



Cathedral City

City of Cathedral City

Street Lighting and Landscaping Maintenance District No.1

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 24, 2017
Public Hearing: June 14, 2017

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ENGINEER'S REPORT AFFIDAVIT

Street Lighting and Landscaping Maintenance District No.1

City of Cathedral City,
County of Riverside, State of California

This Report and the enclosed diagrams showing the exterior boundaries of the District; any relevant zones therein; and the lines and dimensions of each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 14th day of June, 2017.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Cathedral City

By: Josephine Perez-Moses

Josephine Perez-Moses, Senior Project Manager
District Administration Services

By: Richard Kopecky

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I. OVERVIEW

The City of Cathedral City (“City”) annually levies and collects special assessments in order to provide and maintain improvements within the Street Lighting and Landscaping Maintenance District No. 1 (“District”). In August 2001, the District was formed by passage of City Council Resolution No. 2001-57, after a public hearing and protest ballot process in accordance with *Article XIID of the California Constitution* (“Article XIID”). The District was originally formed with four (4) benefit zones (“Zones”) and, along with all subsequent annexations of additional Zones, is described herein. The District assessment is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”) and Article XIID.

This Engineer’s Annual Levy Report (“Report”) describes the District and improvements, any proposed changes to the District or improvements and the proposed budgets and assessments for Fiscal Year (“FY”) 2017/2018. The assessments are based on the City’s estimated cost to maintain the improvements that provide a special benefit to properties assessed within the District. The improvements within the District and the corresponding costs and the annual levy are budgeted and assessed for each separate Zone, including expenditures, deficits, surpluses, revenues, and reserves.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number by the Riverside County (“County”) Assessor’s Office. The County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties assessed for special district benefits on the County tax roll.

Following consideration of public comments and written protests at a noticed public hearing, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may then order the levy and collection of assessments for FY 2017/2018 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in FY 2017/2018.

II. DESCRIPTION OF THE DISTRICT

A. Improvements Within the District

The improvements in each of the Zones of the District include the operation, maintenance, rehabilitation and servicing of landscaping, lighting and appurtenant facilities including but not limited to, the cost of personnel, electrical energy, water service, materials, equipment, contracting services, and other items necessary for the satisfactory operation of these services described as follows:

Landscaping and Appurtenant Facilities

Landscaping improvements include but are not limited to: ground cover, shrubbery, trees, irrigation systems, hardscapes, fixtures, sidewalk maintenance resulting from landscape growth, drainage basin cleaning and maintenance, graffiti removal, and related facilities and work in public rights-of-way, medians, parkways and dedicated easements within the boundaries of said District.

Lighting and Appurtenant Facilities

Street lighting improvements include but are not limited to: energy costs, poles, fixtures, bulbs, conduits, conductors, equipment (including guys, anchors, posts and pedestals), metering devices and appurtenant facilities required to provide safety lighting and landscape lighting in public rights-of-way, medians, parkways and dedicated easements.

The public lighting system in each of the Zones is maintained to provide adequate illumination. Power for streetlights is furnished by the Southern California Edison Company. Rates for power are those authorized by the California Public Utilities Commission.

“Maintenance” means the furnishing of services, materials and labor for the ordinary and usual operation, maintenance, care and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste; the replacement of dead or dying vegetation, plants and (50%) trees; the cleaning, sandblasting, and painting of walls and other improvements to remove graffiti; and the cleaning, grading, disking, and maintenance of drainage basins to maintain their appearance, percolation, and storage volume.

“Servicing” means the furnishing of water for the irrigation of the landscaping and the furnishing of electric current, gas or other illuminating agent for the public lighting facilities, or for the decorative lighting or operation of landscaping or

appurtenant facilities.

The plans and specifications for the improvements are on file in the office of the City Engineer and are by reference herein made a part of this Report.

B. District Zone Boundaries and Improvements

The District is presently divided into sixteen (16) Zones, based on the special benefit received by the property within each of the respective Zones.

Zone One (Vista Del Rey, Tract 29664)

Tract 29664 is a seventy-two (72) lot single-family residential development, located south of 30th Avenue east of Date Palm Drive. There are two (2) arterial streetlights located on 30th Avenue and nine (9) located within the interior streets of the tract. Landscaping improvements maintained in this Zone include the parkway on 30th Avenue associated with the development.

Zone Two (La Paloma, Tract 29584)

Tract 29584 is a sixty-five (65) lot single-family residential development, located on the northwest corner of 30th Avenue and Da Vall Drive. There are six (6) arterial streetlights located on 30th Avenue and Da Vall Drive and eight (8) located within the interior streets of the tract. Landscaping improvements maintained in this Zone include the parkways on 30th Avenue and on Da Vall Drive associated with the development. Also included is the graffiti removal from the perimeter walls along both 30th Avenue and Da Vall Drive and maintenance of a drainage basin.

Zone Five (Tapestry, Tract 29487 and Tract 29487-1)

Tracts 29487 and 29487-1 contain eighty (80) single-family residential lots, located at the southwest corner of 30th Avenue and Santoro Drive. There are three (3) arterial streetlights located on 30th Avenue and Santoro Drive and nine (9) located within the interior streets of the tract. Landscaping improvements maintained in this Zone include the parkways on 30th Avenue and on Santoro Drive associated with the development. Also included is the graffiti removal from the perimeter walls along both 30th Avenue and Santoro Drive.

Zone Seven (Montage, Tract 29771)

Tract 29771 is a one hundred twenty-eight (128) lot single-family residential development, located at the southwest corner of Gerald Ford Drive and Da Vall Drive, which is 50% in the City of Cathedral City and 50% in Rancho Mirage. The City of Rancho Mirage's landscape contractor maintains the landscaping and irrigation. There are twelve (12) arterial streetlights located on Gerald Ford Drive and Da Vall Drive. Landscaping improvements maintained in this Zone include a raised median island on Gerald Ford Drive and on Da Vall Drive associated with

the development. Also included is the graffiti removal from the perimeter walls along both Gerald Ford Drive and Da Vall Drive.

Zone Eight (Baristo, Tract 30256 and Tract 30256-1)

Zone Eight is a forty-two (42) lot single-family subdivision, located south of McCallum Way and west of Santoro Drive, at the ends of Victor Road, Neuma Road, and El Toro Road. Tract 30256 has twenty-two (22) single-family residential lots and Tract 30256-1 has twenty (20) single-family residential lots. The improvements maintained for this residential subdivision include four (4) interior streetlights on the four streets in this tract.

Zone Nine (La Pasada Area, Tract 27097-8)

Zone Nine is an eighty-six (86) lot single-family subdivision, located on interior public streets, abutting Vista Chino, an arterial highway, and bisected by Avenida Maravilla, a collector street which intersects Vista Chino and is also the main entryway into the La Pasada development.

The improvements maintained and assessed to this Zone include the streetlights on the interior streets of Tract 27097-8, and the Zone's proportional special benefit from the maintenance and upkeep of the Vista Chino and Avenida Maravilla landscaping, street lighting improvements, and graffiti removal. Zone Nine represents 27.4% of the total number of lots in La Pasada area that benefit from the improvements on Vista Chino and Avenida Maravilla. These properties are assessed proportionately for the cost of those improvements based on 27.4%. There are three (3) arterial streetlights and six (6) interior streetlights within this Zone.

Zone Eleven (Downtown Core Area, Tract 28339)

The Downtown Core area is designated in the Downtown Specific Plan. It includes the Cathedral City Civic Center, a parking structure, theaters, Town Square and Downtown commercial-retail development sites. The properties within this Zone benefit from five (5) arterial streetlights located along the sidewalk and parkway areas of both East Palm Canyon and Cathedral Canyon Drive, as well as forty-six (46) interior streetlights located in the Core area.

Zone Twelve (Mercy Housing Project)

The Mercy Housing project is an affordable housing project on the block between "A" Street and "C" Street, and between Cathedral Canyon Drive and West Buddy Rogers (formerly Glenn Avenue). The project site was originally comprised of fifteen (15) parcels, which were combined into one large parcel that was subsequently split into two (2) parcels. The project is a development of seventy-six (76) living units, and a 5,000 Sq. Ft. senior center area. The improvements maintained by the Zone include streetlights and landscaping. The operators of the development maintain the landscaping improvements around the site in the

street parkways. There are six (6) streetlights around the frontages of the site; one (1) arterial streetlight is on Cathedral Canyon Drive and the other five (5) are on the interior.

Zone Fifteen (Landau Homes, Tract 21491 & 24982)

Zone Fifteen consists of the lots, parcels and tracts of land located in the subdivision known as Landau Homes, which contains the single-family residential tracts 21491 and 24982. Zone Fifteen is located within the boundaries of the City, generally south of 30th Avenue, north of Vega Road and west of Landau Boulevard.

Landscaping improvements maintained in this Zone include the parkway along the west of Landau Boulevard, between 30th Avenue and Vega Road and the graffiti removal along a block wall on Landau Boulevard's west side. A total of twenty-nine (29) streetlights, including eighteen (18) interior and eleven (11) arterial, are maintained.

Zone Sixteen (Century Park, Tract 20765-1 thru 8 & 29139)

Zone Sixteen consists of the lots, parcels and tracts of land located in the subdivisions collectively known as Century Park. Zone Sixteen is located within the boundaries of the City, bordered by 30th Avenue to the north, Da Vall Drive to the east, McCallum Way to the south, and Santoro Drive to the west. The parcels within the Zone consist of only residential parcels in addition to a neighborhood park owned by the City. The improvements maintained and assessed to Zone Sixteen include all streetlights within the residential subdivisions in the Zone and lighting and maintenance of Century Park. There are a total of two hundred (200) streetlights within the Zone, including forty-eight (48) arterial, one hundred forty (140) interior, and twelve (12) within the park.

Fifty percent (50%) of park expenses are considered to be of general benefit and thus are paid for by general fund contributions from the City.

Zone Seventeen (Panorama Park, Tract 2040 & 2232)

Zone Seventeen consists of the lots, parcels and tracts of land located in the subdivisions collectively known as Panorama Park. Zone Seventeen is located within the boundaries of the City, bordered by Vista Chino to the north, Date Palm Drive to the east, 30th Avenue to the south, and Landau Boulevard to the west. The improvements maintained in Zone Seventeen include the maintenance and landscaping of facilities located within Panorama Park and the maintenance and servicing of one hundred seventy-three (173) streetlights within the Zone, including sixty-one (61) arterial, one hundred eight (108) interior, and four (4) within the park.

Fifty percent (50%) of park expenses are considered to be of general benefit and thus are paid for by general fund contributions from the City.

Zone Eighteen (Landau Manor, Tracts 27962, 27962-1 & 30744)

Zone Eighteen consists of the lots, parcels and tracts of land located in the subdivision known as Landau Manor. Zone Eighteen is located within the boundaries of the City of Cathedral City, generally south of Vega Road, north of McCallum Way, east of Keith Avenue and west of Landau Boulevard. The properties within the Zone include single-family residential parcels and open space retention basins.

The improvements maintained in Zone Eighteen include: streetscape maintenance, including graffiti removal along the 6 foot high block wall on Landau Boulevard's west side between Vega Road and McCallum Way; detention basin maintenance including clean out of debris and weed control at the three sites located at the southwest sections of each tract; all street lighting within the residential subdivisions within the Zone; street lights at Vega Road, McCallum Way and Landau Boulevard; and public street lighting and other public lighting facilities on the streets surrounding or adjacent to the development and other public areas associated or necessary for development of properties within the Zone. A total of twenty (20) streetlights, including eight (8) interior and twelve (12) arterial, are maintained.

Zone Nineteen (Alicante, Tract 24035-1)

Zone Nineteen consists of the lots, parcels and subdivisions of land located in the development area known as Alicante. This Zone contains sixty-three (63) single-family residential units in Tract No. 24035 and is located in the northwest quadrant of the intersections of McCallum Way and San Eljay Drive in the City of Cathedral City. More specifically, this includes properties that are south of Rosemount Road, west of San Eljay Drive, and north of McCallum Way.

The improvements maintained in Zone Nineteen include the landscaping and maintenance of parkways on the north side of McCallum Way from San Eljay west approximately 600 linear feet; parkways on the west side of San Eljay Drive from McCallum Way to Rosemount Road; graffiti removal, paint and wall repairs along the masonry block wall along McCallum Way and San Eljay Drive; and lighting and servicing of four (4) interior street lights located at the end of each of the cul-de-sacs located within the tract, and nine (9) arterial street lights located along McCallum Way, San Eljay Drive, and Rosemount Road.

Zone Twenty (Cimarron, Tract 25804-1)

Zone Twenty consists of the lots, parcels and subdivisions of land located in the development area known as Cimarron. The Zone contains thirty-two (32) single-family residential units in Tract No. 25804-01 and is located in the northeast quadrant of the intersection of 30th Avenue and Santoro Drive in the City of Cathedral City, the interior streets of Borrego Road, Santa Rosa Street and Cimarron Court.

The improvements maintained in Zone Twenty include the landscaping and maintenance of two (2) landscaped parkways to include a total of 16,000 square feet in the North side of 30th Avenue (Santoro Drive to east tract limits) and the East side of Santoro Drive (30th Avenue to the north tract limit); and lighting and servicing of six (6) interior street lights located throughout the tract and three (3) arterial street lights located along Santoro Drive and 30th Avenue.

Zone Twenty-One (Santoro Estates, Tract 25804-1)

Zone Twenty-One consist of the lots, parcels and subdivisions of land located in the development area known as Santoro Estates. The Zone contains thirty-six (36) single-family residential units in Tract No. 25804 and is located in the southwest corner of Santoro Drive and Tortuga Road in the City of Cathedral City. This includes properties east of Santoro Drive, west of Da Vall Drive, south of Tortuga Road, north of Borrego Road and the interior streets of Santa Rosa Street, Anza Court and Manzanita Court.

The improvements maintained in Zone Twenty-One include a landscaped parkway on the east side of Santoro Drive (from Tortuga Road south to the Cimarron Tract Line just north of Borrego Road), pedestrian safety street lights, graffiti removal and litter control along Santoro; and lighting and servicing of six (6) interior street lights located throughout the tract; and three (3) arterial street lights located along Santoro Drive. In addition, the assessment, includes the landscape maintenance associated with a retention basin (on two (2) of the parcels) servicing this Zone.

Zone Fifty-Four (Jack-in-the-Box, Tract 019196)

Zone Fifty-Four is one (1) commercial parcel with a Chevron gas station and a Jack-in-the-Box on it. Zone Fifty-Four is located on Palm Drive just east of the I-10 freeway.

The improvements maintained and assessed in this Zone include a streetlight on Palm Drive and Paul Road, and the landscaped median on Palm Drive. The maintenance and servicing of landscaping within the public right-of-way, includes the trimming, fertilizing, weeding and replanting of trees, shrubs, grass and other ornamental vegetation. The maintenance and servicing of irrigation and electrical facilities associated with the landscaping, including but not limited to electricity for operation of the irrigation system and water for irrigation. The provision of electricity to all streetlights within the public right-of-way, including incidental costs and expenses.

C. Improvements Authorized By The 1972 Act

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

III. METHOD OF APPORTIONMENT

A. General

Part 2 of Division 15 of the Act, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include operation, maintenance, rehabilitation and servicing of street lights, parks and landscaping.

The Act requires that maintenance assessments be levied according to the special benefit received. Section 22573 provides that:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements”.

The Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). In addition, Article XIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits.

General Benefit: Articles XIIC and XIID of the California Constitution require that the benefit to the public at large be identified for any improvements being funded through an assessment district. This general benefit may not be assessed to the parcels through an assessment district. The following Method of Assessment for the District analyzes the benefit to the public at large from the landscaping and lighting improvements provided by the City for the District.

Special Benefit: Article XIID of the California Constitution defines special benefit as “a particular and distinct benefit over and above the general benefits conferred on real property located in the district or to the public at large.” General enhancement of property values does not constitute ‘special benefit’. The following Method of Assessment for the District analyzes the special benefit each parcel receives from the improvements funded in each Zone of the District. The cost of the landscaping maintenance is distributed to parcels in each Zone based on the special benefit each parcel receives. The District has an assessment formula based on spreading the costs associated with each Zone over the parcels within the Zone. The costs are spread to the individual parcels based on their proportional special benefit utilizing an Equivalent Dwelling Unit Method of Apportionment.

The City determined that 50% of the collector/arterial lighting is considered general benefit with the remaining 50% of the costs (the special benefit component) to be apportioned to each parcel based on the established Equivalent Dwelling Unit calculations.

B. Methodology

Each parcel is assigned a weighting factor known as an Equivalent Dwelling Unit (EDU) to identify the parcel’s proportionate special benefit from the improvements. Each parcel’s EDU is calculated based on the parcel’s land use, development status and/or size as compared to other parcels that are associated with the improvements. All single-family residential properties are assigned an EDU of 1.00, and all other property types are assigned an EDU proportionate to the special benefits they receive as compared to this single-family residential property. For each Zone, the total EDU’s are divided into the total amount to be assessed to establish the Assessment per EDU (Rate). This Rate is then multiplied by each parcel’s individual EDU to establish the parcel’s levy amount.

The following is a list of EDU’s by land use type:

Single-Family Residential (SFR): This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel.

Condominium: Condominium units will be treated the same as Single-Family Residential units, and therefore these parcels will be assessed 1.0 EDU per dwelling unit.

Multi-family Residential (Apartments), Mobile Home Parks, and Recreational Vehicle Parks: Studies have consistently shown that the average apartment unit impacts infrastructure approximately 80% as much as a single-family residence, and the average mobile home or recreational vehicle (RV) unit impacts infrastructure approximately 50%. This equivalency factor is in general use in the State of California. Therefore, multi-family residential parcels (parcels with more than one dwelling on the parcel) will be assessed 0.8 EDU per

dwelling unit and mobile home and RV parks 0.5 EDU per dwelling unit due to the higher population density of these types of dwelling units and reduced unit size compared to the typical density and size of single-family units.

The EDU's assigned to a multi-residential or a mobile home/RV parcel is calculated based on the number of dwelling units and the appropriate EDU factor. For example, the 0.8 EDU factor for multi-residential is multiplied by the number of dwelling units or apartments on the parcel to determine the total EDU's for the parcel. Similarly, the total EDU's for a mobile home or a RV park parcel are calculated by multiplying the 0.5 EDU factor by the number of mobile home spaces or RV spaces on the parcel.

Commercial/Industrial: In converting improved Commercial/Industrial properties to EDU's, the factor used is the City's average single-family residential density of 6 dwelling units per acre. Therefore, the Commercial/Industrial parcels, including institutional uses and vacant Multi-family parcels, will be assessed 6.0 EDU per acre or any portion thereof.

Vacant Residential: This land use is defined as property currently zoned for single-family detached or multi-family residential development, but a tentative or final tract map has not been submitted and/or approved. Parcels designated as vacant residential land-use will be assessed 0.5 EDU per dwelling unit including vacant subdivided residential parcels or lots.

Vacant-rural: Parks and vacant parcels with no immediate development potential will be designated vacant-rural. These parcels will be assigned EDU's at the rate of 12.5% of the developed Commercial/Industrial properties, or 0.75 EDU per acre, up to a maximum of 5 acres per parcel. Vacant parcels with approved subdivision maps will be assessed based on the approved future designated use.

Public Property: Public property, which is developed and used for residential or business purposes will be assessed the same as private property with the same use. Schools will be assessed as Commercial/Industrial uses for those portions of the parcels with building improvements on them, and the playground and athletic fields will not be assessed. Parks will be assessed as vacant-rural property.

Exempt: Public streets, public alleys, public easements and rights-of-ways, public greenbelts, and parkways are exempt from assessment. An exception to this is where the public agency owning the otherwise exempt property chooses to participate and to pay its assessment. Also exempt from assessment are utility rights-of-way, common areas (such as in condominium complexes) and landlocked parcels that do not benefit from the improvements.

A summary of Equivalent Dwelling Unit (EDU) rates is shown in the table below:

<u>Land-Use Category</u>	<u>EDU Factor</u>
Exempt	0.0 EDU
Single-Family Residential(SFR)	1.0 EDU
Condominium	1.0 EDU
Multi-Family Residential (MFR)	0.8 EDU/UNIT
Mobile Home Park	0.5 EDU/SPACE
Recreation Vehicle park	0.5 EDU/SPACE
Commercial/Industrial	6.0 EDU/ACRE
Vacant Residential, SFR or MFR	0.5 EDU/UNIT
Vacant Rural / Parks	0.75 EDU/ACRE 5 acres max.
Public Property	
Residential / Business use	Same as Private
School building parcels	Same as Comm./Ind.
School playground / fields	Not assessed
Public Parks	Same as Vac./Rural

The following formulas are used to calculate each property’s assessment for each Zone:

$$\text{Total Budget FY 2017/2018} / \text{Total EDUs} = \text{Assessment per EDU (Rate)}$$

$$\text{Parcel EDU} \times \text{Assessment Rate per EDU} = \text{Parcel Levy Amount}$$

C. Assessment Adjustment Formula to Offset Inflation

It is recognized that the cost of maintaining the improvements may increase slightly every year as a result of inflation.

New or increased assessments require certain noticing, meeting, and balloting requirements. However, Government Code Section 54954.6(a) provides that a “new or increased assessment” does not include “an assessment which 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 of an increased assessment was later confirmed by Senate Bill 919 (The Implementing Legislation for Proposition 218).

The Zone assessments include a formula for increasing assessments for each fiscal year to offset increases in costs due to inflation. This assessment adjustment formula complies with the above referenced Government Code Section and was adopted by the City Council as approved by the property owners when they were balloted for their assessments. The increase to the maximum assessment amount will be applied to each zone within the Street Lighting and Landscape Maintenance District No.1 except Zone 54.

The maximum assessment amount allowed for each fiscal year shall be increased by an amount equal to the annual percentage increase of the Local Consumer Price Index (“CPI”) for “All Urban Consumers” for the Los Angeles-Riverside-Orange County Area. The calculation of the allowable maximum assessment rate is calculated independently from the budgeted annual assessment and may be increased each fiscal year even if the budgeted annual assessment rate is unchanged.

Each fiscal year the City shall identify the percentage difference between the CPI for the current February and the CPI for the previous February. This percentage difference shall then establish the range of increased assessments allowed based on CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The percentage difference for the CPI for the Los Angeles-Riverside-Orange County Area applicable for FY 2017/2018 is 2.71%. Therefore, the maximum assessment rates allowed for FY 2017/2018 have been adjusted over the prior year’s maximum assessment rates. For the rates per Zone, see Section IV, District Budget.

If the budget and assessments for a given Zone require an increase greater than the adjustment set forth in the formula, then the proposed increase would be subject to the procedural requirements of Section 4 of Article XIID.

IV. DISTRICT BUDGET

A. Description of Budget Items

The following describes the services and costs that are funded through the District, shown in the budget:

Maintenance & Operations/Public Works Maintenance Labor: Includes maintenance labor, materials and equipment required to properly maintain the authorized improvements and services within the District. Also, included is graffiti removal, which can vary from minor to major in the scope and removal. Since it is difficult to estimate, the cost for removal of graffiti by sandblasting or painting over is estimated at \$0.50 per Linear Foot of perimeter wall, rounded to the nearest \$50.

Water: The cost of irrigation water for the landscape to be maintained is based upon actual Desert Water Agency and Coachella Valley Water District billings on public landscaped areas being maintained within the District.

Arterial and Interior Streetlights: Energy costs for streetlights. For streetlights on arterial highways and collectors where there is some general benefit, 50% of this cost is levied to the parcels within the benefit zones and 50% is general contribution from the City. Interior residential streetlights are a full benefit of the adjacent parcels and are assessed at 100% of the cost for their energy and maintenance.

Electrical energy: Energy costs included are those necessary for the operation of irrigation controls.

Incidental costs: Costs for special items, such as costs of levying the assessments with the County Tax Collector and Assessment Engineering services. This includes costs of performing annual assessment engineering, determining existing or estimated costs, retaining of consultants, preparation of the Engineer's Report, and other related costs, such as publication of notices, mailings, etc. per Section 22526 of the Streets and Highways Code.

Reserve Fund: A reserve is authorized under the provisions of Section 22569(a) of the Streets and Highways Code in an amount not to exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year in question, or whenever the City expects to receive its apportionment of special assessments from the County, whichever is later. Consistent with this authority, during the 2001 District formation proceedings, Council set a general policy of establishing the reserve amount for each Zone at 25% of the total estimated maintenance costs for that Zone, subject to the Zone's ability to fund the reserve through the assessments. The reserve amount is also authorized to be used for any unanticipated, ordinary and usual "maintenance", as that term is defined in Section 22531 of the Streets and Highways Code. Repairs required by unanticipated, extraordinary and catastrophic occurrences would not fall within

the definition of ordinary and usual “maintenance” and thus could not be paid for with reserve monies.

To the extent reserve amounts are not expended in a particular fiscal year, then they will be carried over to the next fiscal year and included as surplus in the Engineer’s Report, as required by Section 22656 of the Streets and Highways Code. The amount of any surplus shall be credited against the amount of any authorized reserve for each fiscal year. So, for example, to the extent 25% of the estimated costs of the improvements for the upcoming fiscal year already exist in the fund for a particular zone, no collection for a reserve would be required for that zone. (Note: This section was modified by action of the City Council on July 31, 2002).

STREET LIGHTING & LANDSCAPING MAINTENANCE DISTRICT NO. 1 PROPOSED BUDGET FOR FY 2017/2018	ZONE 1 Tract 29664 Vista Del Rey	ZONE 2 Tract 29584 La Paloma	ZONE 5 Tract 29487 & 29487-1 Tapestry	ZONE 7 Tract 29771 Montage
	County Fund Number	68-2222	68-2212	68-2213
Equivalent Dwelling Units	72	65	80	128
Total Parcels Levied	72	65	80	128
Maintenance & Operations	6,000.00	14,400.00	15,500.00	4,608.96
Public Works Maintenance Labor	1,417.50	661.50	2,646.00	0.00
Professional & Technical	0.00	0.00	0.00	0.00
Water	361.91	1,000.00	1,995.39	0.00
Interior Street Lights	1,269.80	1,200.00	1,287.04	0.00
Arterial Street Lights	278.47	900.00	424.15	1,800.00
Less: 50% General Fund Contribution (Arterial only)	(139.24)	(450.00)	(212.08)	(900.00)
Electricity	300.53	550.00	602.89	0.00
Less: General Fund Contribution to Park Maintenance Costs				
<i>Subtotal Maintenance Costs:</i>	9,488.97	18,261.50	22,243.39	5,508.96
Assessment Engineering	560.43	930.66	1,304.33	623.69
City Admin Fees	1,026.00	989.04	1,145.88	627.00
County Fees for Assessment Collection	159.52	156.53	162.81	182.60
<i>Subtotal Incidental Costs:</i>	1,745.95	2,076.23	2,613.02	1,433.29
Total Operating Budget FY 2017/2018	11,234.92	20,337.73	24,856.41	6,942.25
Reserve Fund				
July 1, 2017 Estimated Beginning Balance ¹	35,289.28	472.68	28,170.74	28.09
FY 2017/2018 Reserve Fund Collection/(Contribution)	0.00	4,037.17	(0.41)	(537.69)
June 30, 2018 Estimated Ending Balance	35,289.28	4,509.85	28,170.33	(509.60)
Maximum 25% Reserve of Maintenance costs for FY 2017/2018	2,372.24	4,565.38	5,560.85	1,377.24
Balance To Levy	11,234.92	24,374.90	24,856.00	6,404.56
2016/2017 Maximum Assessment Rate ³	213.73	693.18	620.65	48.71
2016/2017 Applied Assessment Rate	200.00	375.00	425.00	48.71
2017/2018 Maximum Assessment Rate ³	219.53	711.98	637.48	50.04
2017/2018 Applied Assessment Rate	156.04	375.00	310.70	50.04
Applied Rate Over/Under Maximum Rate	(63.49)	(336.99)	(326.78)	0.00
Consumer Price Index Adjustment				
CPI Adjustment	2.71%	2.71%	2.71%	2.71%
Difference between Max 16/17 and Max 17/18 per parcel	\$5.80	\$ 18.80	\$ 16.83	\$ 1.32
Total Budget FY 2017/2018	\$ 11,234.92	\$ 24,374.90	\$ 24,856.00	\$ 6,404.56

¹ Beginning Reserve Fund Balances are estimated.

² In 2001, Council set a general policy of establishing the reserve amount at 25% of total estimated maintenance costs (see Reserve Fund in Description of Budget Items).

³ Maximum Assessment Rate is increased annually by the Consumer Price Index (CPI), Los Angeles-Riverside-Orange County Area, for all Urban Consumers.

The increase will affect all zones within the District except Zone 54.

STREET LIGHTING & LANDSCAPING MAINTENANCE DISTRICT NO. 1 PROPOSED BUDGET FOR FY 2017/2018	ZONE 8 Tract 30256 & 30256-1 Baristo	ZONE 9 Tract 27097-8 La Pasada	ZONE 11 Tract 28339 Downtown Core	ZONE 12 Mercy Housing Project
	County Fund Number	68-2215	68-2216	68-2217
Equivalent Dwelling Units	42	86	137.42	60
Total Parcels Levied	42	86	11	2
Maintenance & Operations	0.00	9,240.00	0.00	0.00
Public Works Maintenance Labor	0.00	0.00	0.00	1,200.00
Professional & Technical	0.00	0.00	0.00	0.00
Water	0.00	14,800.00	0.00	1,100.00
Interior Street Lights	550.00	960.00	4,500.00	0.00
Arterial Street Lights	0.00	440.00	590.00	0.00
Less: 50% General Fund Contribution (Arterial only)	0.00	(220.00)	(295.00)	0.00
Electricity	0.00	680.00	0.00	0.00
Less: General Fund Contribution to Park Maintenance Costs				
<i>Subtotal Maintenance Costs:</i>	550.00	25,900.00	4,795.00	2,300.00
Assessment Engineering	141.41	1,337.82	465.47	135.35
City Admin Fees	555.00	1,182.00	2,268.00	192.96
County Fees for Assessment Collection	147.15	165.29	132.71	130.66
<i>Subtotal Incidental Costs:</i>	843.56	2,685.11	2,866.18	458.97
Total Operating Budget FY 2017/2018	1,393.56	28,585.11	7,661.18	2,758.97
Reserve Fund				
July 1, 2017 Estimated Beginning Balance ¹	3,422.86	14,991.22	22,845.15	(3,595.62)
FY 2017/2018 Reserve Fund Collection/(Contribution)	309.96	673.81	(790.18)	(900.17)
June 30, 2018 Estimated Ending Balance	3,732.82	15,665.03	22,054.97	(4,495.79)
Maximum 25% Reserve of Maintenance costs for FY 2017/2018	137.50	6,475.00	1,198.75	575.00
Balance To Levy	1,703.52	29,258.92	6,871.00	1,858.80
2016/2017 Maximum Assessment Rate ³	39.50	331.24	108.70	30.17
2016/2017 Applied Assessment Rate	39.50	331.24	75.00	30.16
2017/2018 Maximum Assessment Rate ³	40.58	340.23	111.65	30.99
2017/2018 Applied Assessment Rate	40.56	340.22	50.00	30.98
Applied Rate Over/Under Maximum Rate	(0.02)	(0.01)	(61.65)	(0.01)
Consumer Price Index Adjustment				
CPI Adjustment	2.71%	2.71%	2.71%	2.71%
Difference between Max 16/17 and Max 17/18 per parcel	\$ 1.07	\$ 8.98	\$ 2.95	\$ 0.82
Total Budget FY 2017/2018	\$ 1,703.52	\$ 29,258.92	\$ 6,871.00	\$ 1,858.80

¹ Beginning Reserve Fund Balances are estimated.

² In 2001, Council set a general policy of establishing the reserve amount at 25% of total estimated maintenance costs (see Reserve Fund in Description of Budget Items).

³ Maximum Assessment Rate is increased annually by the Consumer Price Index (CPI), Los Angeles-Riverside-Orange County Area, for all Urban Consumers.

The increase will affect all zones within the District except Zone 54.

STREET LIGHTING & LANDSCAPING MAINTENANCE DISTRICT NO. 1 PROPOSED BUDGET FOR FY 2017/2018	ZONE 15 Tract 21491 & 24982 Landau Homes	ZONE 16 Tract 20765-1 thru 8 & 29139 Century Park	ZONE 17 Tract 2040 & 2232 Panorama	ZONE 18 Tract 27962, 27962-1 & 30744 Landau Manor
County Fund Number	68-2219	68-2220	68-2221	68-2200
Equivalent Dwelling Units	111	599	2,487.61	78
Total Parcels Levied	111	599	2,389	80
Maintenance & Operations	12,800.00	50,796.67	43,911.77	8,500.00
Public Works Maintenance Labor	283.50	50,697.00	101,859.00	502.50
Professional & Technical	0.00	0.00	0.00	0.00
Water	2,900.00	19,050.93	26,180.00	782.76
Interior Street Lights	2,500.00	7,800.00	16,880.00	946.47
Arterial Street Lights	1,600.00	5,690.00	9,460.00	1,205.64
Less: 50% General Fund Contribution (Arterial only)	(800.00)	(2,845.00)	(4,730.00)	(602.82)
Electricity	330.00	2,580.00	2,390.00	344.52
Less: General Fund Contribution to Park Maintenance Costs		(44,879.62)	(87,170.39)	
<i>Subtotal Maintenance Costs:</i>	19,613.50	88,889.98	108,780.38	11,679.07
Assessment Engineering	1,345.57	6,006.34	10,654.26	674.64
City Admin Fees	1,713.96	9,726.00	31,047.00	1,206.96
County Fees for Assessment Collection	175.59	376.75	1,114.28	162.81
<i>Subtotal Incidental Costs:</i>	3,235.12	16,109.09	42,815.54	2,044.41
Total Operating Budget FY 2017/2018	22,848.62	104,999.07	151,595.92	13,723.48
Reserve Fund				
July 1, 2017 Estimated Beginning Balance ¹	(20,113.60)	14,498.24	65,293.24	(34,166.53)
FY 2017/2018 Reserve Fund Collection/(Contribution)	6,515.32	20,407.50	(1,940.95)	224.48
June 30, 2018 Estimated Ending Balance	(13,598.28)	34,905.74	63,352.29	(33,942.05)
Maximum 25% Reserve of Maintenance costs for FY 2017/2018	4,903.38	22,222.50	27,195.10	2,919.77
Balance To Levy	29,363.94	125,406.57	149,654.97	13,947.96
2016/2017 Maximum Assessment Rate ³	257.55	203.85	61.91	174.11
2016/2017 Applied Assessment Rate	257.54	203.85	60.00	174.10
2017/2018 Maximum Assessment Rate ³	264.54	209.38	63.59	178.83
2017/2018 Applied Assessment Rate	264.54	209.36	60.16	178.82
Applied Rate Over/Under Maximum Rate	0.00	(0.02)	(3.43)	(0.01)
Consumer Price Index Adjustment				
CPI Adjustment	2.71%	2.71%	2.71%	2.71%
Difference between Max 16/17 and Max 17/18 per parcel	\$ 6.99	\$ 5.53	\$ 1.68	\$ 4.72
Total Budget FY 2017/2018	\$ 29,363.94	\$ 125,406.57	\$ 149,654.97	\$ 13,947.96

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The increase will affect all zones within the District except Zone 54.

STREET LIGHTING & LANDSCAPING MAINTENANCE DISTRICT NO. 1 PROPOSED BUDGET FOR FY 2017/2018	ZONE 19	ZONE 20	ZONE 21	Zone 54	Total
	Tract 24035-1 Alicante	Tract 25804-1 Cimarron	Tract 25804-1 Santoro Estates	Jack in the Box	
County Fund Number	68-2210	68-2211	68-2209	68-1247	
Equivalent Dwelling Units	63	32	36	1	4,078.03
Total Parcels Levied	63	32	36	1	3,797
Maintenance & Operations	22,250.00	5,650.00	8,900.00	1,200.00	\$ 203,757.40
Public Works Maintenance Labor	950.00	189.00	723.75	0.00	\$ 161,129.75
Professional & Technical	0.00	0.00	0.00	0.00	\$ -
Water	1,190.00	650.00	820.00	174.00	\$ 71,004.99
Interior Street Lights	540.00	850.00	840.00	0.00	\$ 40,123.31
Arterial Street Lights	1,220.00	420.00	410.00	350.00	\$ 24,788.26
Less: 50% General Fund Contribution (Arterial only)	(610.00)	(210.00)	(205.00)	(175.00)	\$ (12,394.14)
Electricity	329.00	160.00	510.00	480.00	\$ 9,256.94
Less: General Fund Contribution to Park Maintenance Costs					\$ (132,050.01)
<i>Subtotal Maintenance Costs:</i>	25,869.00	7,709.00	11,998.75	2,029.00	\$ 365,616.50
Assessment Engineering	1,024.84	349.58	573.27	137.75	\$ 26,265.41
City Admin Fees	954.00	519.00	772.60	228.00	\$ 54,153.40
County Fees for Assessment Collection	155.81	142.36	144.68	130.26	\$ 3,639.81
<i>Subtotal Incidental Costs:</i>	2,134.65	1,010.94	1,490.55	496.01	\$ 84,058.62
Total Operating Budget FY 2017/2018	28,003.65	8,719.94	13,489.30	2,525.01	\$ 449,675.12
Reserve Fund					
July 1, 2017 Estimated Beginning Balance ¹	8,502.14	5.04	21,611.72	14,262.71	171,517.36
FY 2017/2018 Reserve Fund Collection/(Contribution)	(8,572.22)	985.02	910.70	(525.01)	20,797.32
June 30, 2018 Estimated Ending Balance	(70.08)	990.06	22,522.42	13,737.70	192,314.68
Maximum 25% Reserve of Maintenance costs for FY 2017/2018	6,467.25	1,927.25	2,999.69	507.25	\$ 91,404.15
Balance To Levy	19,431.43	9,704.96	14,400.00	2,000.00	470,472.48
2016/2017 Maximum Assessment Rate ³	300.29	295.28	676.89	5,000.00	
2016/2017 Applied Assessment Rate	300.28	290.00	400.00	2,500.00	
2017/2018 Maximum Assessment Rate ³	308.44	303.29	695.25	5,000.00	
2017/2018 Applied Assessment Rate	308.44	303.28	400.00	2,000.00	
Applied Rate Over/Under Maximum Rate	0.00	(0.01)	(295.25)	(3,000.00)	
Consumer Price Index Adjustment					
CPI Adjustment	2.71%	2.71%	2.71%	0.00%	
Difference between Max 16/17 and Max 17/18 per parcel	\$ 8.14	\$ 8.01	\$ 18.36	\$ -	
Total Budget FY 2017/2018	\$ 19,431.43	\$ 9,704.96	\$ 14,400.00	\$ 2,000.00	\$ 470,472.44

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The increase will affect all zones within the District except Zone 54.

APPENDIX A

District Assessment Diagrams

The Assessment Boundary Map (attached) shows the exterior boundaries of the Assessment District and/or the benefit Zones therein. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

APPENDIX B

2017/2018 Collection Roll

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor's map for the year in which this Report is prepared. The land use classification for each parcel is based on the Riverside County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

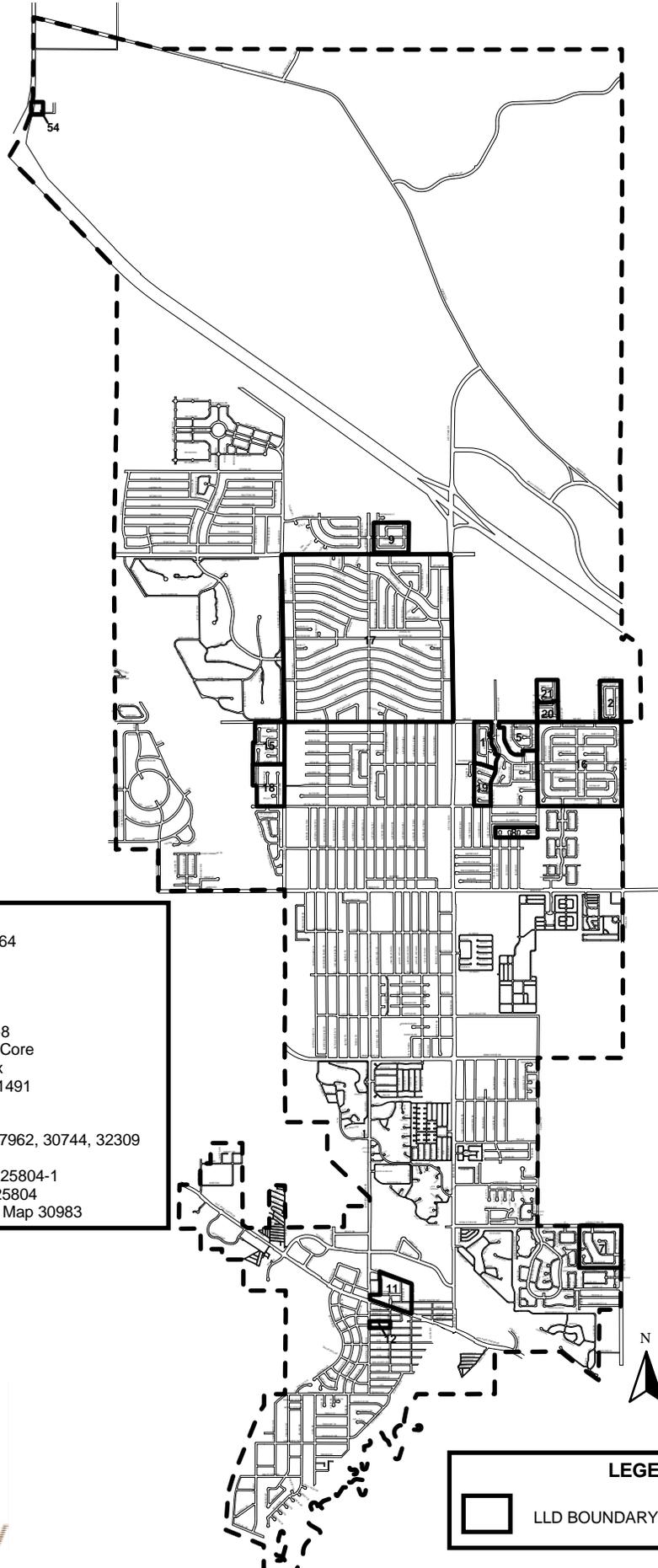
Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Properties outside the District boundary receive no direct or special benefits from the improvements provided by the District and are not assessed.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for the fiscal year. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current 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 and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

CITY OF CATHEDRAL CITY

Lighting and Landscaping Maintenance District Map



LLD ZONES

- Zone 1: "Vista Del Rey" Tract 29664
- Zone 2: "La Paloma" Tract 29584
- Zone 5: "Tapestry" Tract 29487
- Zone 7: "Montage" Tract 29771
- Zone 8: Tracts 30256 & 30256-1
- Zone 9: "La Pasada" Tract 27097-8
- Zone 11: "Downtown" Civic Center Core
- Zone 12: "Mercy Housing" Complex
- Zone 15: "Landau Homes" Tract 21491
- Zone 16: "Century Park" Area
- Zone 17: "Panorama Park" Area
- Zone 18: "Landau Manor" Tracts 27962, 30744, 32309
- Zone 19: "Alicante" Tract 24035
- Zone 20: "Cimarron Homes" Tract 25804-1
- Zone 21: "Santoro Estates" Tract 25804
- Zone 54: "Palm Dr/Paul Rd" Parcel Map 30983



LEGEND	
	LLD BOUNDARY
	2 LLD ZONE



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**LLD ZONE 1
 VISTA DEL REY**

ENGINEERING DEPARTMENT

Date:

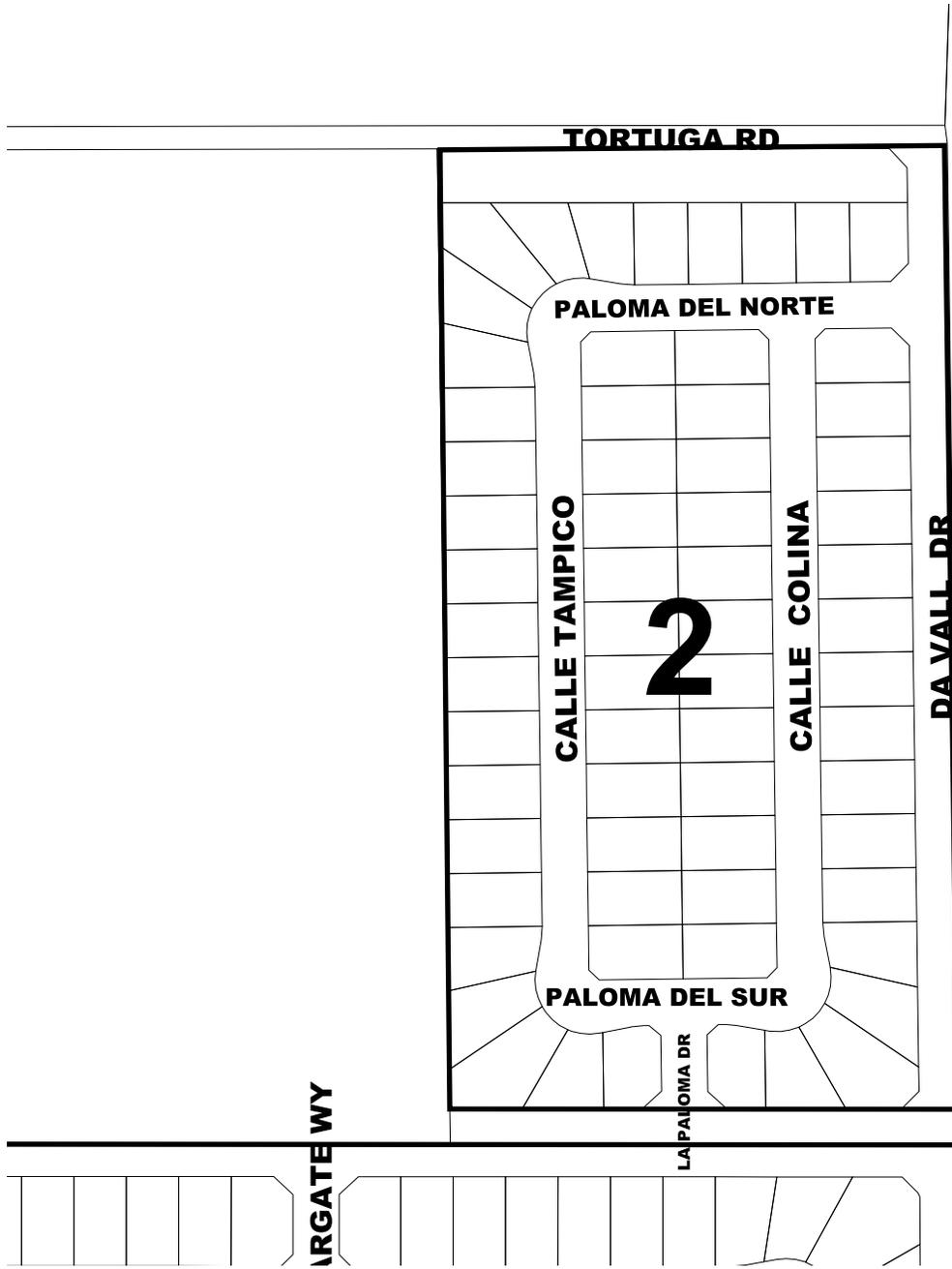
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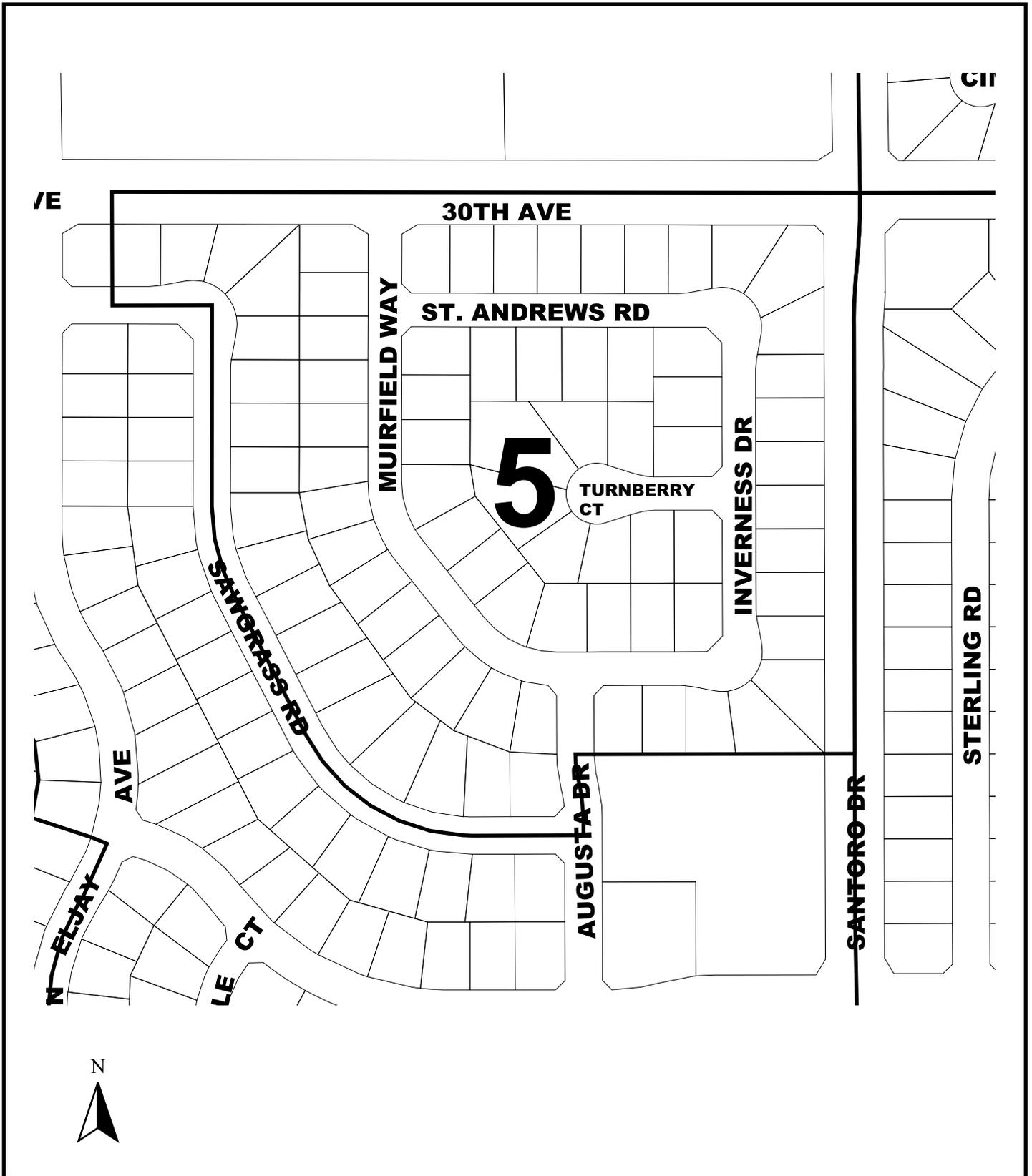



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LLD ZONE 2
LA PALOMA

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**LLD ZONE 5
 TAPESTRY**

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GERALD FORD DR

RANCHO ALDEA

CALLE TORRE

0

DALI DR

ARTISAN WAY

MATISSE DR

CHAGALL CT

PICASSO CT

7

DALI DR

ARTISAN WAY

DA VINCI DR

DA VALL DR

MONET CT

VAN GOGH DR



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**LLD ZONE 7
MONTAGE**

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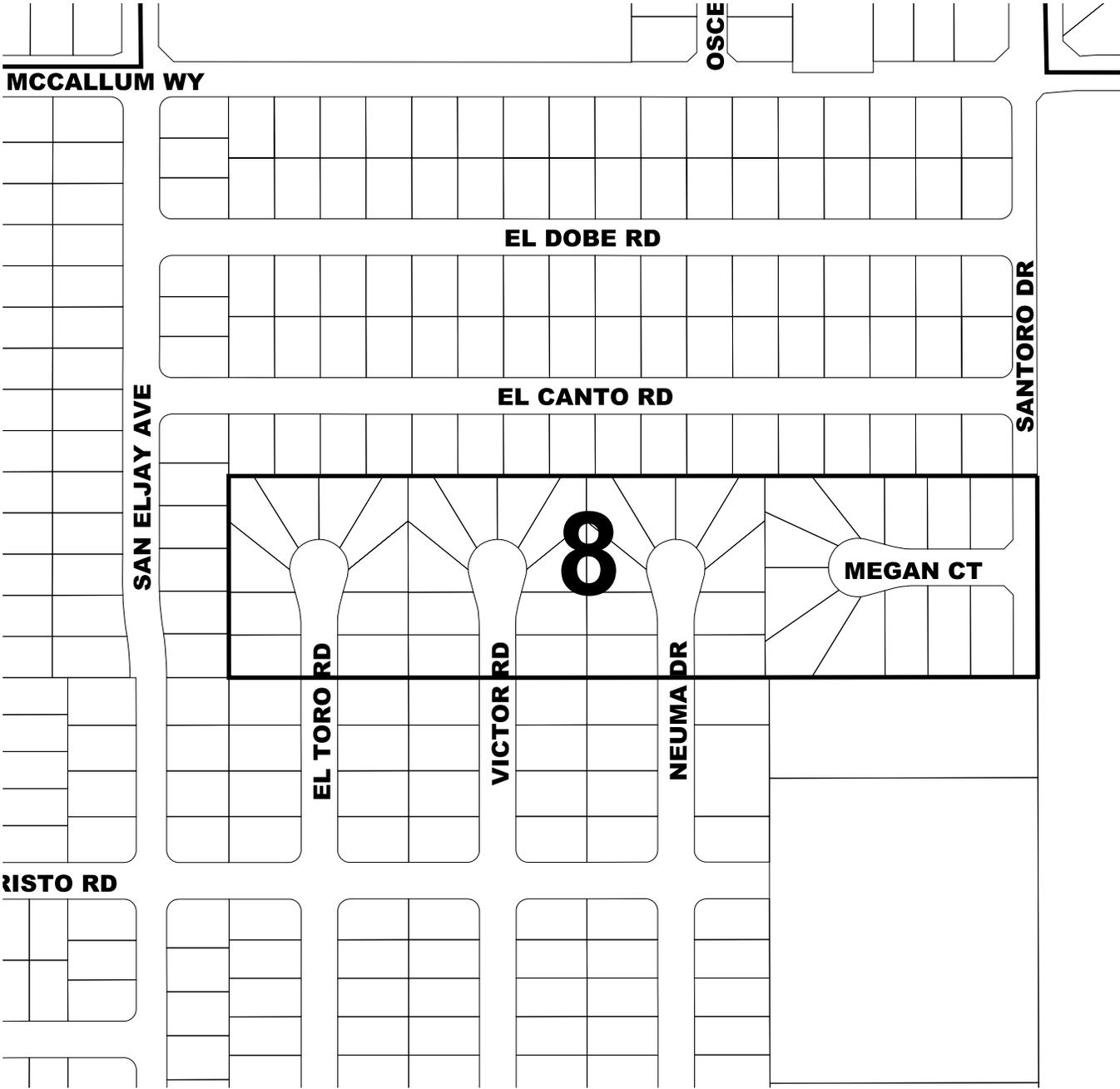
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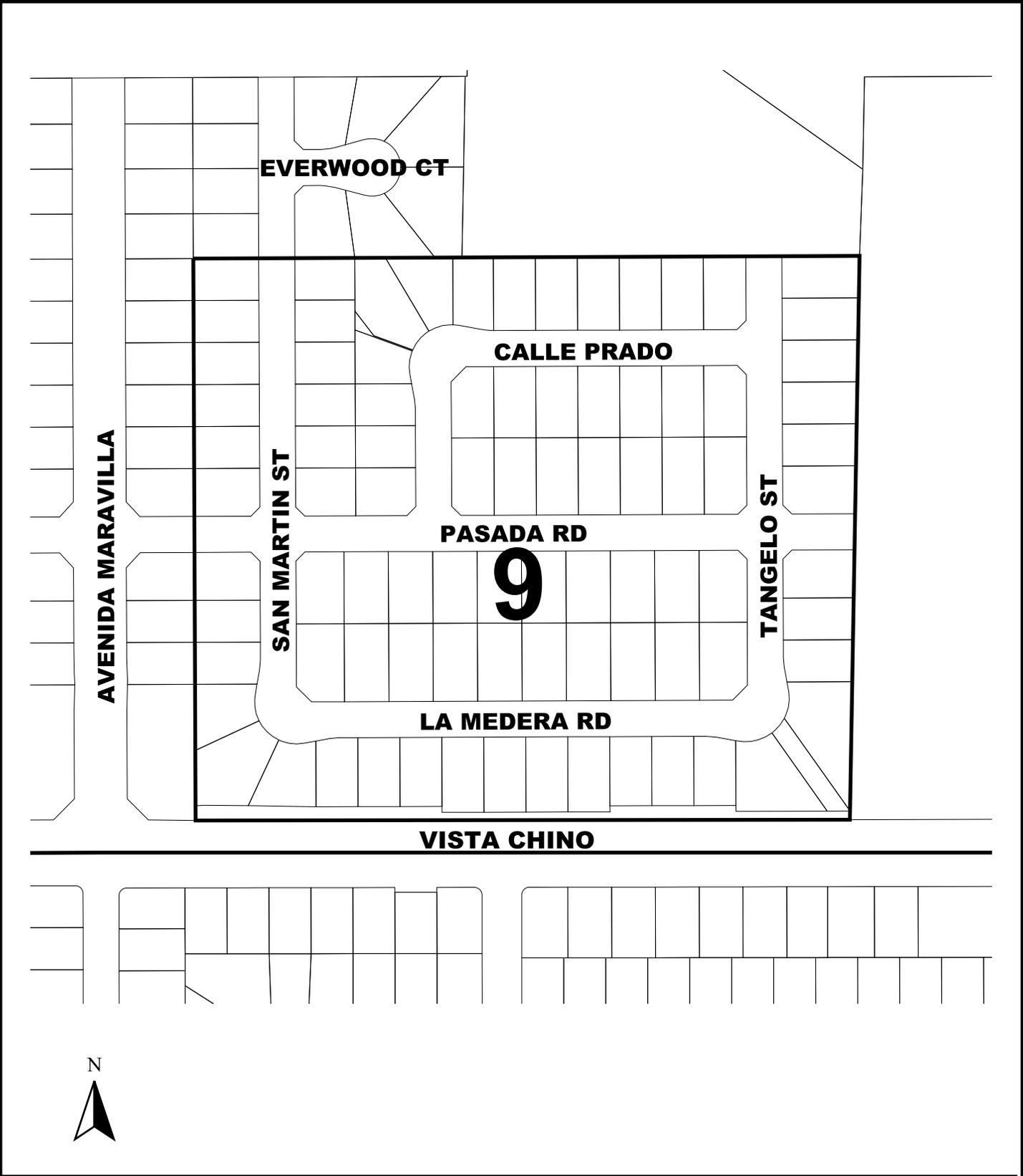



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LLD ZONE 8

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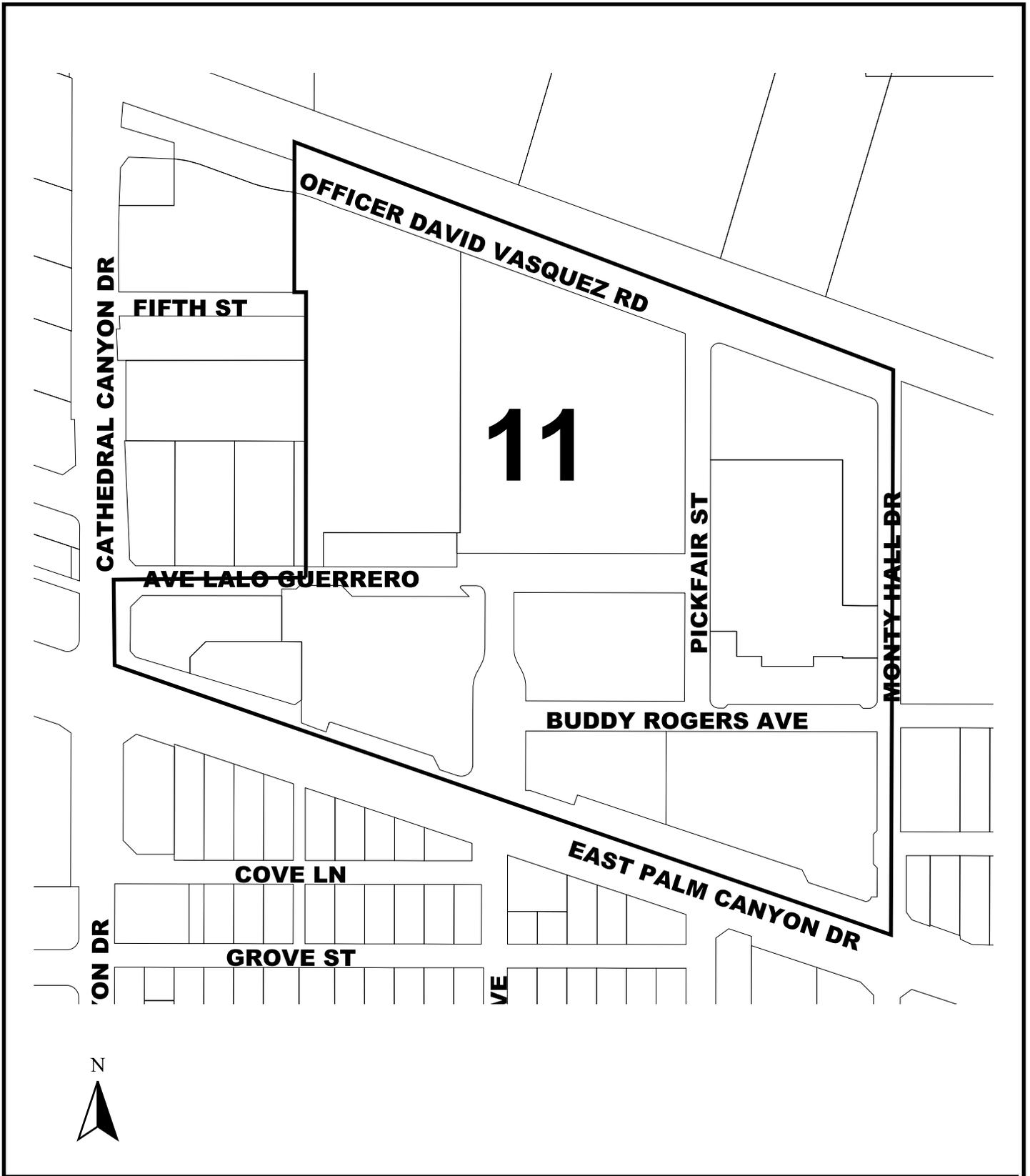
LLD ZONE 9
LA PASADA

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**LLD ZONE 11
 DOWNTOWN**

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CATHEDRAL CANYON DR

GROVE ST

A ST

12

B ST

C ST

WEST BUDDY ROGERS AVE



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**LLD ZONE 12
MERCY HOUSING**

ENGINEERING DEPARTMENT

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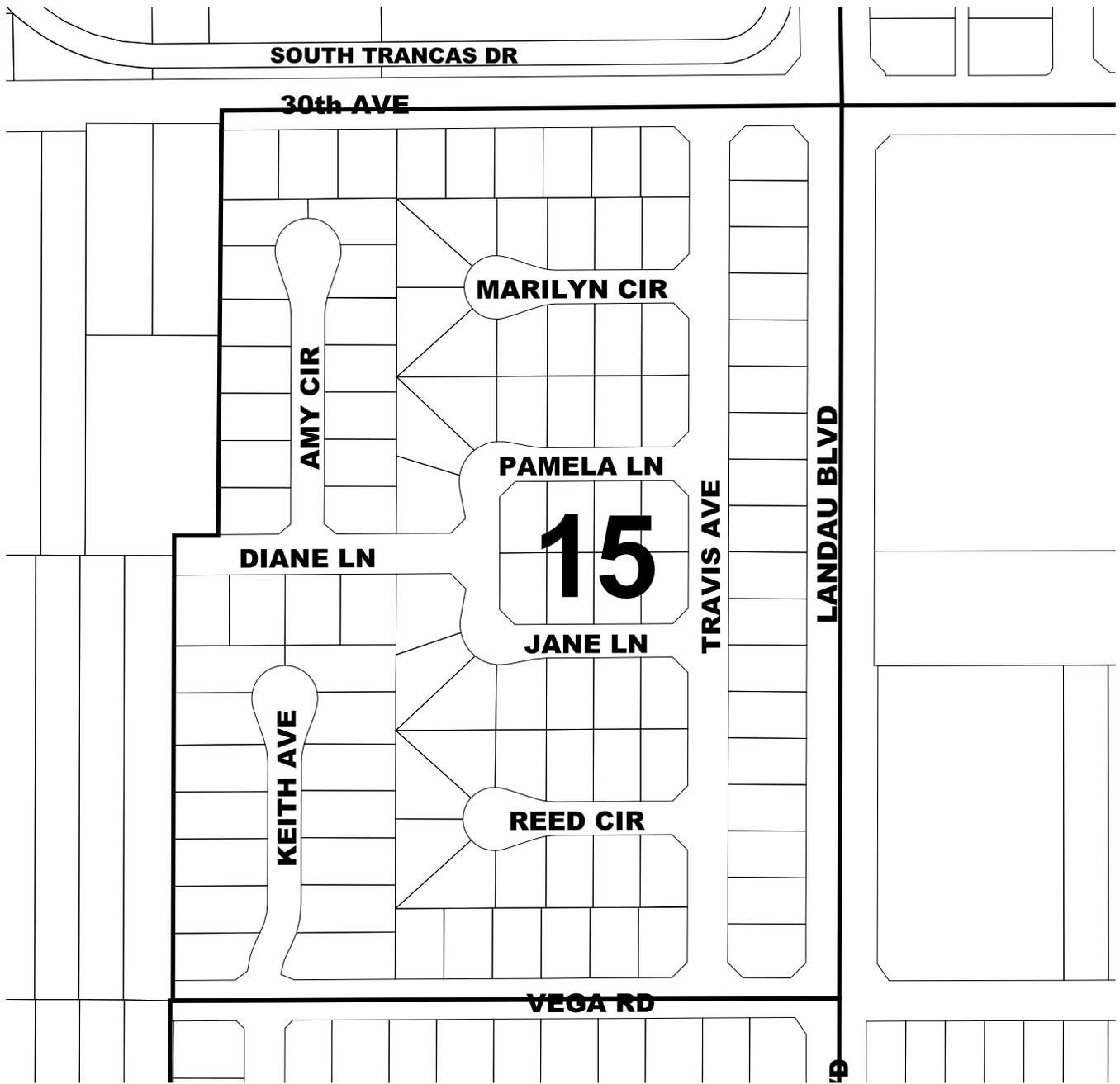
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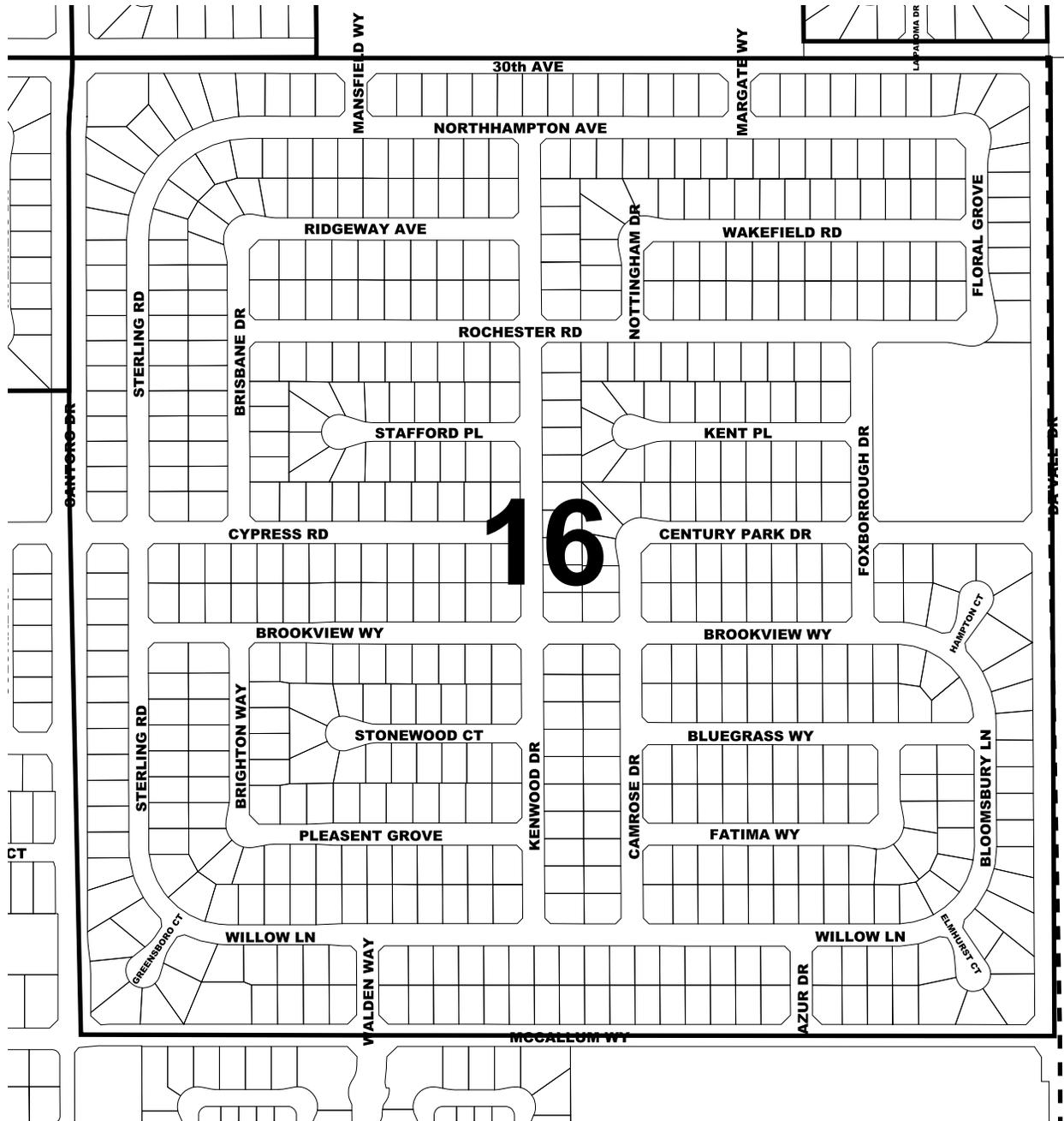



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LLD ZONE 15
LANDAU HOMES

ENGINEERING DEPARTMENT

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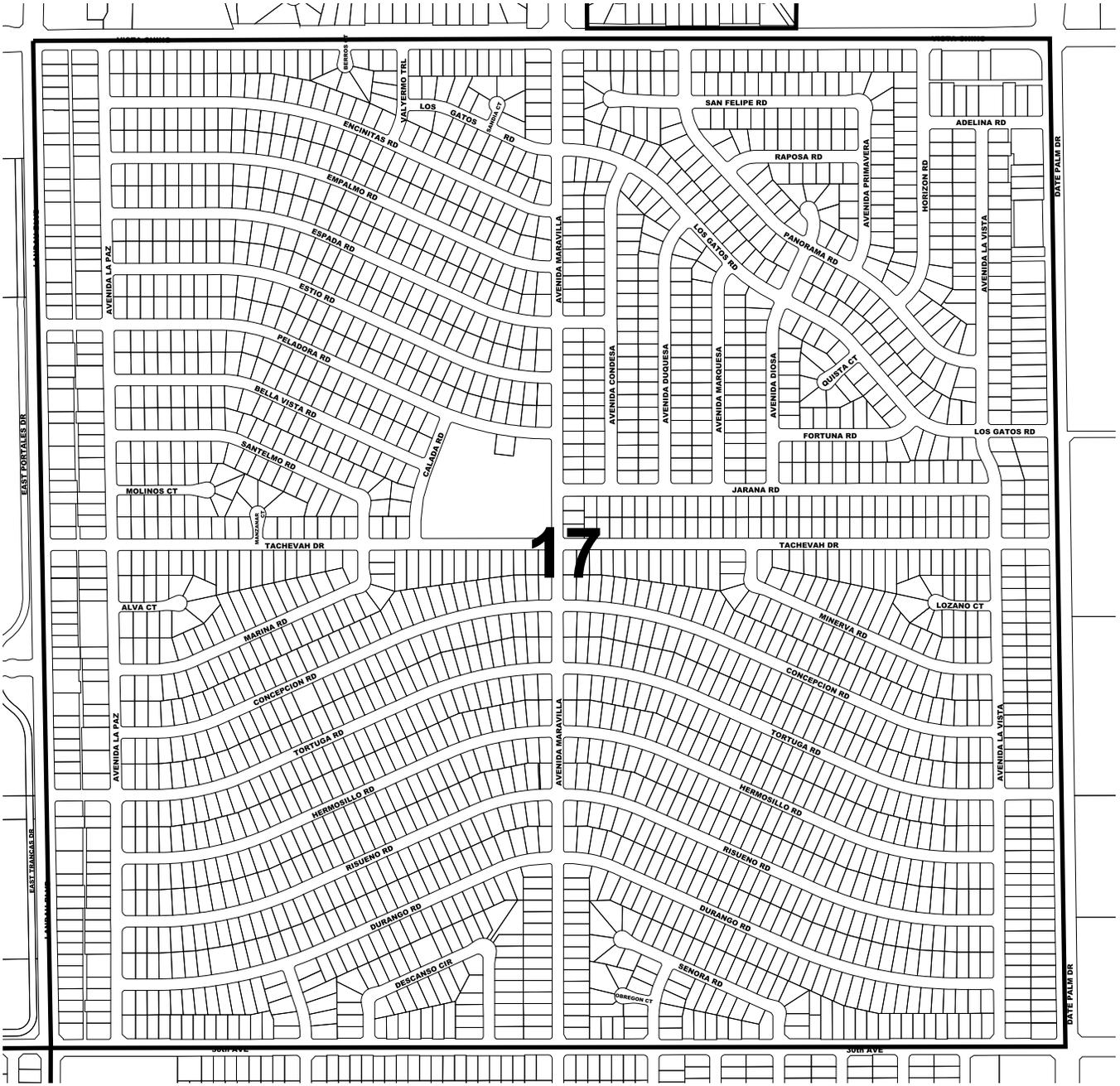



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LLD ZONE 16
CENTURY PARK

ENGINEERING DEPARTMENT

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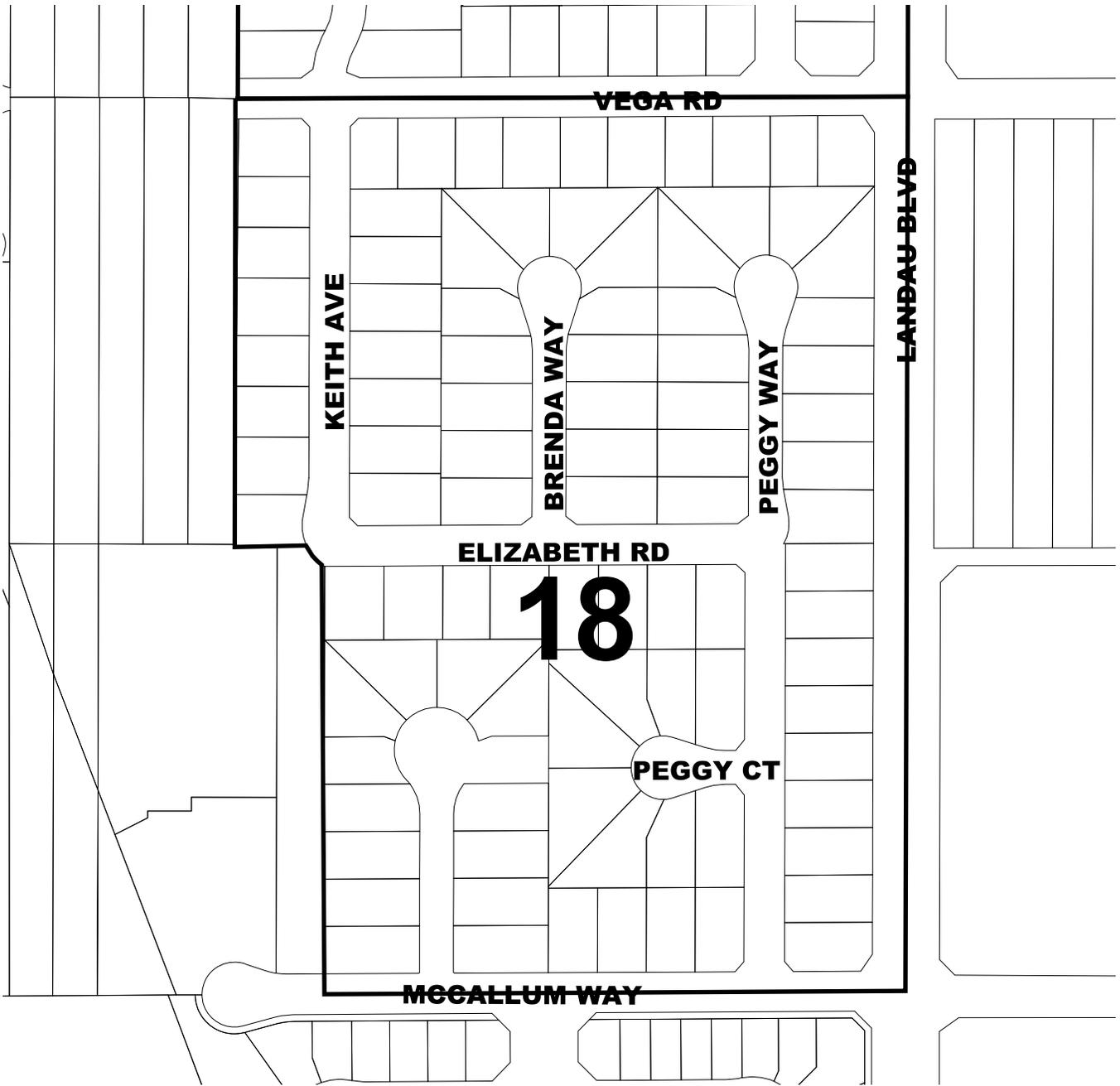



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LLD ZONE 17
PANORAMA PARK

ENGINEERING DEPARTMENT

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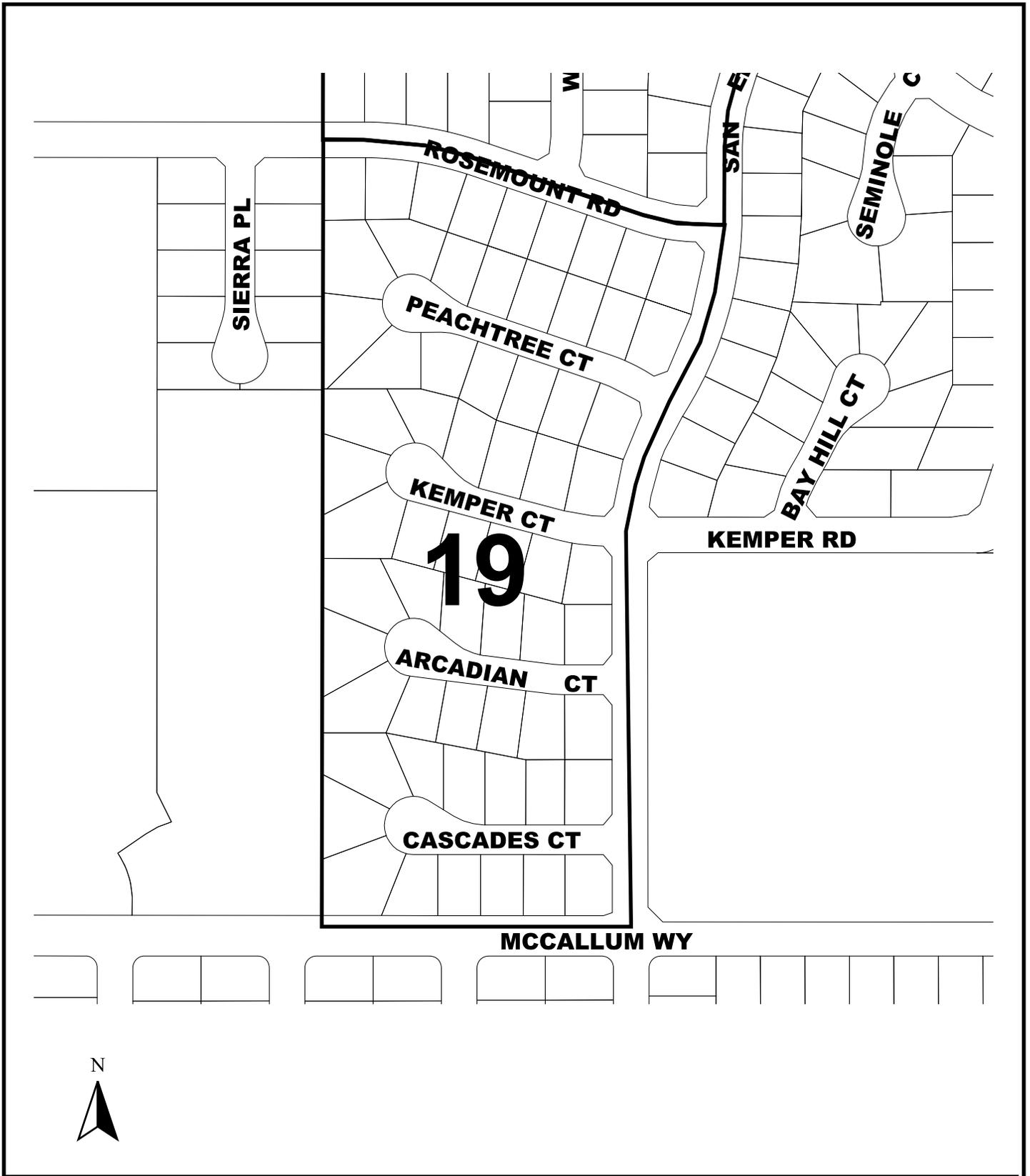



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LLD ZONE 18
LANDAU MANOR

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**LLD ZONE 19
 ALICANTE**

ENGINEERING DEPARTMENT

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SANTORO

MANZANITA CT

BORREGO RD

20

CIMARRON CT

30TH AVE

SANTA ROSA ST

FIELD WY



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**LLD ZONE 20
CIMARRON HOMES**

ENGINEERING DEPARTMENT

Date:

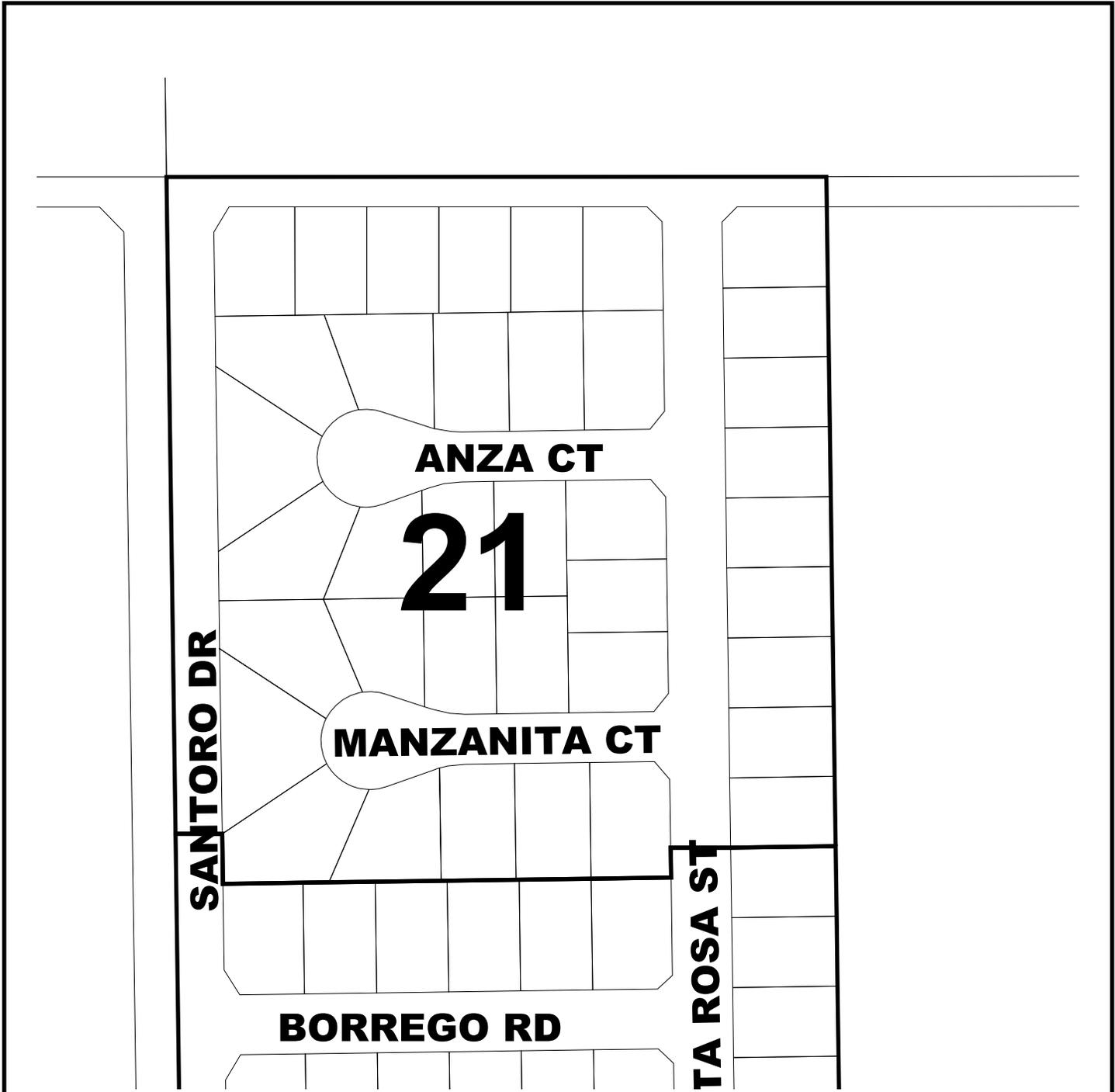
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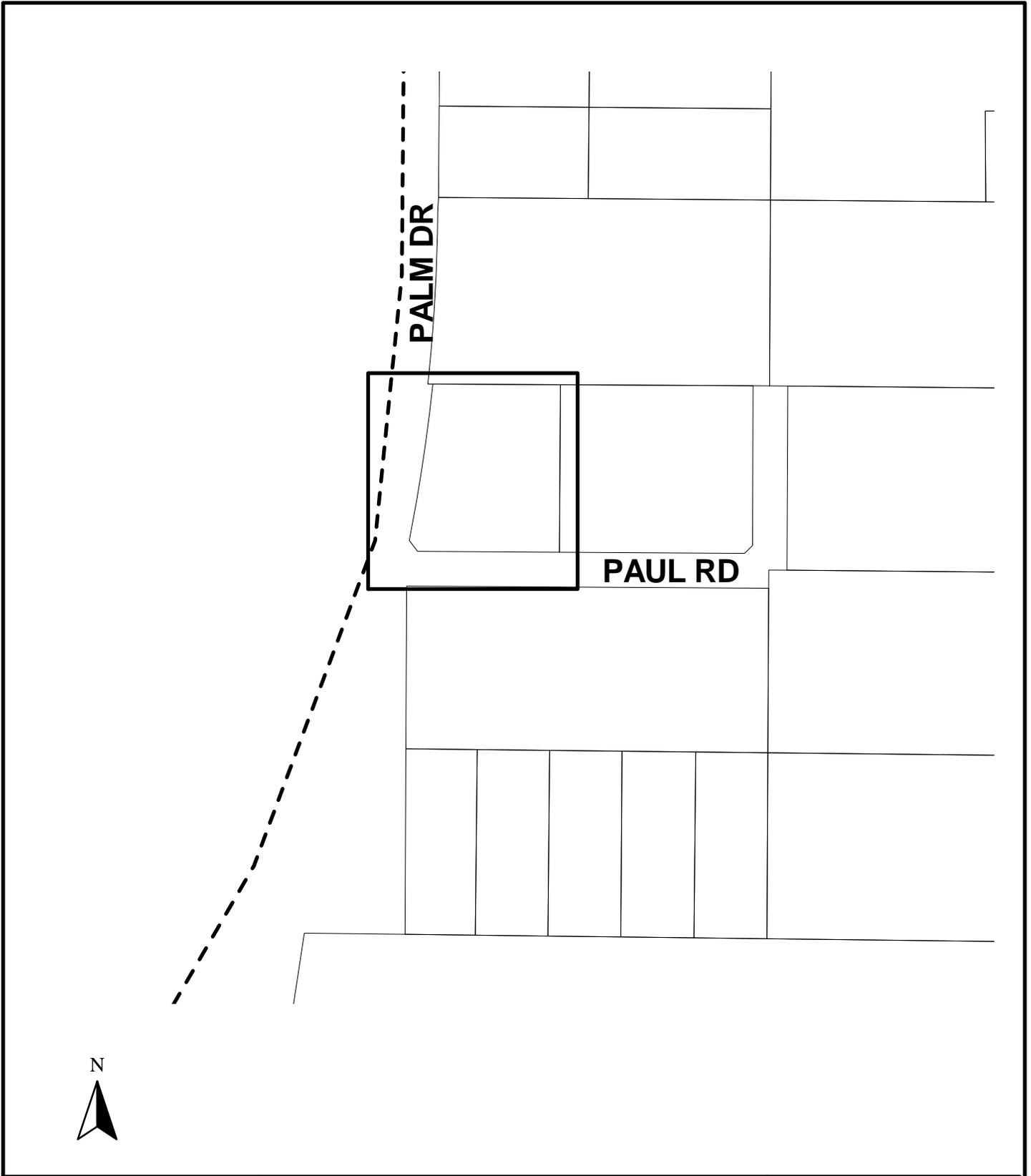



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LLD ZONE 21
SANTORO ESTATES

ENGINEERING DEPARTMENT

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LLD ZONE 54
 PALM DR/PAUL RD

ENGINEERING DEPARTMENT

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