements" such improvements must have a direct benefit to the City or to the public at large.

While these improvements may certainly be visible to the general public or other properties in the area, the fact that these improvements were only necessary for the development of the properties within the District and were neither required nor necessarily desired by any other properties or developments, the visibility such improvements may afford to other properties or to the public at large is incidental and certainly not quantifiable. Furthermore, similar improvements and services associated with other developments within the City of Rialto are provided and funded by similar assessment districts or are maintained privately by the individual property owners or associations. Therefore, it has been determined that because these localized improvements were facilitated by the development of only properties within the District, they provide no measurable or tangible benefits (general or special) to properties outside the District or to the public at large.

It is therefore apparent that the improvements and certainly the need to provide ongoing maintain these improvements are exclusively for the special benefit of properties in the District and the level of service associated with such improvements directly affects only the properties within those developments.

#### Method of Apportionment

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The method of apportionment for this District and the Annexation Territory calculates the receipt of special benefit from the respective improvements based on the land use of the parcels. The special benefit received by each lot or parcel is equated to the overall land use of the parcels benefiting from the improvements provided based on each parcel's actual land use or proposed planned development as compared to other properties. This

### 3. Method of Apportionment

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comparison is reliant upon the special benefit received from the specific type of improvements and services provided or planned within each respective Zone of the District.

The method of apportionment (method of assessment) developed for this District and the Annexation Territory is based on the premise that each of the property to be assessed receives a direct and special benefit from the improvements, services and facilities to be financed by the District assessments.

#### Equivalent Benefit Units

To proportionally and equitably assess the special benefits to each parcel, it is necessary to correlate each property's proportional benefit to other properties that benefit from the improvements and services being funded. The Equivalent Benefit Unit method of apportionment uses a basic unit (base value) of assessment that is common to all properties benefiting from the improvements and services provided and assigns a weighted value to each parcel based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to the base value.

For this District, Zone 2 is comprised entirely of properties that are non-residential developments or proposed non-residential developments and the base unit of comparison is a factor that is based on the total acreage of the development, the total square footage of the landscaped area associated with that development. Zone 7 is comprised entirely of properties that are residential developments or proposed residential developments and the base unit of comparison is a factor of the total number of planned parcels and or units of the development and the total square footage of the landscaped area associated with that development. Zone L is comprised of properties, both residential and non-residential, benefiting from streetlight improvements and the base unit of comparison is a factor that is based upon the acreage of the development and/or the number of planned parcels and or units of the development and the number and wattage of the lights associated with that development. The following provides a description of the various land use designations and apportionment associated with the improvements provided in the District's Zone 2, Zone 7 and Zone L, including the Annexation Territory.

#### EBU Application for Properties in Zone 2

Approved Non-Residential Development – This land use is defined as any property or properties that have been developed or will be developed (vacant land) for non-residential use including but not limited to commercial properties, office buildings (public or private), industrial properties, churches or other non-profit organizations, and the improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the Fiscal Year. The EBU calculated for each parcel is based on the parcel's proportional benefit from the specific improvements identified herein and directly associated with the property as compared to other properties that benefit from the same improvements.

This land use type is assigned a landscape EBU that is calculated by dividing the total square footage of the landscaped area associated with that development by the total acreage of all properties within the development to establish a base value of benefit (landscape square footage per acre). The resulting base value of benefit is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate landscape EBU.

Planned Non-Residential Development – This land use is defined as any property or properties that have been partially developed or will be developed (vacant land) for non-residential use including but not limited to commercial properties, office buildings, industrial properties, churches or other non-profit organizations, but the City does not anticipate acceptance of the improvements associated with the development and/or parcel in the upcoming Fiscal Year.

### 3. Method of Apportionment

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This land use type shall be assigned 0.0 EBU for the upcoming Fiscal Year. However, for purposes of determining the property's maximum assessment and proportional special benefit for balloting purposes, this land use type is assigned an EBU that is calculated by dividing the total square footage of the landscaped area associated with that development by the total acreage of all properties within the development to establish a base value of benefit (landscape square footage per acre). The resulting base value of benefit is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate landscape EBU.

#### EBU Application for Properties in Zone 7

Single Family Residential – This land use is defined as a fully subdivided residential home site with or without a structure and the improvements and services associated with the parcel has been accepted or will be accepted by the City for maintenance in the Fiscal Year.

This land use type is assigned a landscape EBU which is calculated by dividing the total square footage of the landscaped area associated with that development by the total number of planned or actual single-family residential units within the development to establish each unit/parcel's proportionate landscape EBU.

Multi-Family Residential – This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property and the improvements and services associated with the parcel have been accepted or will be accepted by the City for maintenance in the Fiscal Year.

This land use type is assigned a landscape EBU that is calculated by dividing the total square footage of the landscaped area associated with that development by the total number of planned or actual multi-family residential units within the development to establish each unit/parcel's proportionate landscape EBU.

Approved Residential Development – This land use is defined as any property that is not fully subdivided, but the specific number of single-family residential lots or multi-family residential units has been approved for development, and the improvements and services associated with the development and/or parcel have been accepted or will be accepted by the City for maintenance in the Fiscal Year. This land use type is assigned an EBU that reflects the total EBU's associated with that parcel at build-out.

Planned Residential Development – This land use is defined as any property that specific number of proposed single-family residential lots or multi-family residential units has been approved for development (fully subdivided or not), but the City does not anticipate acceptance of the improvements associated with the development and/or parcel in the upcoming Fiscal Year. This land use type shall be assigned 0.0 EBU's for the upcoming Fiscal Year. However, for purposes of determining the property's maximum assessment and proportional special benefit for balloting purposes, the parcel shall be assigned an EBU that reflects the total EBU's associated with that parcel at build-out.

#### EBU Application for Properties in Zone L

In order to account for the various wattages used in the streetlights each development is bringing into the District, a Light EBU Factor is assigned to each wattage category using 41 Watts as the base unit, which is assigned a Light EBU Factor of one (1). Each higher wattage category is then assigned a Light EBU Factor based on its relation to the base unit of 41 watts.

Non-Residential - For each non-residential development annexed into Zone L, the total number of Light EBU Factors for that development shall be calculated by determining the number of lights within each Wattage Category and multiplying that number by the corresponding Light EBU Factor for each Wattage Category. The summation of the calculation for each Wattage Category will be the total Light EBU Factor for the annexing development. The total Light EBU Factors are then divided by the total acreage of the development to attain



### 3. Method of Apportionment

the Light EBU Factor per acre. The resulting Light EBU Factor per acre is then multiplied by each parcel's specific acreage resulting in the parcel's proportionate Light EBU Factor.

**Residential** - For each residential development annexed into Zone L, the total number of Light EBU Factors for that development shall be calculated by determining the number of lights within each Wattage Category and multiplying that number by the corresponding Light EBU Factor for each Wattage Category. The summation of the calculation for each Wattage Category will be the total Light EBU Factor for the annexing development. The total Light EBU Factors are then divided by the total number of proposed or actual residential units at buildout to attain the Light EBU Factor per unit.

The following are the EBU factors applied to various streetlight wattage:

**Table 3-4**  
**Zone L EBU Factors**

Watts	Light EBU Factor	Unit
41	1	Per Light
58	1.41	Per Light
127	3.10	Per Light
185	4.51	Per Light

#### Calculation of Assessments

**Zone 2:** The benefit formula applied to parcels within Zone 2 is based on the preceding Equivalent Benefit Unit (EBU) discussion. Each parcel's EBU correlates to the parcel's special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel's EBU (proportional benefit).

$$\text{Parcel Type EBU}^* \times \text{Acres} = \text{Parcel EBU}$$

\*Parcel Type EBU value is based on the assigned values outlined in the preceding "EBU Application for Properties Zone 2".

**Zone 7:** The benefit formula applied to parcels within Zone 7 is based on the preceding Equivalent Benefit Unit (EBU) discussion. Each parcel's EBU correlates to the parcel's special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel's EBU (proportional benefit).

$$\text{Parcel Type EBU}^* \times \text{Unit(s)} = \text{Parcel EBU}$$

\*Parcel Type EBU value is based on the assigned values outlined in the preceding "EBU Application for Properties Zone 7".

**Zone L:** The benefit formula applied to parcels within Zone L is based on the preceding Equivalent Benefit Unit (EBU) discussion. Each parcel's EBU correlates to the parcel's special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel's EBU (proportional benefit).

$$\text{Light EBU Factor}^* \times \text{Acres/Unit(s)} = \text{Parcel Light EBU}$$

\*Light EBU Factor value is based on the assigned values outlined in the preceding "EBU Application for Properties Zone L".

For each Zone of the District, the total number of calculated Equivalent Benefit Units (EBU's) for the Fiscal Year equals the sum of all individual EBU's applied to parcels in that Zone. An assessment amount per EBU (Rate) for

### 3. Method of Apportionment

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the improvements is established by taking the total cost of the improvements (amount budgeted) and dividing that amount by the total number of EBU's of all parcels to be assessed. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

**Total Assessment Amount (for the Zone) / Total EBU (to be assessed) = Levy per EBU**

**Levy per EBU x Parcel EBU = Parcel Levy Amount**

**Exempt Properties:** Properties classified as Exempt Properties (exempt from assessment) may include but is not limited to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, rights-of-way, public greenbelts and parkways; utility rights-of- ways; common areas, sliver parcels and bifurcated lots; or any other property the City has determined that the parcel cannot be developed or is a publicly owned property that is part of the District improvements or that has little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment and are assigned 0.00 EBU.

**Special Cases:** As with any assessment district, there may be a specific property or properties that the typical land use classifications and method of apportionment does not completely reflect the proportional special benefits received as compared to other parcels. Usually, this type of issue arises from property specific development issues in which either the use of that property is significantly restricted or limited compared to other properties, or the timing of the City accepting the specific improvements associated with that property as compared to other properties and developments. In these cases, the assessment engineer may determine that an appropriate calculation of proportional benefit would be better reflected by applying a reduced weighting factor that accounts for the property's reduced benefit. Because a district's method of apportionment ultimately establishes not only the assessment for each parcel, but the proportional benefit between parcels, identifying any parcel as a "Special Case" and deviating from the standard method of apportionment applied to other properties in the district ultimately effects the proportional assessment of those other properties.

#### Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the Article XIII D Section 4. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

For this District, the Maximum Assessment is equal to the initial Assessment Rate approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index ("CPI") for the Riverside-San Bernardino-Ontario Area for All Urban Consumers from January to January. As of January 2018, the Bureau of Labor Statistics ("BLS") split the Los Angeles/Riverside/Orange County Area for All Urban Consumers to Los Angeles-Long-Beach- Anaheim Area and Riverside-San Bernardino-Ontario Area. Each Fiscal Year, the Maximum Assessment will be recalculated, and a new Maximum Assessment established.

### 3. Method of Apportionment

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The Maximum Assessment is adjusted annually and is calculated independent of the annual budgets and proposed assessments established for each Zone of the District. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment (for each Zone) is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior Fiscal Year.

#### 4. Proposed Assessment

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The actual assessment and the amount of the assessment for the Fiscal Year 2020-2021 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 of San Bernardino Assessor's Office and such records are, by reference, made part of this Report.

**APPENDIX A**

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**Annexation Territory Assessment Roll**



APN	Project ID	Owner	Acres/Units	Landscape				Lighting			
				Zone	EBU	Maximum Rate	Maximum Assessmet	Zone	EBU	Maximum Rate	Maximum Assessmet
0254142260000	PPD 2017-0040	STEENS HOLDINGS LLC	1.034	2	1,971.95	\$0.68	\$1,341.13	L	2.83	\$46.15	\$130.57
0253251010000	PPD 2017-0089	PANATTONI DEVELOPMENT COMPANY, INC	6.2					L	15.24	\$29.95	\$456.37
0253251020000			2.85					L	7.00	\$29.95	\$209.78
0253251030000			4.12					L	10.13	\$29.95	\$303.27
0253251040000			0.886					L	2.18	\$29.95	\$65.22
0253251070000			3.59					L	8.82	\$29.95	\$264.25
0240251510000	PPD 2017-0102	DPIF2 CA 7 RIALTO LLC	19.015	2	1,037.82	\$0.68	\$705.83	L	40.61	\$23.75	\$964.45
0128061310000	PPD 2018-0002	DARVISH INVESTMENT GROUP LLC	1.52	2	284.25	\$0.68	\$193.32	L	5.37	\$29.95	\$160.86
0128061320000			3.74	2	699.40	\$0.68	\$475.67	L	13.21	\$29.95	\$395.81
0240201020000	PPD 2018-0005	CH REALTY VIII/I RIALTO ALDER NORTH	4.58	2	368.49	\$0.68	\$250.61	L	8.11	\$29.95	\$242.81
0240201310000			0.925	2	74.42	\$0.68	\$50.62	L	1.64	\$29.95	\$49.04
0240201600000			3.245	2	261.08	\$0.68	\$177.56	L	5.74	\$29.95	\$172.04
0240201100000	PPD 2018-0025	CH REALTY VIII/I RIALTO ALDER SOUTH	1.148	2	173.99	\$0.68	\$118.33	L	2.71	\$29.95	\$81.13
0240201120000			1.1	2	166.71	\$0.68	\$113.38	L	2.60	\$29.95	\$77.73
0240201130000			1.1	2	166.71	\$0.68	\$113.38	L	2.60	\$29.95	\$77.73
0240201140000			1.38	2	209.15	\$0.68	\$142.24	L	3.26	\$29.95	\$97.52
0240201150000			1.2	2	181.87	\$0.68	\$123.69	L	2.83	\$29.95	\$84.80
0240201180000			1.1	2	166.71	\$0.68	\$113.38	L	2.60	\$29.95	\$77.73
0240201380000			0.584	2	88.51	\$0.68	\$60.20	L	1.38	\$29.95	\$41.27
0240201420000			1.3	2	197.02	\$0.68	\$134.00	L	3.07	\$29.95	\$91.87
0240201440000			1.87	2	283.41	\$0.68	\$192.75	L	4.41	\$29.95	\$132.15
0240201450000			0.318	2	48.19	\$0.68	\$32.78	L	0.75	\$29.95	\$22.47
0240201460000			0.323	2	48.95	\$0.68	\$33.29	L	0.76	\$29.95	\$22.83
0240201470000			0.393	2	59.56	\$0.68	\$40.51	L	0.93	\$29.95	\$27.77
0240251560000	PPD 2018-0029, 030, 031	DPIF2 CA 16 RIALTO2 LLC	28.62	2	2,079.32	\$0.68	\$1,414.15	L	58.32	\$28.03	\$1,634.75
0132191150000	PPD 2018-0047	CDRE HOLDINGS 12 LLC	3.73	2	613.94	\$0.68	\$417.54	L	3.10	\$29.95	\$92.78
0240201080000	PPD 2018-0066	CDRE HOLDINGS 13 LLC	2.29	2	69.48	\$0.68	\$47.25				
0240201410000			1.81	2	54.91	\$0.68	\$37.35				
0264212390000	PPD 2018-0100	SYNERGISTIC PROPERTIES LLC	1.03	2	471.24	\$0.68	\$320.49	L	4.56	\$23.75	\$108.21
0264212400000			1.01	2	462.09	\$0.68	\$314.27	L	4.47	\$23.75	\$106.11
0128221010000	PPD 2019-0041	MV AMCV LLC	0.895	7	1,587.83	\$1.80	\$2,858.10	L	0.59	\$50.34	\$29.76
0128221020000			0.688	7	1,587.83	\$1.80	\$2,858.10	L	0.45	\$50.34	\$22.87
0128221030000			0.688	7	1,587.83	\$1.80	\$2,858.10	L	0.45	\$50.34	\$22.87
0128221100000			0.688	7	1,587.83	\$1.80	\$2,858.10	L	0.45	\$50.34	\$22.87
0128221110000			0.688	7	1,587.83	\$1.80	\$2,858.10	L	0.45	\$50.34	\$22.87
0128221120000			0.895	7	1,587.83	\$1.80	\$2,858.10	L	0.59	\$50.34	\$29.76
1133521040000	PPD 2019-0063	SIRWIN ENTERPRISES LLC	2.98	2	1,951.34	\$0.68	\$1,327.12	L	15.49	\$29.95	\$463.89

## APPENDIX B

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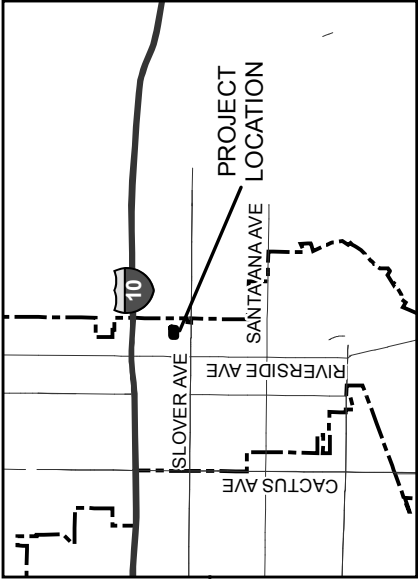
### Annexation Territory Assessment Diagram



**RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2  
ANNEXATION BOUNDARY MAP - PPD 2017-0040**

**LEGEND**

- PARCEL BOUNDARY
- ANNEXATION BOUNDARY
- XXXX-XXX-XX ASSESSOR'S PARCEL NUMBER

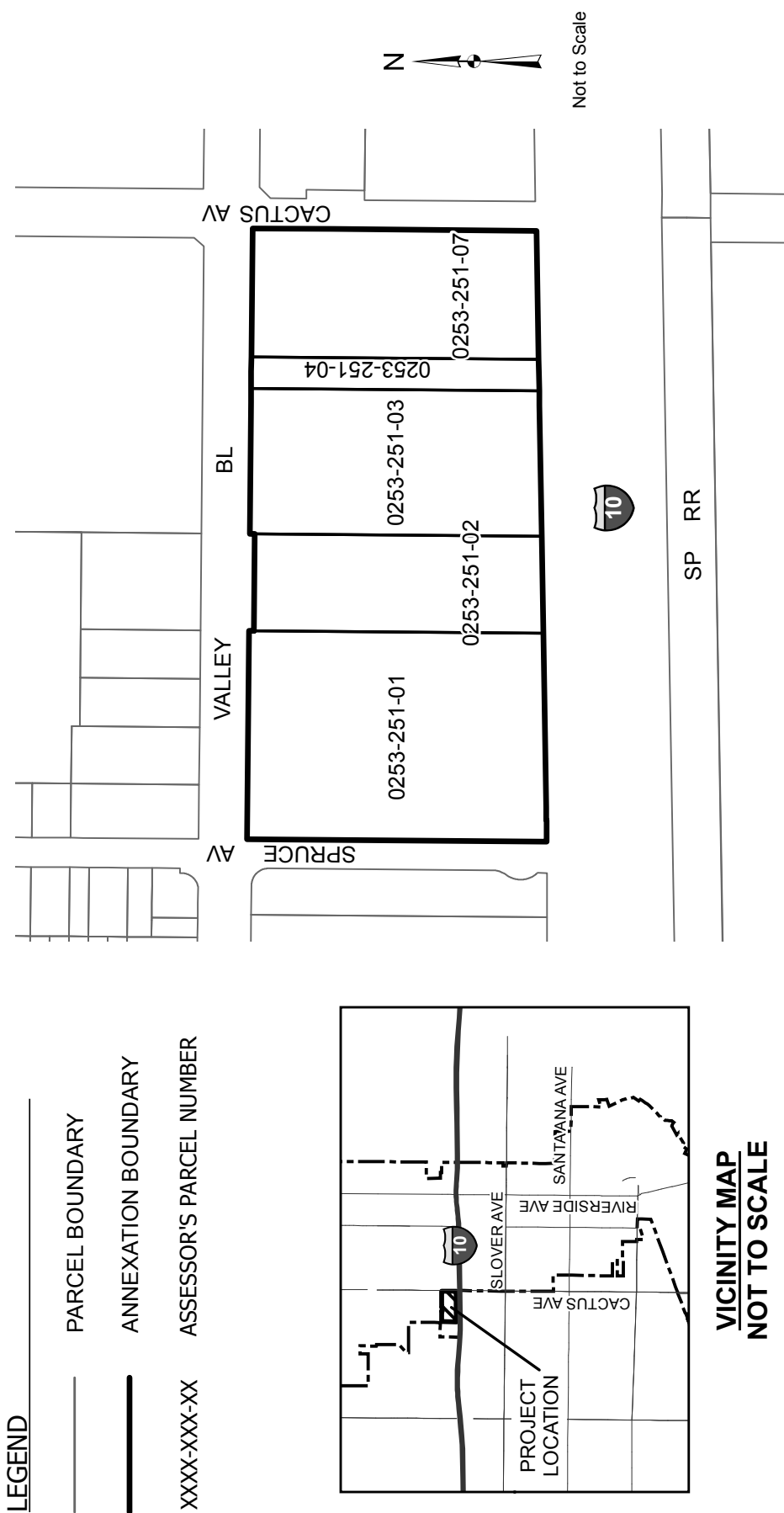


**VICINITY MAP  
NOT TO SCALE**

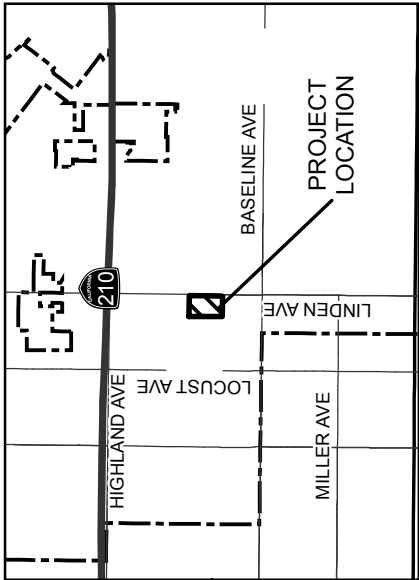
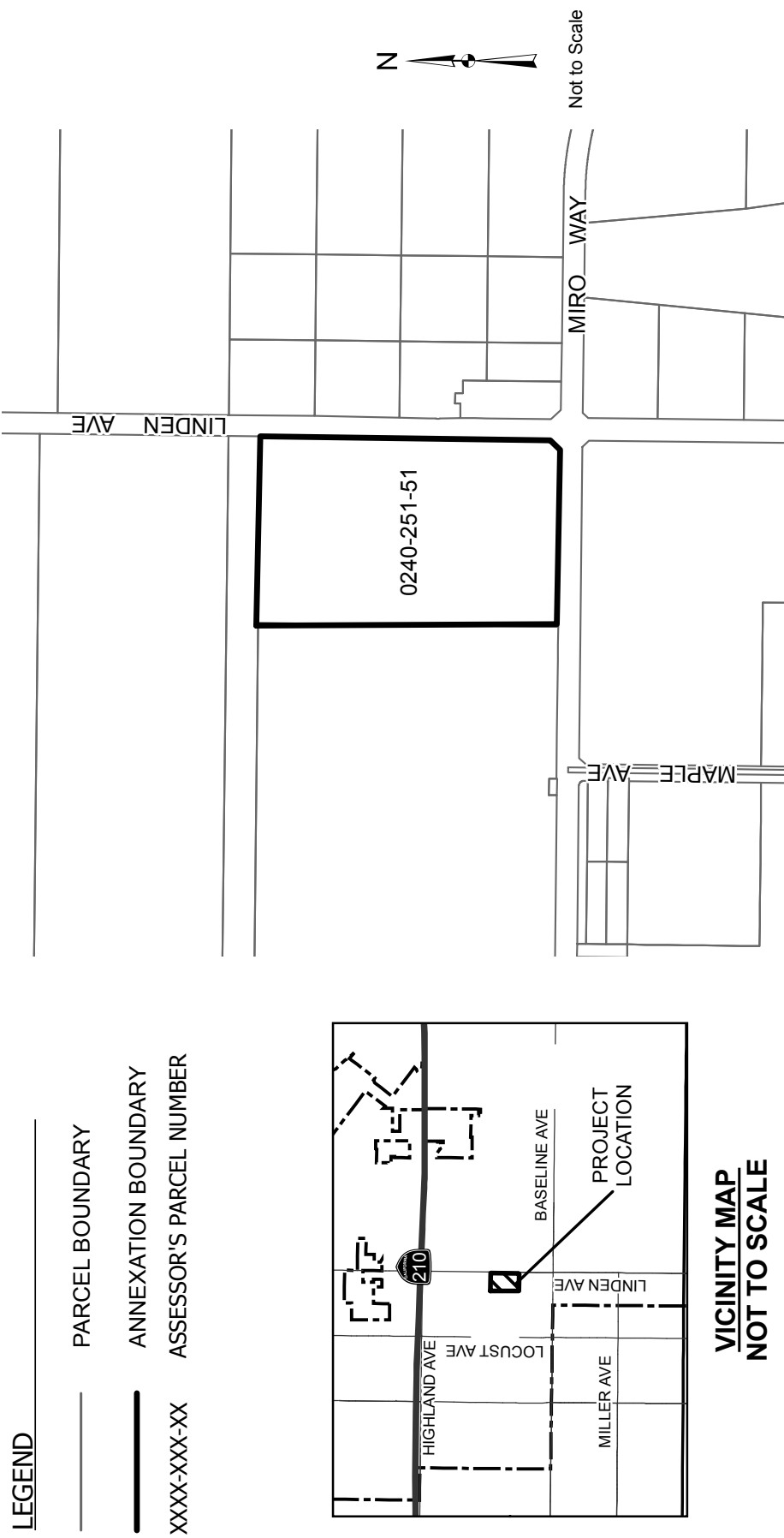
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.



# RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2017-0089



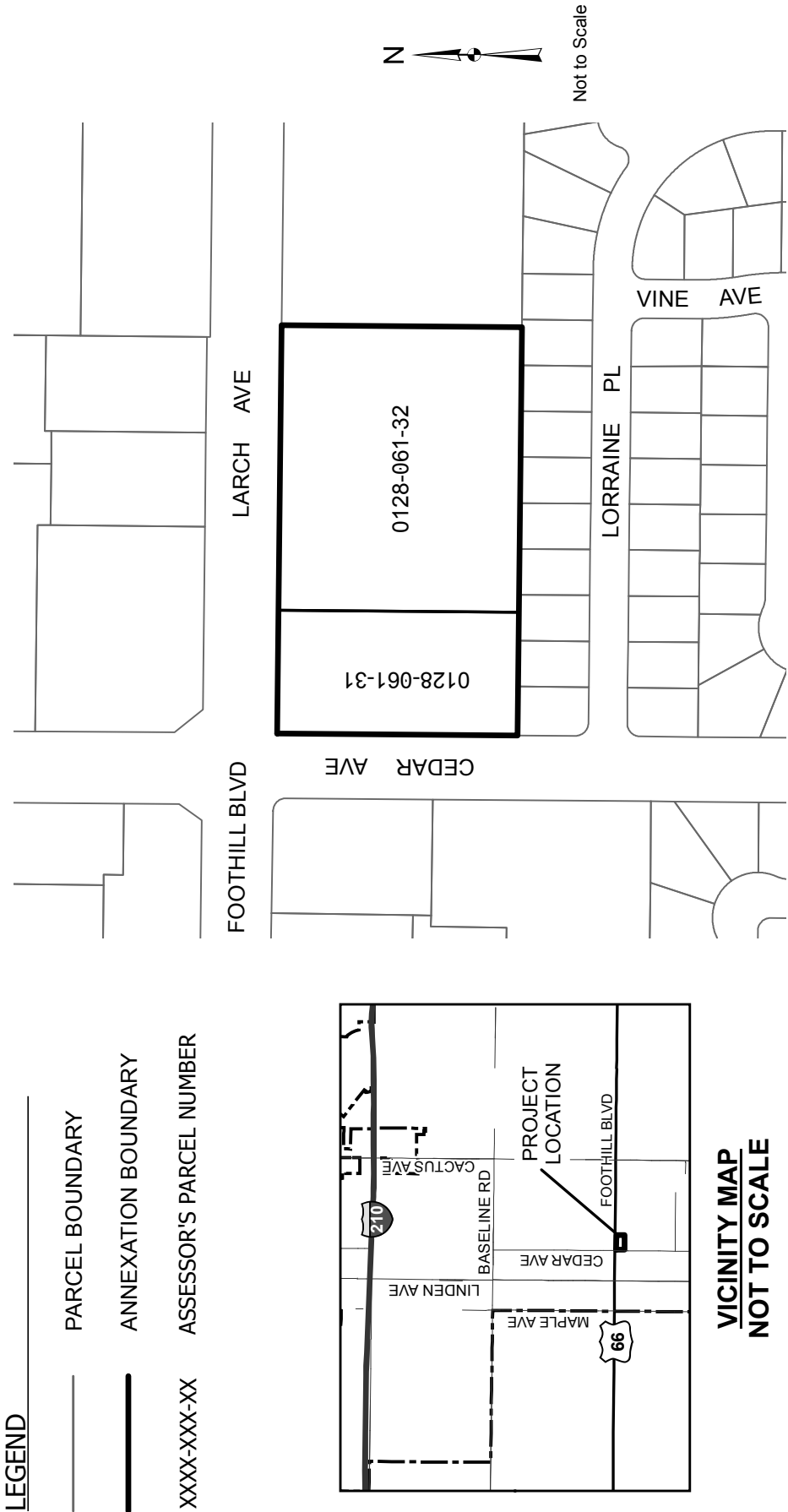
# RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2017-0102



**VICINITY MAP**  
**NOT TO SCALE**

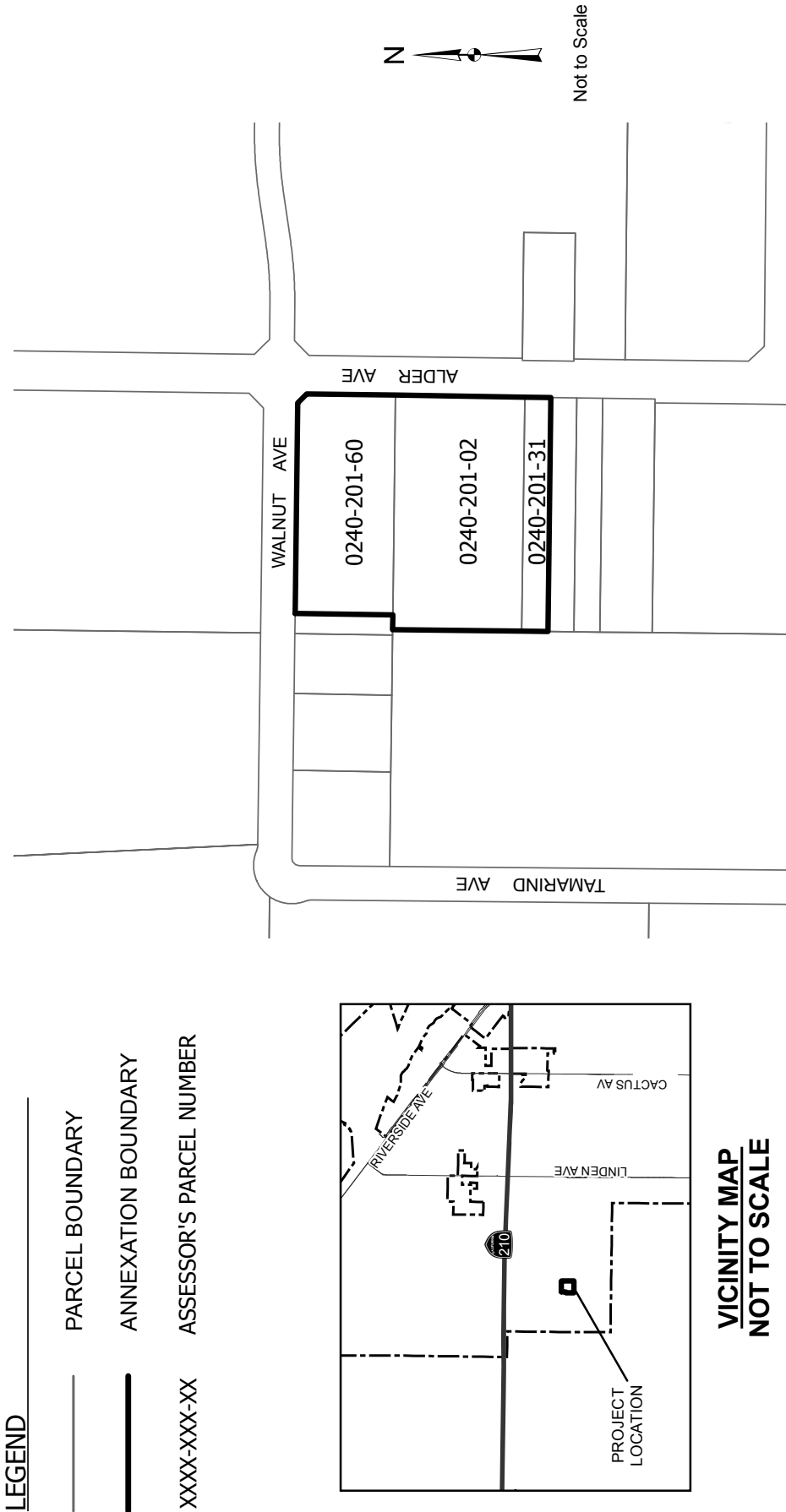
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.

# RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2018-0002



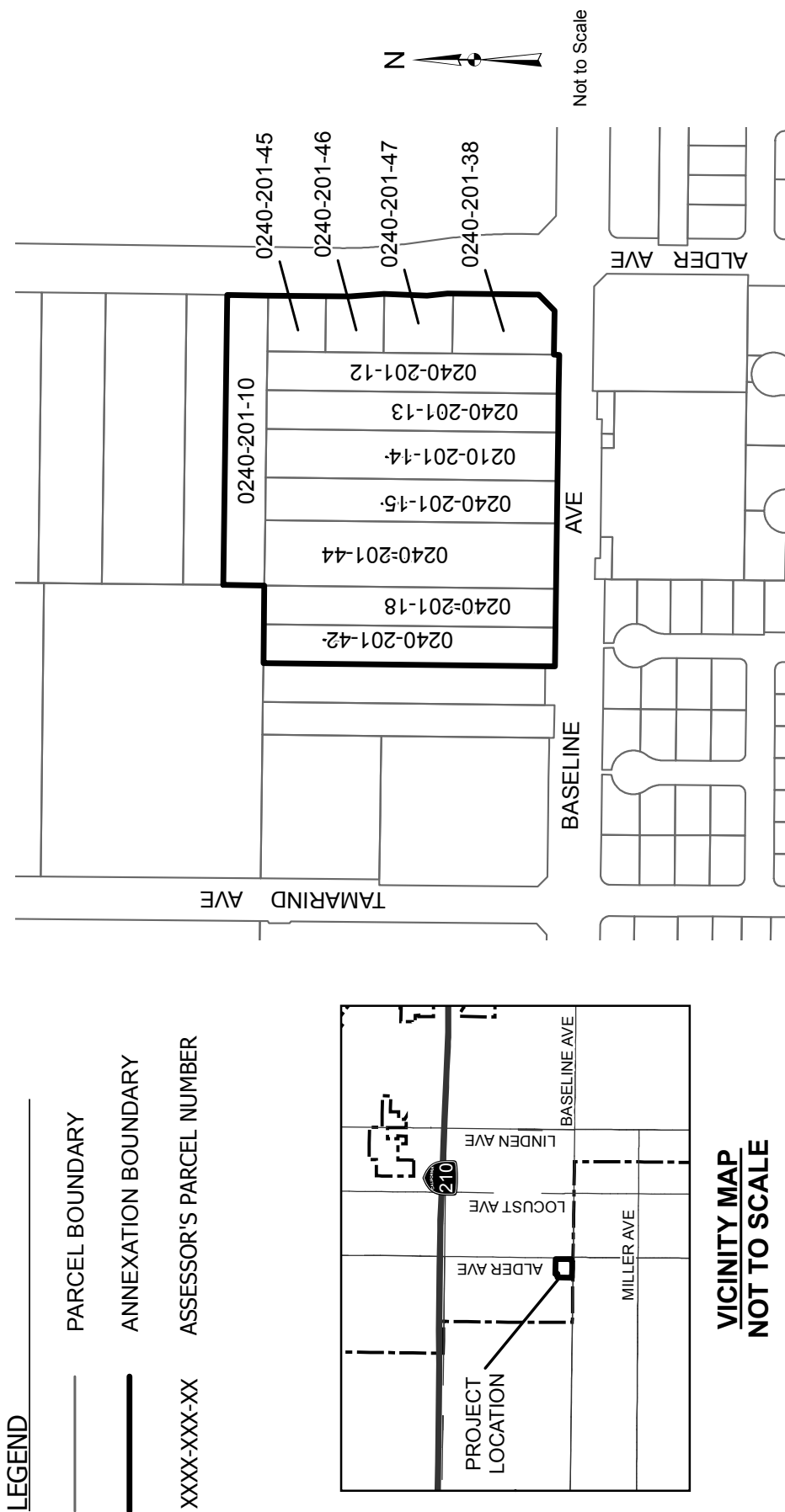
THIS ASEESMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.

**RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2  
ANNEXATION BOUNDARY MAP - PPD 2018-0005**



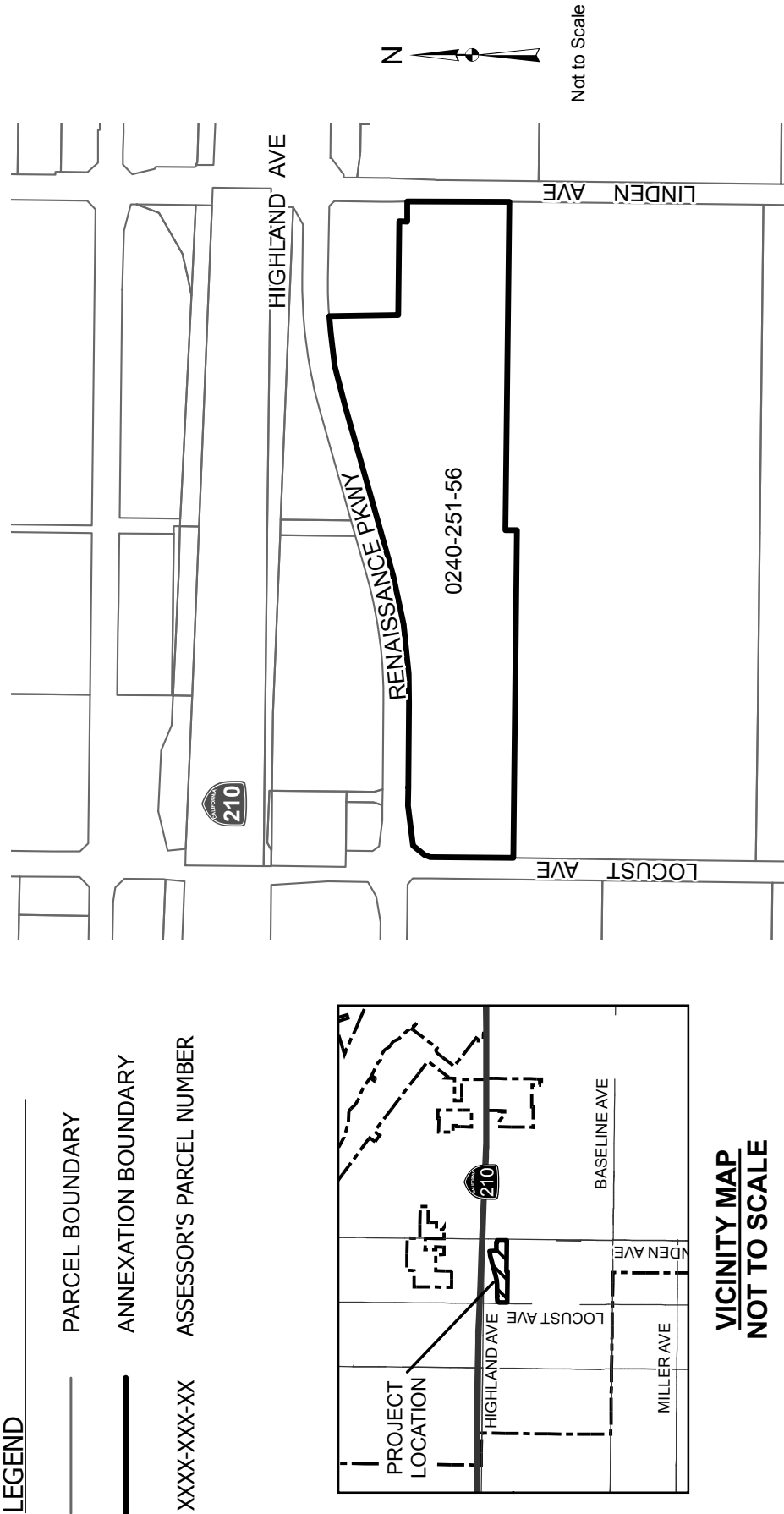
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.

# **RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2018-0025**



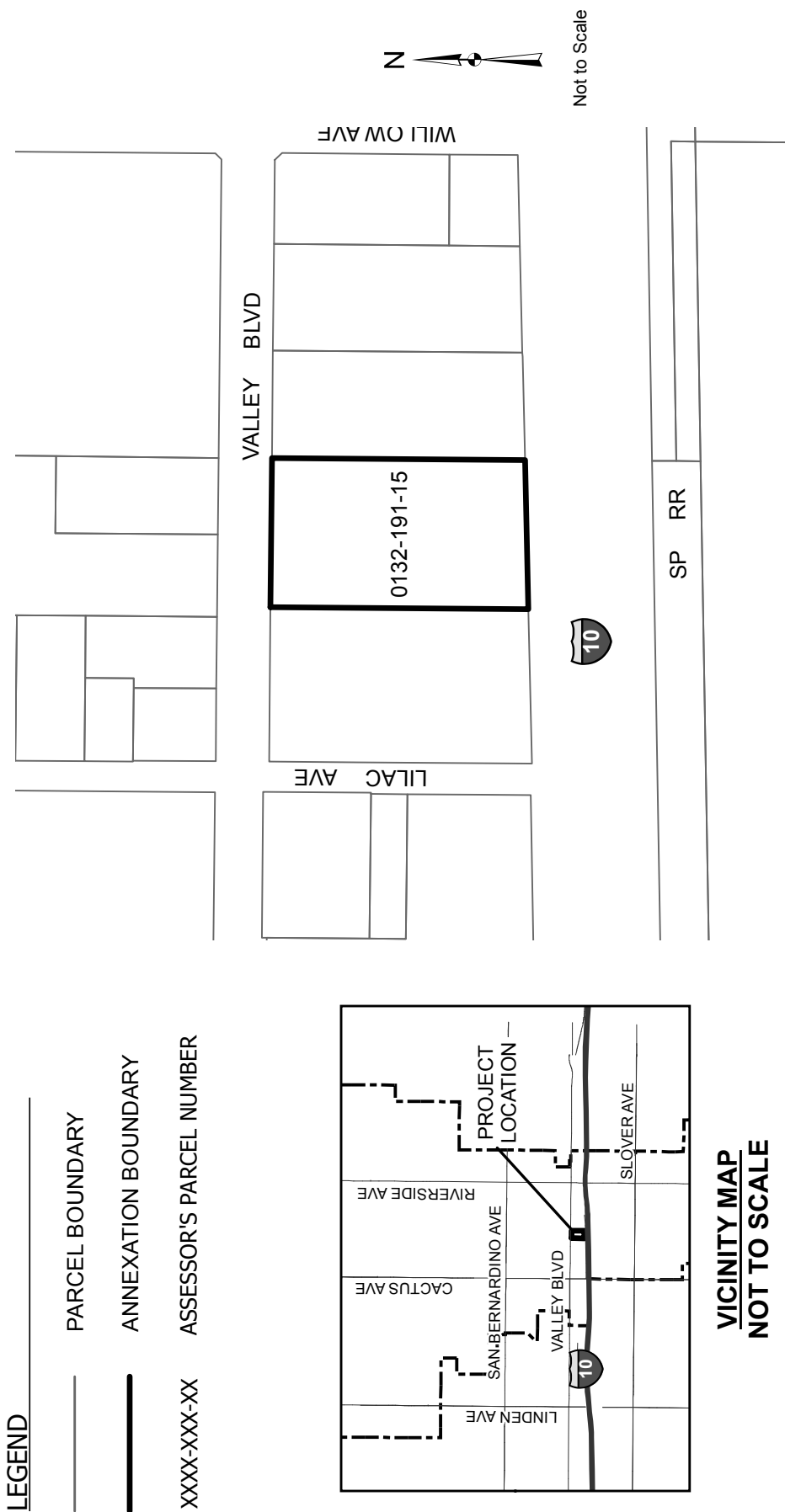
THIS ASEESMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.

# **RIALTO LANDSCAPING AND LIGHTING DISTRICT NO. 2** **ANNEXATION BOUNDARY MAP - PPD 2018-0029, -0030, -0031**



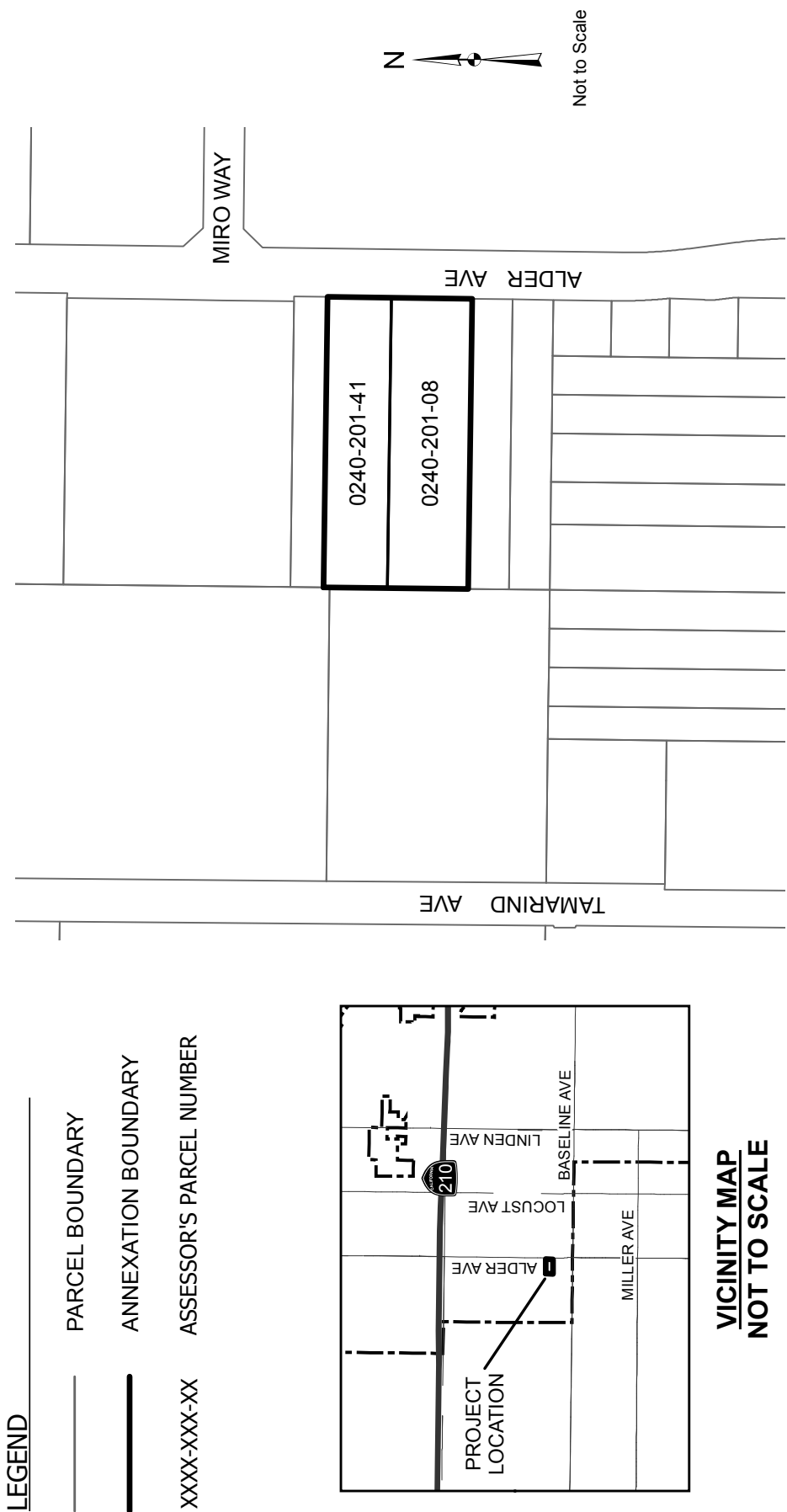
THIS ASEESMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.

# RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2018-0047



THIS ASEESMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.

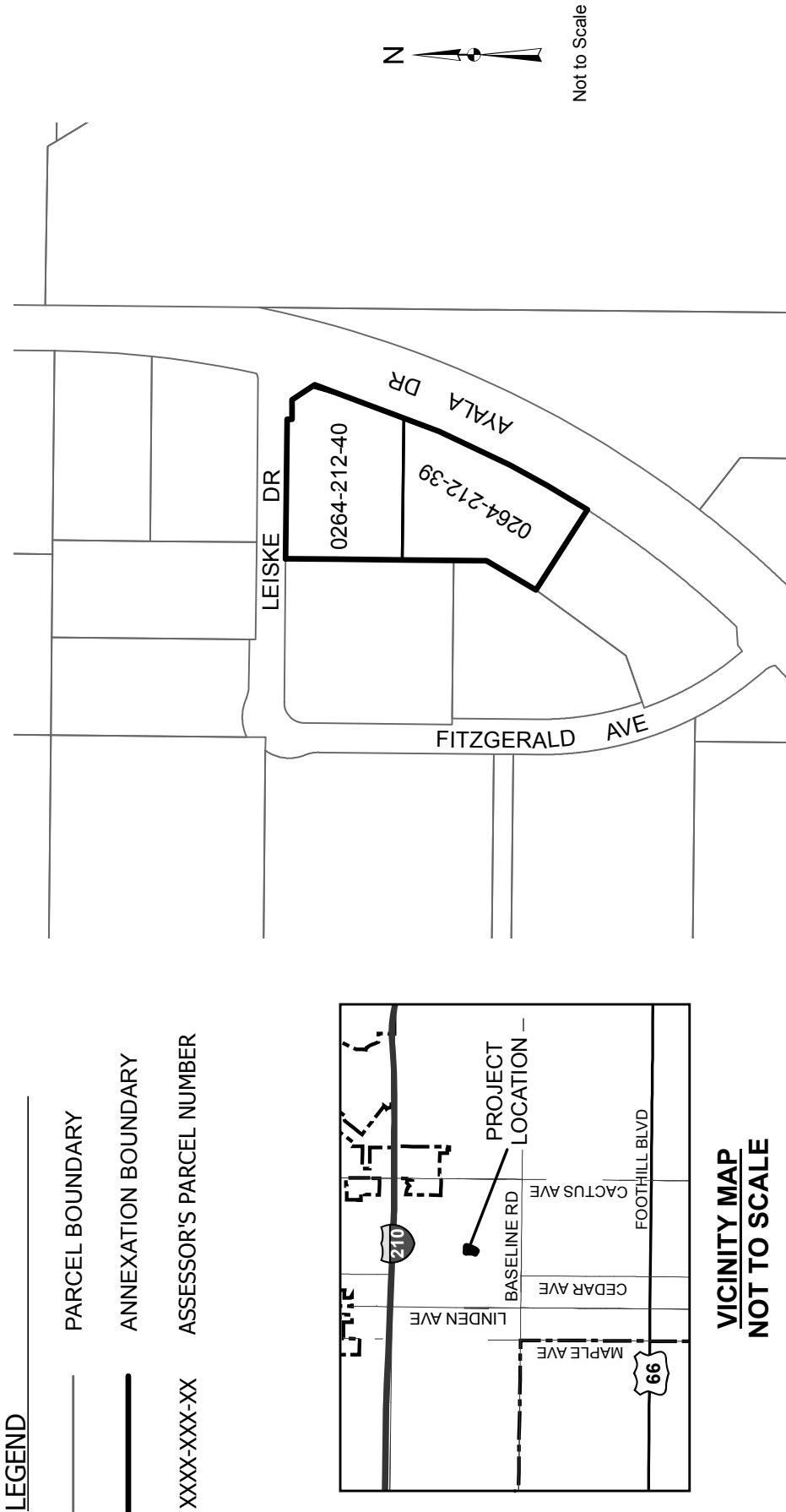
# RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2018-0066



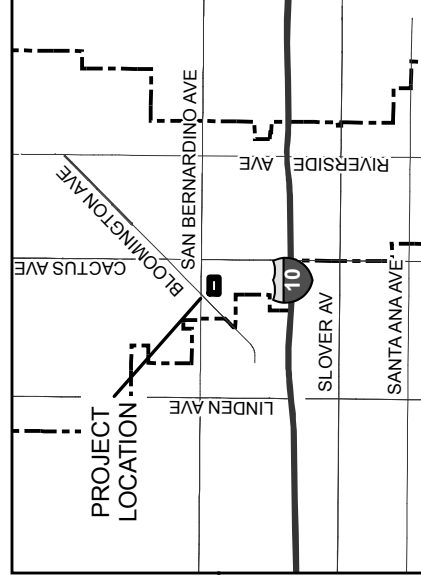
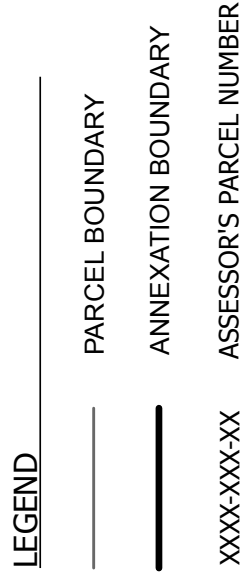
THIS ASEESMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.



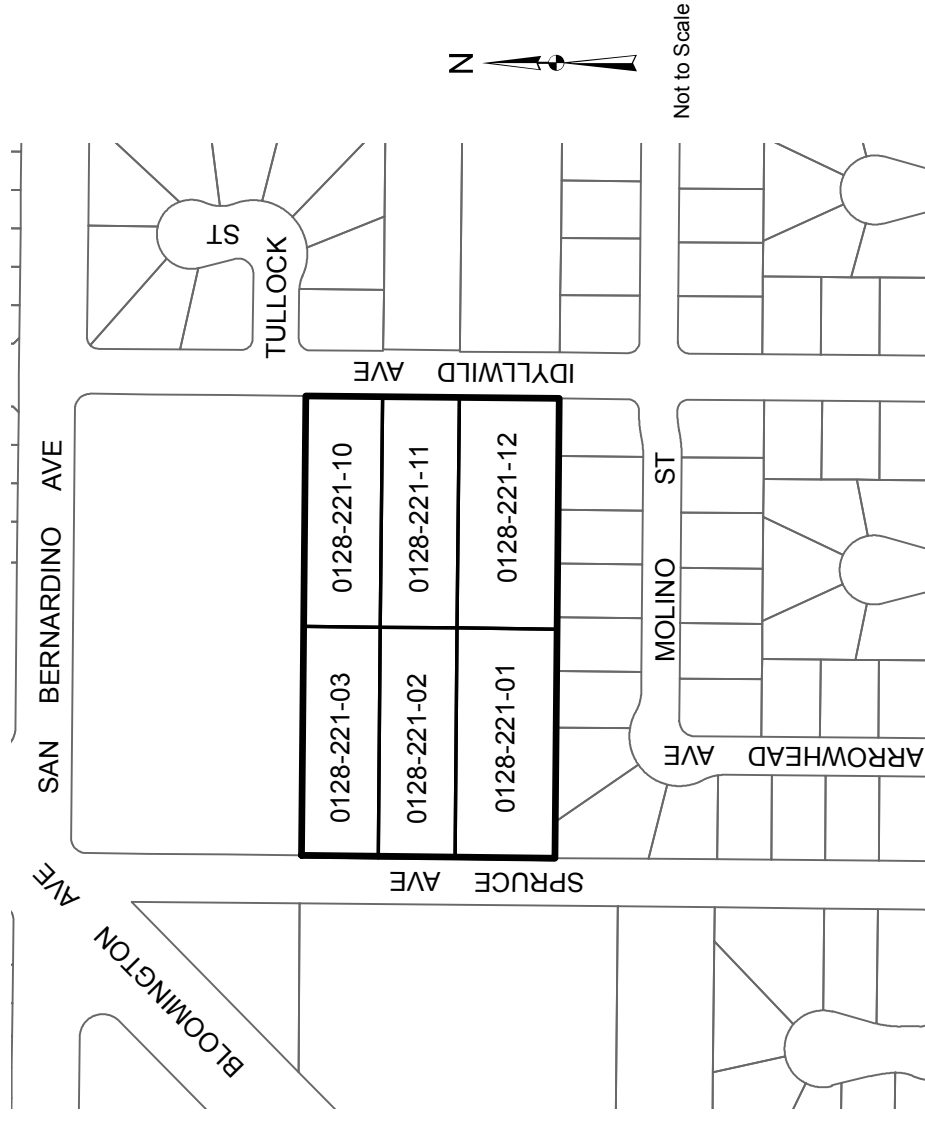
# **RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2 ANNEXATION BOUNDARY MAP - PPD 2018-0100**



**RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2  
ANNEXATION BOUNDARY MAP - PPD 2019-0041**



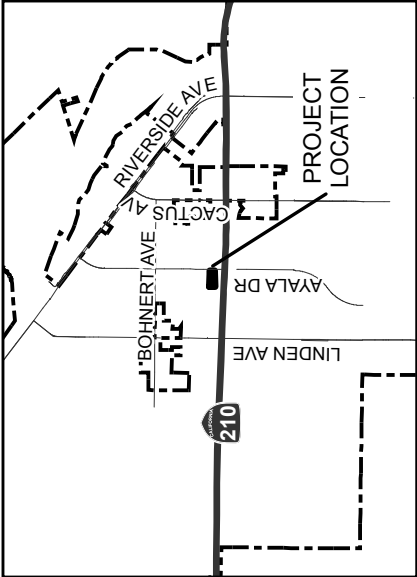
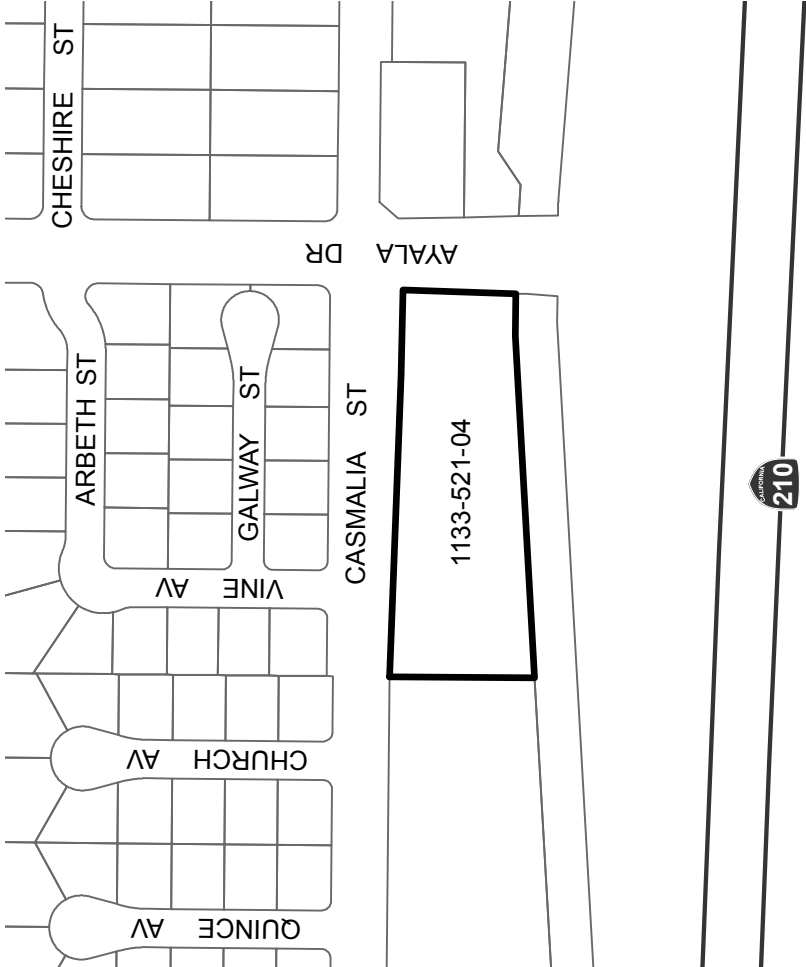
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**RIALTO LANDSCAPE AND LIGHTING DISTRICT NO. 2  
ANNEXATION BOUNDARY MAP - PPD 2019-0063**

**LEGEND**

- PARCEL BOUNDARY
- ANNEXATION BOUNDARY
- XXXX-XXX-XX ASSESSOR'S PARCEL NUMBER



**VICINITY MAP  
NOT TO SCALE**

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE LANDSCAPING AND LIGHTING DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2019-2020.



3750 McCray Street  
Riverside, CA 92506  
951.200.8600  
[www.webbmfinance.com](http://www.webbmfinance.com)