



Street Light Maintenance District No. 1
Landscape Maintenance District No. 1
Landscape & Lighting District No. 2

Method of Apportionment
Fiscal Year 2019/20

Street Light Maintenance District No. 1

Land Benefit Factor + Development Factor = Assessment

- ▶ Residential:
 - ▶ Land Benefit Factor
 - ▶ Every property charged regardless of development
 - ▶ Properties charged per acre
 - ▶ Development Factor
 - ▶ Only developed properties
 - ▶ Properties charged per unit
- ▶ Examples:
 - ▶ SFR located on $\frac{1}{4}$ acre:
 - ▶ $\$8.18 \times 0.25 \text{ acre} + \$24.03 \times 1 \text{ unit} = \26.08
 - ▶ APT located on 4.48 acres & 96 units:
 - ▶ $\$8.18 \times 4.48 \text{ acre} + \$24.03 \times 96 \text{ units} = \$2,343.52$
 - ▶ Vac SFR on 1 acre:
 - ▶ $\$8.18 \times 1.00 \text{ acre} + \$0 \times 1.00 \text{ acre} = \8.18

Street Light Maintenance District No. 1

Land Benefit Factor + Development Factor = Assessment

▶ Non-Residential:

▶ Land Benefit Factor

- ▶ Every property charged regardless of development
- ▶ Properties charged per acre

▶ Development Factor

- ▶ Only developed properties
- ▶ Properties charged per acre

▶ Examples:

▶ Vac COM on 20 acres:

- ▶ $\$8.18 \times 20.00 \text{ acres} + \$0 \times 20.00 \text{ acres} = \163.60

▶ Dev COM on 3 acres:

- ▶ $\$8.18 \times 3.00 \text{ acres} + \$52.09 \times 3.00 \text{ acres} = \180.81

Landscape Maintenance District No. 1

EBU x Assessment Rate = Assessment

- ▶ Zone 1 - (Residential)
 - ▶ Interior = 1.00 EBU
 - ▶ Exterior (adjacent to landscaping) = 1.10 EBU
- ▶ Examples:
 - ▶ SFR not directly next to landscaping
 - ▶ 1.00 EBU x \$58.80 = \$58.80
 - ▶ SFR directly next to landscaping
 - ▶ 1.10 EBU x \$58.80 = \$63.80

Landscape Maintenance District No. 1

EBU x Assessment Rate = Assessment

- ▶ Zone 2 -
(Residential also but have additional benefit of trees)
 - ▶ Interior = 1.00 EBU
 - ▶ Exterior (adjacent to landscaping) = 1.10 EBU
- ▶ Examples:
 - ▶ SFR not directly next to landscaping
 - ▶ 1.0 EBU x \$58.80 = \$58.80
 - ▶ SFR directly next to landscaping
 - ▶ 1.10 EBU x \$58.80 = \$63.80

Landscape Maintenance District No. 1

EBU x Assessment Rate = Assessment

- ▶ Zone 3 -
(Multi-Family Residential & commercial)
 - ▶ Frontage to landscape area (front footage apportionment)
- ▶ Example:
 - ▶ Development with 1 mall & 1 apartment complex with 6,760 sq. ft. landscaping. 840 and 129 front footage
 - ▶ 840 EBU x \$2.58 = \$2,167.20
 - ▶ 129 EBU x \$2.58 = \$332.82

Landscape and Lighting District No. 2

EBU x Assessment Rate = Assessment

- ▶ Zone 1
(Residential with landscaping & streetlights)
 - ▶ SFR = 1.00 EBU per parcel

▶ Example:

▶ SFR

▶ $1.00 \text{ EBU} \times \$402.36 = \$402.36$

Landscape and Lighting District No. 2

EBU x Assessment Rate = Assessment

► Zone 2

(Non-Residential with landscaping & lighting)

- EBU = Landscaping area within that development

► Example:

- COM with 11,216 sq. ft. of landscaping area

- $11,216 \text{ EBU} \times \$0.66 = \$7,402.56$

Landscape and Lighting District No. 2

EBU x Assessment Rate = Assessment

▶ Zone 3

(Residential only
within Rialto Heights
subdivision - lighting &
non-streetscape slope
landscaping)

- ▶ SFR = 1.00 EBU per
parcel

▶ Examples:

▶ SFR

- ▶ $1.00 \text{ EBU} \times \$618.57 = \$618.57$

Landscape and Lighting District No. 2

EBU x Assessment Rate = Assessment

▶ Zone 4

(Non-Residential
lighting only)

- ▶ EBU = No. of street lights within that development

▶ Examples:

- ▶ COM with 8 street lights

- ▶ $8 \text{ EBU} \times \$52.55 = \420.40

Landscape and Lighting District No. 2

EBU x Assessment Rate = Assessment

▶ Zone 5

(Condominiums)

- ▶ EBU = Landscaping area within that development

▶ Example:

- ▶ CON with 5,800 sq. ft. of landscaping area & 35 units

- ▶ $5,800 \text{ EBU} \times \$0.66 = \$3,828$

- ▶ $\$3,828 / 35 = \109.37 per unit

Landscape and Lighting District No. 2

EBU x Assessment Rate = Assessment

▶ Zone 6

(Residential with streetlights only)

- ▶ SFR = 1.00 EBU per parcel
- ▶ MFR = 0.75 EBU per unit
- ▶ VAC Res = 1 EBU per acre (50 max)

▶ Examples:

▶ SFR

$$\text{▶ } 1.00 \text{ EBU} \times \$74.18 = \$74.18$$

▶ MFR with 5 unit

$$\text{▶ } 0.75 \times 5 \times \$74.18 = \$278.18$$