




DATE SUBMITTED 5/26/2021  
 SUBMITTED BY SPECIAL TAX ADMINISTRATOR  
 DATE ACTION REQUIRED 6/2/2021

COUNCIL ACTION (x)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION (x)  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: <b>RESOLUTION OF INTENTION:                  IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 (Paseo del Sol and                  Wildflower Subdivisions)</b>	
DEPARTMENT INVOLVED: FINANCE	
BACKGROUND/SUMMARY:  The City Council will Adopt these three resolutions for intent to initiate, levy an assessment for fiscal year ("FY") 2021/22, order an engineer's report, and set a public hearing. Following the intent meeting and adoption of the resolutions, a public hearing will be held on July 7, 2021 to take testimony and adopt resolutions to accept the engineer's report and approve a levy for FY 2021/22.  The proposed FY 2021/22 annual assessment is \$82.00 per Parcel (\$41.00 per EDU) for Wildflower and \$79.42 per Parcel (\$39.71 per EDU) for Paseo del Sol, which are equal to the maximum assessment rates allowed.	
FISCAL IMPACT: NOT TO EXCEED  The funds generated are used for the purposes stated in the original formation of this district. Each year the assessments on individual parcels may be increased up to the Consumer Price Index.	ADMIN SERVICES SIGN INITIALS <u></u>
STAFF RECOMMENDATION:  Staff recommends that the City Council adopt the three resolutions initiating the FY 2021/22 annual assessments.	DEPT. INITIALS <u></u>
MANAGER'S RECOMMENDATION:  Approve as presented.	CITY MANAGER'S INITIALS <u></u>
MOTION TO ADOPT:  IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 (1) Res. No. 2021- <del>15</del> <sup>15</sup> , Initiating Proceedings for the Annual Levy; (2) Res. No. 2021- <del>16</del> <sup>16</sup> , Preliminary Approval of the Engineer's Report; and, (3) Res. No. 2021- <del>17</del> <sup>17</sup> , Intention to Conduct a Public Hearing and Order the Levy of Assessments.	
SECONDED: AYES: NAYES: ABSENT:	APPROVED ( ) DISAPPROVED ( )  REFERRED TO:
REJECTED ( ) DEFERRED ( )	

RESOLUTION NO. 2021-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1, FOR FISCAL YEAR 2021/22; AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT IN CONNECTION THEREWITH**

**WHEREAS**, the City Council by previous Resolutions formed and approved maximum annual assessment rates for the City of Imperial Lighting Maintenance District No. 1 (the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"); and,

**WHEREAS**, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Imperial County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

**WHEREAS**, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year ("FY") 2021/22 pursuant to provisions of the Act; and,

**WHEREAS**, the City Council has retained Koppel & Gruber Public Finance ("K&G Public Finance") for the purpose of preparing and filing an Engineer's Report (the "Report") with the City Clerk in accordance with the Act.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL, AS FOLLOWS:**

**Section 1:** The City Council hereby appoints K&G Public Finance as the District Assessment Engineer, and orders K&G Public Finance to prepare the Engineer's Report concerning the District and the levy of assessments for FY 2021/22, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

**Section 2:** The improvements include but are not limited to the operation, administration, maintenance and servicing of streetlights and appurtenant facilities and expenses associated with the District that were installed as part of the property development within the District and will be maintained by the City of Imperial or their designee through annual assessments. The Report describes in more detail the items to be maintained and serviced.

**Section 3:** The City Council hereby determines that to provide the improvements described in Section 2 of this Resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

**Section 4:** The City Manager of the City of Imperial is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of June, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Mayor

ATTEST:

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City Clerk

**RESOLUTION NO. 2021-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT REGARDING THE IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2021/22**

**WHEREAS**, the City Council has, by previous Resolution, ordered the preparation of the Fiscal Year ("FY") 2021/22 Annual Engineer's Report (the "Report") in connection with the City of Imperial Lighting Maintenance District No. 1 (the "District"), and the levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, to pay the maintenance, servicing, and operation of the improvements, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"); and,

**WHEREAS**, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's Report entitled "City of Imperial Lighting Maintenance District No. 1 (Paseo del Sol and Wildflower) Engineer's Report FY 2021/22"; and,

**WHEREAS**, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, the improvements described therein, each and all of the budget items and documents as set forth therein, and is satisfied that the proposed annual assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, administration, maintenance and services to be performed within the District, as set forth in said Report.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL, AS FOLLOWS:**

**Section 1:** The above recitals are all true and correct.

**Section 2:** The Report as presented, consists of the following:

- A Description of Improvements;
- The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within the District for FY 2021/22;
- The District Roll containing the Levy for each Assessor Parcel Number within the District; and
- An exhibit showing the boundaries of the District.

**Section 3:** The District and the associated assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIID.

**Section 4:** The Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

**Section 5:** The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of June, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Mayor

ATTEST:

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City Clerk



**CITY OF IMPERIAL  
LIGHTING MAINTENANCE DISTRICT NO. 1  
(PASEO DEL SOL AND WILDFLOWER)  
ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

**JUNE 2, 2021**

**KOPPEL & GRUBER**  
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256  
SAN MARCOS  
CALIFORNIA 92078

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## EXHIBITS

EXHIBIT A: PRELIMINARY ASSESSMENT ROLL FOR FISCAL YEAR 2021/22

EXHIBIT B: DISTRICT BOUNDARY MAPS

## SECTION I. OVERVIEW

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### A. INTRODUCTION

The City of Imperial (“City”) annually levies and collects special assessments in order to continue the maintenance of the improvements within the Imperial Lighting Maintenance District No. 1 (“District”). The District was formed and annual assessments are levied, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”) and in compliance with the substantive and procedural requirements of the “*California State Constitution*” Article XIID (“Article XIID”).

This report constitutes the annual update of the Engineer’s Report (“Report”) which provides updated information regarding the budget and factors that affect the assessment. The annual budget for the maintenance and operation of the improvements is based on estimated expenses for the upcoming fiscal year. Parcels within the District are assessed proportionately for only those improvements and services that are a special benefit as determined in the original formation Engineer’s Report.

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

Following consideration of all public comments and written protests at a noticed Public Hearing, the City Council will confirm the Report as submitted or amended and order the levy and collection of assessments for Fiscal Year (“FY”) 2021/22 pursuant to the 1972 Act. The assessment information approved will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel.

In November 2001, the District was formed comprising of one zone of improvement, Zone 2001-01 (Wildflower). The formation was pursuant to City Council resolution following a property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Maximum Assessments and an Assessment Range Formula (inflationary factor) for the Zone 2001-01 (Wildflower) District. In February 2002, a second zone of improvement, Zone 2001-02 (Paseo del Sol), was annexed into the District following a similar property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIID Section 4, to approve and confirm the Zone 2001-02 (Paseo del Sol) Maximum Assessments and an Assessment Range Formula (inflationary factor). Although the City Council must consider all property owner comments or protests prior to levying an annual assessment each year, the Council may approve any proposed assessment that is less than or equal to the adjusted maximum assessment rate previously approved for each zone.

The Constitutional provisions of Article XIID do not alter the non-conflicting provisions of the 1972 Act and this Report and the method of apportionment contained herein utilize commonly accepted assessment engineering practices consistent with the Act and the



provisions of the Constitution. All new or increased assessments (including any annexations) will be subject to the substantive and procedural requirements of Article XIID Section 4. Changes in land use or parcel subdivisions resulting in an increase to a particular parcel or group of parcels are not considered an increased assessment.

DRAFT

## **SECTION II. DESCRIPTION OF THE DISTRICT**

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### **A. BOUNDARIES OF THE DISTRICT**

The boundaries of the District are non-contiguous and consist of all parcels within the Zone 2001-01 (Wildflower) and Zone 2001-02 (Paseo del Sol). A map showing the boundaries of the District has been filed with the City Clerk and by reference is made part of this Report.

#### **1. Zone 2001-01 (Wildflower)**

Zone 2001-01 (Wildflower) is located in the west portion of the City, generally South of Joshua Tree Street and West of La Brucherie Road. Zone 2001-01 (Wildflower) consists of all assessable parcels located in the Wildflower No. 8 subdivision.

#### **2. Zone 2001-02 (Paseo del Sol)**

Zone 2001-02 (Paseo del Sol) is located in the northeast portion of the City, generally North of Aten Road, and East of Highway 86. Zone 2001-02 (Paseo del Sol) consists of all parcels located in the Paseo del Sol subdivision.

### **B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES**

The Improvements to be maintained, operated, and serviced by the District are the local and arterial street lighting systems of the City that confer special benefit to the District parcels. The specific location of both local and arterial streetlight improvements within the City can be found on the Streetlight Inventory Maps maintained by the City and on file in the office of the City Engineer where they are available for inspection. The City also maintains a lamp location list that is a tabulated listing of every street in the District by alphabetical order. Included in the items listed for each lamp are the exact location by street address number and lamp size. Lamps are not placed in specific zones, unless they clearly only benefit certain parcels (e.g., alley lights, main streetlights and petitioned installation areas). Article XIIID of the California Constitution defines "maintenance and operation expenses" as, "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement". The District funding includes, but is not limited to, the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures and all appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the local and arterial lighting benefiting the District parcels.

The local street lighting improvements to be maintained, operated, and serviced by the District include utility company and City-owned streetlights within the right of way of the local public streets located within the boundaries of the District. These lights are in close proximity, approximately 90 feet, to the District parcels identified as receiving local lighting benefit in the Method of Assessment, and as such, provide special benefit to these parcels.

Specifications for street lighting within the District are indicated within a previously executed contract by and between the City and the local utility company, a copy of which is available in the Engineering Services Division of the Public Works Department.

The arterial street lighting improvements to be maintained, operated, and serviced by the District include a reasonable allocation of local utility company-owned and City owned streetlight maintenance, operation, and servicing on the major arterial streets within the City that provide special benefit to the parcels within the District whether or not such parcels are in close proximity to such lighting.

The local lighting and arterial lighting costs assessed in the existing County Streetlight District are not assessed through this District. Only costs above and beyond the existing County Streetlight District will be assessed as a part of the District improvements.

The detailed plans and specifications for the improvements are on file in the office of the City Clerk and the City Engineer where they are available for public inspection. The plans and specifications for the improvements are voluminous and are not bound in this Engineer's Report but by this reference are incorporated herein and made a part of this Engineer's Report.

### **C. DISTRICT BOUNDARY MAPS**

Assessment District boundary maps have been prepared for the Lighting Maintenance Assessment District in the format required by the 1972 Act, and are on file with the City Clerk, and, by reference, are made part of this Report. A subdivision map showing each of the parcels included within the boundaries of the District and subject to the annual assessment charge is incorporated as Exhibit "B" to this Report.

## **SECTION III. METHOD OF APPORTIONMENT**

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### **A. GENERAL**

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

*“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 formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIID Section 4* a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits may be assessed and the District must separate the general benefits from the special benefits. Therefore, the District assesses only for improvements that provide special benefit and any improvements considered general benefit have been eliminated from the District Assessments.

### **B. BENEFIT ANALYSIS**

#### **1. Special Benefits**

The streetlight improvements were installed by the developers, and by the sub dividers of the land, and the continued maintenance was guaranteed through the establishment of a Streetlight Maintenance District. If the installation of the improvements and the guaranteed maintenance did not occur, the lots would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate lot is a special benefit that permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity.

All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within the District receives a special and distinct benefit from the improvements and to the same degree.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of the street lighting and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District. All of the above

mentioned contributes to a specific enhancement of the property values of each of the parcels within the District.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide a special enhancement to the property.

## **2. General Benefits**

In addition to the special benefits received by the parcels within the District, there are incidental general benefits conferred by the proposed improvements. The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total streetlight maintenance costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City Funds. It is estimated that the general benefit portion of the benefit received from the improvements is less than one percent (1%) of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

## **C. ASSESSMENT METHODOLOGY**

Based on the foregoing identification of special benefit, the eligible costs to be funded through the District will be determined as follows:

- First, the prior fiscal year's actual revenue and expenses for the District will be compared to the budgeted amount adopted by City Council, to determine the balance in the District's Reserve Fund.
- Second, the new energy rates for the upcoming fiscal year will be identified, and the new fiscal year budget requirements will be determined.
- Third, the new budget needs will be compared to the Reserve Fund to determine if the District's assessment rates should be increased or decreased based on the need for funds.
- The escalation factor will be determined by compiling a composite percentage increase in the energy costs for all of the lamp sizes that the City maintains. The percentage increase in the CPUC approved rate for each lumen bulb maintained by the City and applicable to the upcoming fiscal year will be obtained. The greater of the composite percentage increase in the CPUC rate or the annual CPI will be the escalation factor for the upcoming fiscal year. If the CPUC rate has decreased, then the escalation factor may be a negative percent and may result in decreased assessments for the District. The assessment rates will not be decreased if the District is operating with a deficit or if the Reserve Fund balance needs to be restored to reflect half a year's levy. If the District is not operating at a deficit, the result of decreasing CPUC rates will be a negative escalation factor and decreased assessments.

- The escalation factor will be applied to the prior year’s assessment rates for the District to determine the upcoming year’s maximum assessment. The assessments collected through the District levy and held in Reserve Funds can only be used for the types of expenses listed in the Improvements and Cost Estimate section of the current fiscal year’s Engineer’s Report.

## 1. Land Use Definitions

The District assessment is based on land use so that property owners are assessed in proportion to the benefits received. The land uses defined below are descriptive of all parcels expected to exist in the District in FY 2021/22. In the event there is a question regarding the land use designation of any parcel in the District, the City Engineer will be responsible for administratively assigning one of the land uses listed below.

**Table 1**  
**Land Use Designation**

LAND USE CODE	LAND USE DESCRIPTION
APT	Multiple family residential parcels that benefit from local lighting
APT-X	Multiple family residential parcels that do not benefit from local lighting
CONDO	Condominium or town home parcels that benefit from local lighting
CONDO-X	Condominium or town home parcels that do not benefit from local lighting
EXEMPT	Parcels exempt by law from the assessment, or those parcels that do not receive any benefit from the District
MH	Mobile homes that benefit from local lighting
MH-X	Mobile homes that do not benefit from local lighting
NONRES	Non-residential parcels that benefit from local lighting
NONRES-X	Non-residential parcels that do not benefit from local lighting
RES	Single family residential parcels that benefit from local lighting
RES-X	Single family residential parcels that do not benefit from local lighting
VACANT	Parcels without a building or similar structure that benefit from local lighting
VACANT-X	Parcels without a building or similar structure that do not benefit from local lighting

Properties that do not benefit from local street lighting are designated with an “X” in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for arterial lighting and engineering and incidentals. Properties that do not benefit from local street lighting are designated with an “X” in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for arterial lighting and engineering and incidentals.

## 2. Local Lighting Apportionment

The special benefit from maintenance, operation, and servicing of local street lighting within the District only accrues to those parcels within the District located in areas where such lighting is provided. Therefore, parcels without local street lighting are not assessed

for the cost of providing such lighting. Generally, a parcel is determined to have local lighting provided if a streetlight is within approximately 90 feet of the parcel.

Regarding local lighting, there exists the core benefit of available lighting for every parcel in the District near a streetlight. This “Availability” benefit is apportioned to parcels in the District on a per parcel basis. In addition to this benefit, parcels in the District benefit from improved safety related to people who own or use the parcels in the District (“Safety to People”) and improved safety related to the parcel itself (“Safety to Property”).

**a. Safety to People**

The Safety to People benefit results in a special benefit to residential parcels because local street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime against people on the property. Vacant, non-developable properties within the District are not perceived to receive Safety to People benefit.

**b. Safety to Property**

The Safety to Property benefit results in a special benefit to both residential and vacant non-developable parcels because local lighting maintenance, operation and servicing provides for the protection of buildings and personal property against crime such as theft and vandalism. The Safety to Property benefit is apportioned to properties in the District based on relative property size as available from the City of Imperial Planning Department for residential uses.

Table 2 shows the breakdown of the benefit units assigned to each land use for those properties located in areas with streetlights. The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as one (1) Equivalent Dwelling Unit (“EDU”). Other land use parcels receive slightly varying levels of benefit based on parcel usage and size. Equivalent factors have been developed to indicate the benefit received based on the single-family parcel. All other land uses are converted to EDUs in the manner shown in the following table:

**Table 2  
Local Lighting Benefit Factors**

<b>LAND USE DESCRIPTION</b>	<b>SAFETY TO PEOPLE</b>	<b>SAFETY TO PROPERTY</b>	<b>AVAILABILITY BENEFIT</b>	<b>TOTAL BENEFIT UNITS</b>
Single Family Residential (SFR)	0.50 per unit	0.25 per unit	0.25 per parcel	1.00 per unit
Condominium	0.43 per unit	0.12 per unit	0.25 per parcel	0.80 per unit
Multi-Family up to 20 units	0.45 per unit	0.09 per unit	0.25 per parcel	0.54 per unit + 0.25 per parcel
Multi-Family more than 20 units	0.45 per unit	1.80 per parcel	0.25 per parcel	0.45 per unit + 2.05 per parcel
Mobile home up to 20 units	0.20 per unit	0.13 per unit	0.25 per parcel	0.33 per unit + 0.25 per parcel
Mobile home more than 20 units	0.20 per unit	2.60 per parcel	0.25 per parcel	0.20 per unit + 2.85 per parcel
Non-residential	1.00 per acre	1.50 per acre	1.50 per acre	4.00 per acre
Vacant	0.00 per parcel	0.25 per parcel	0.25 per parcel	0.50 per parcel

### **3. Arterial Lighting Apportionment**

All parcels in the District receive a special benefit from the installation, maintenance, operation, and servicing of safety lighting and street lighting on arterial streets. The arterial lighting, traffic signals, safety lighting, and capital improvements (Arterial Lighting) are provided throughout the City and all properties in the District may easily access these improvements. In contrast to the Local Lighting, Arterial Lighting benefits properties primarily because the properties, and the persons using the properties, are provided safe arterial street access. Therefore, Arterial Lighting benefit will be apportioned to parcels in the District on a per unit basis taking into account demographic population information.

Vacant properties, which have no people residing on the property, also benefit from arterial lighting because of the convenience associated with emergency vehicle access and other traffic that must use the arterial streets to service the vacant properties in the District. Therefore, Vacant parcels are assigned a per parcel benefit point. Vacant parcels are assigned benefit points based on the core benefit attributable to every assessable parcel in the District from Arterial Lighting of 0.25 benefit points per parcel.

Table 3 shows the breakdown of the benefit units assigned to each land use for all assessable property in the District. The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as one (1) EDU. Other land use parcels receive slightly varying levels of benefit based on parcel usage and size. Equivalent factors have been developed to indicate the benefit received based on the single-family parcel. All other land uses are converted to EDUs in the manner shown in the following table.



**Table 3  
Arterial Lighting Benefit Factors**

<b>LAND USE DESCRIPTION</b>	<b>TOTAL BENEFITS UNITS</b>
Single Family Residential (SFR)	1.00 per unit
Condominium	0.85 per unit
Multiple Family	0.95 per unit
Mobile Home	0.40 per unit
Non-residential	1.00 per 7,200 square feet <sup>1</sup>
Vacant	0.25 per parcel

<sup>1</sup> Minimum assessment is equal to a single-family residence.

#### **4. District Engineering**

District Engineering Costs include legal, assessment engineering, and other engineering related costs necessary to achieve the Districts compliance with Article XIID of the California Constitution. All parcels in the District benefit from the District Engineering Costs. Each parcel in the zone is allocated a proportionate share of the District Engineering Cost based on its assigned benefit units.

##### **D. 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 XIIC and XIID*), 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 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and an 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, a property owner protest ballot proceeding was conducted pursuant to the California State Constitution Article XIID Section 4. This property owner protest ballot proceeding includes the establishment of an initial Maximum Assessment as well as an Assessment Range Formula.

Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners) increased each year, based upon the latest composite percentage change in the Consumer Price Index, All Urban Consumers, for the Riverside-San Bernardino-Ontario Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

The Engineer shall compute the percentage difference between the percentage change each year in CPI for March and the CPI for the previous March. The Engineer shall then adjust

the previous maximum assessment rate by an amount not to exceed the percentage change for the upcoming fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

Beginning in the second fiscal year (FY 2002/03), for Zone 2001-01 (Wildflower) and beginning in the second fiscal year (FY 2003/04), for Zone 2001-02 (Paseo del Sol) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated require an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment the City must comply with the provisions of the Constitution Article XIID Section 4(c) that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

## SECTION IV. DISTRICT BUDGET

**Table 4  
Proposed Budget**

DESCRIPTION	ZONE 2001-01 WILDFLOWER	ZONE 2001-02 PASEO DEL SOL
<b>DIRECT COSTS</b>		
Local Lighting	\$1,750	\$1,750
Arterial Lighting	\$1,750	\$1,750
Capital Improvement/Replacement	\$2,658	\$2,725
<b>DIRECT COSTS SUBTOTAL</b>	<b>\$6,158</b>	<b>\$6,225</b>
<b>INCIDENTAL COSTS/EXPENSES</b>		
Engineering/District Administration	\$3,600	\$4,100
Incidentals	\$0	\$0
Credit from Other Sources	\$0	\$0
<b>INCIDENTAL COSTS/EXPENSES</b>	<b>\$3,600</b>	<b>\$4,100</b>
<b>TOTAL ASSESSMENT</b>	<b>\$9,758</b>	<b>\$10,325</b>
<b>DISTRICT STATISTICS</b>		
Total Parcels	119	130
Total Parcels Levied	119	130
Total Equivalent Dwelling Units	238	260
<b>Applied Rate per EDU</b>	<b>\$41.00</b>	<b>\$39.71</b>
<b>Applied Rate per Parcel (2 EDU/Parcel)</b>	<b>\$82.00</b>	<b>\$79.42</b>
Maximum Rate per EDU	\$41.00	\$39.71
Maximum Rate per Parcel (2 EDU/Parcel)	\$82.00	\$79.42

The Maximum Assessment per EDU for Zone 2001-01 (Wildflower) and for Zone 2001-02 (Paseo del Sol) shown above is based on the Initial Maximum Assessment and the Assessment Range Formula approved by the property owners within the District at the time of formation.

Zone 2001-01 (Wildflower) – The proposed FY 2021/22 annual assessment is \$41.00 per EDU (\$82.00 applied per home).

Zone 2001-02 (Paseo del Sol) – The proposed FY 2021/22 annual assessment is \$39.71 per EDU (\$79.42 applied per home).

**CITY OF IMPERIAL**

**LIGHTING MAINTENANCE DISTRICT NO. 1  
(PASEO DEL SOL AND WILDFLOWER)**

**Engineer's Report  
Fiscal Year 2021/22**

Report Submitted by:

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Scott Koppel  
Koppel & Gruber Public Finance

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Registered Engineer

**EXHIBIT A**  
**PRELIMINARY ASSESSMENT ROLL**  
**FOR FISCAL YEAR 2021/22**

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Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Imperial County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps.

The following pages contain a listing of parcels assessed within this District, along with the Zone designation and proposed assessment amounts.

DRAFT



**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
**(PASEO DEL SOL AND WILDFLOWER)**  
**FISCAL YEAR 2021/22 TAX ROLL**

Zone	APN	Situs Address	Land Use	Residential	EDU	Assessment
			Code	Units		
2001-02	044-611-001-000	201 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-002-000	203 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-003-000	205 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-004-000	207 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-005-000	209 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-006-000	211 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-007-000	213 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-008-000	215 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-009-000	217 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-010-000	219 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-001-000	200 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-002-000	202 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-003-000	204 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-004-000	206 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-005-000	208 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-006-000	210 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-007-000	212 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-008-000	214 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-009-000	216 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-010-000	218 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-011-000	219 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-012-000	217 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-013-000	215 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-014-000	213 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-015-000	211 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-016-000	209 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-017-000	207 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-018-000	205 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-019-000	203 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-020-000	201 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-001-000	200 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-002-000	202 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-003-000	204 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-004-000	206 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-005-000	208 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-006-000	210 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-007-000	212 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-008-000	214 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-009-000	216 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-010-000	218 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-011-000	219 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-012-000	217 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-013-000	215 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-014-000	213 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-015-000	211 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-016-000	209 SAN FELIPE DR	RES	1	2	\$ 79.42



**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
**(PASEO DEL SOL AND WILDFLOWER)**  
**FISCAL YEAR 2021/22 TAX ROLL**

Zone	APN	Situs Address	Land Use	Residential	EDU	Assessment
			Code	Units		
2001-02	044-613-017-000	207 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-018-000	205 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-019-000	203 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-020-000	201 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-001-000	200 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-002-000	202 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-003-000	2442 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-004-000	2444 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-005-000	2446 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-006-000	2448 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-007-000	2447 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-008-000	2445 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-009-000	2443 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-010-000	206 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-011-000	208 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-615-001-000	220 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-002-000	222 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-003-000	224 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-004-000	226 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-005-000	228 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-006-000	230 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-007-000	232 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-008-000	233 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-009-000	231 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-010-000	229 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-011-000	227 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-012-000	225 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-013-000	223 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-014-000	221 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-616-001-000	221 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-002-000	223 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-003-000	225 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-004-000	227 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-005-000	229 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-006-000	231 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-007-000	233 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-008-000	235 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-009-000	2421 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-010-000	2423 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-011-000	2425 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-012-000	2427 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-013-000	2429 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-014-000	2431 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-015-000	2433 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-016-000	2435 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-017-000	2437 ENSENADA DR	RES	1	2	\$ 79.42



**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
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**FISCAL YEAR 2021/22 TAX ROLL**

Zone	APN	Situs Address	Land Use	Residential	EDU	Assessment
			Code	Units		
2001-02	044-616-018-000	2439 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-019-000	2441 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-020-000	2443 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-021-000	2445 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-022-000	2447 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-023-000	2449 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-617-001-000	220 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-002-000	222 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-003-000	224 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-004-000	226 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-005-000	228 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-006-000	230 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-007-000	232 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-008-000	233 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-009-000	231 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-010-000	229 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-011-000	227 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-012-000	225 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-013-000	223 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-014-000	221 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-001-000	2447 CABO SAN LUCAS AVE	RES	1	2	\$ 79.42
2001-02	044-618-002-000	2445 CABO SAN LUCAS AVE	RES	1	2	\$ 79.42
2001-02	044-618-003-000	2443 CABO SAN LUCAS AVE	RES	1	2	\$ 79.42
2001-02	044-618-004-000	220 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-005-000	222 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-006-000	224 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-007-000	2444 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-008-000	2446 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-009-000	2448 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-010-000	2447 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-011-000	2445 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-012-000	2443 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-013-000	228 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-014-000	230 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-015-000	232 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-016-000	2444 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-618-017-000	2446 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-618-018-000	2448 ENSENADA DR	RES	1	2	\$ 79.42
2001-01	064-421-001-000	551 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-002-000	555 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-003-000	559 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-004-000	563 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-005-000	567 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-006-000	571 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-007-000	575 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-008-000	579 MESQUITE ST	RES	1	2	\$ 82.00





**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
**(PASEO DEL SOL AND WILDFLOWER)**  
**FISCAL YEAR 2021/22 TAX ROLL**

Zone	APN	Situs Address	Land Use	Residential	EDU	Assessment
			Code	Units		
2001-01	064-421-009-000	583 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-010-000	582 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-011-000	578 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-012-000	574 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-013-000	570 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-014-000	566 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-015-000	562 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-016-000	558 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-017-000	554 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-018-000	550 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-019-000	551 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-020-000	555 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-021-000	559 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-022-000	563 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-023-000	567 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-024-000	571 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-025-000	575 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-026-000	579 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-027-000	583 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-028-000	582 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-029-000	578 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-030-000	574 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-031-000	570 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-032-000	566 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-033-000	562 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-034-000	558 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-035-000	554 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-036-000	550 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-037-000	551 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-038-000	555 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-039-000	559 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-040-000	563 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-041-000	567 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-042-000	571 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-043-000	575 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-044-000	579 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-045-000	583 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-422-001-000	549 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-002-000	545 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-003-000	541 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-004-000	537 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-005-000	533 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-006-000	529 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-007-000	525 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-008-000	521 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-009-000	517 MESQUITE ST	RES	1	2	\$ 82.00



**CITY OF IMPERIAL**  
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**FISCAL YEAR 2021/22 TAX ROLL**

Zone	APN	Situs Address	Land Use	Residential	EDU	Assessment
			Code	Units		
2001-01	064-422-010-000	513 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-011-000	509 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-012-000	2342 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-422-013-000	2338 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-422-014-000	2334 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-422-015-000	2330 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-001-000	2328 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-002-000	2324 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-003-000	2320 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-004-000	508 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-005-000	512 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-006-000	516 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-007-000	520 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-008-000	524 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-009-000	528 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-010-000	532 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-011-000	536 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-012-000	540 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-013-000	544 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-014-000	548 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-015-000	550 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-016-000	554 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-017-000	558 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-018-000	562 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-019-000	566 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-020-000	570 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-001-000	521 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-002-000	525 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-003-000	529 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-004-000	533 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-005-000	537 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-006-000	541 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-007-000	545 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-008-000	549 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-009-000	548 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-010-000	544 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-011-000	540 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-012-000	536 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-013-000	532 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-014-000	528 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-015-000	524 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-016-000	520 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-017-000	2343 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-018-000	2339 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-019-000	2335 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-020-000	2331 TUMBLEWEED AVE	RES	1	2	\$ 82.00



**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
**(PASEO DEL SOL AND WILDFLOWER)**  
**FISCAL YEAR 2021/22 TAX ROLL**

<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-01	064-424-021-000	2329 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-022-000	2325 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-023-000	2321 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-024-000	521 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-025-000	525 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-026-000	529 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-027-000	533 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-028-000	537 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-029-000	541 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-030-000	545 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-031-000	549 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-032-000	548 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-033-000	544 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-034-000	540 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-035-000	536 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-036-000	532 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-037-000	528 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-038-000	524 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-039-000	520 SAGEBRUSH ST	RES	1	2	\$ 82.00
				<b>Total Levy</b>		<b>\$20,082.60</b>
				<b>Total Parcel Count</b>		<b>249</b>

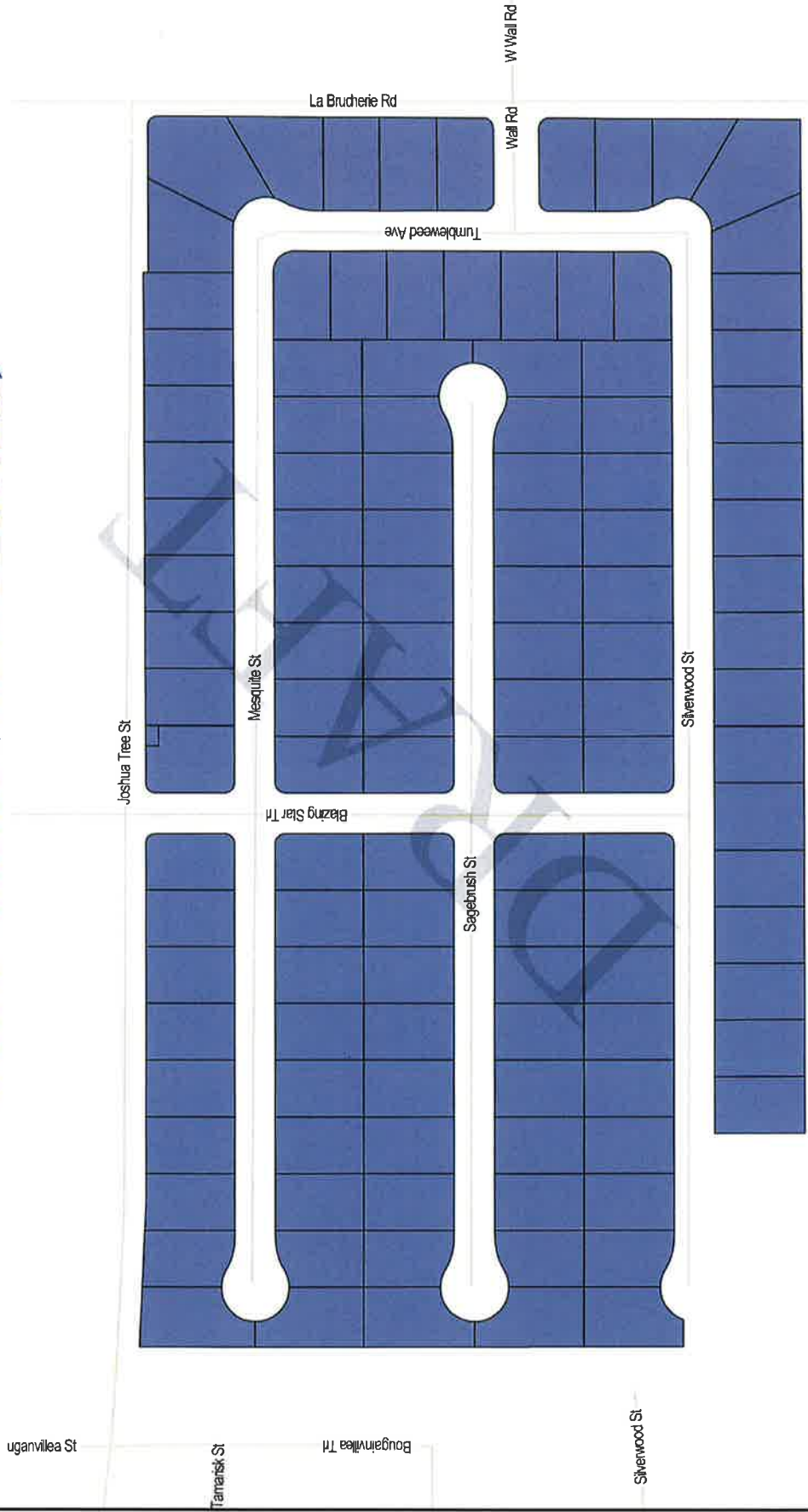
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**EXHIBIT B**  
**DISTRICT BOUNDARY MAPS**

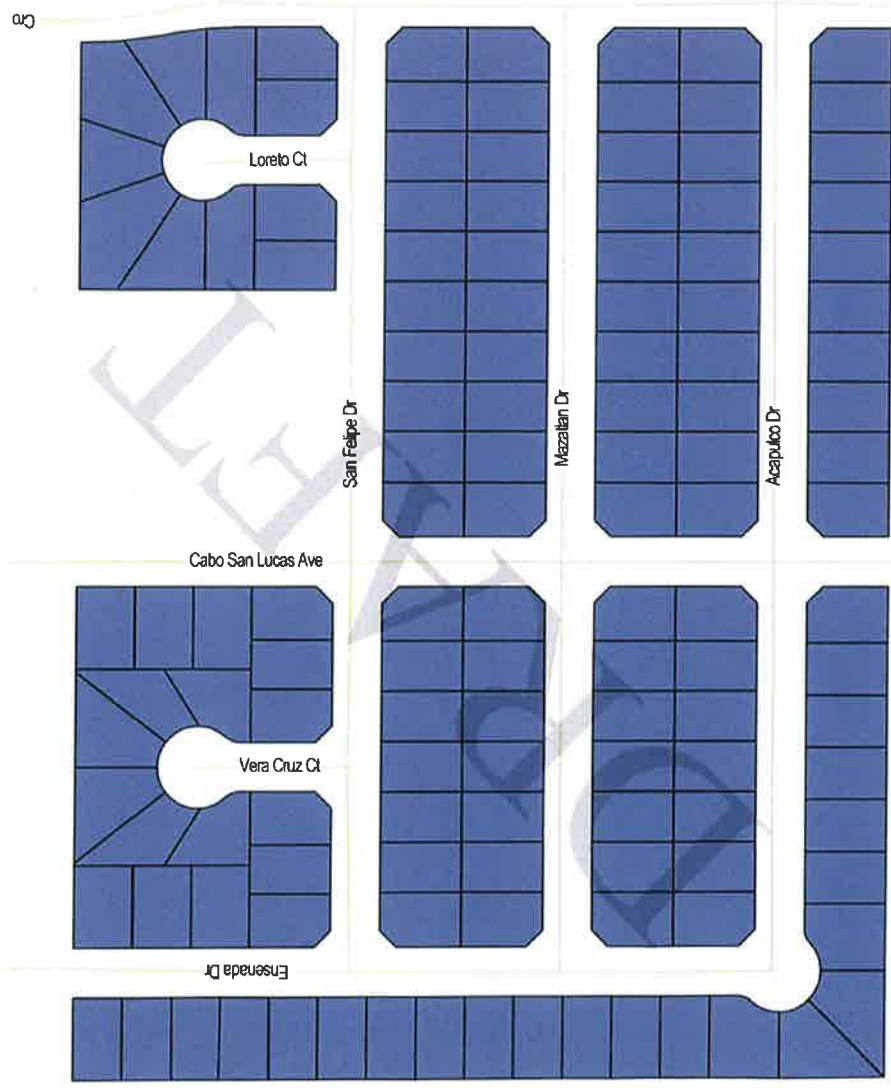
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**CITY OF IMPERIAL  
LIGHTING MAINTENANCE DISTRICT NO. 1  
ZONE 2001-01 (WILDFLOWER)**



# CITY OF IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 ZONE 2001-02 (PASEO DEL SOL)



**RESOLUTION NO. 2021-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1, FOR FISCAL YEAR 2021/22**

**WHEREAS**, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Imperial Lighting Maintenance District No. 1 (the "District") for Fiscal Year ("FY") 2021/22, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"); and,

**WHEREAS**, the Act provides for the City Council to levy and collect the annual assessments for the District on Imperial County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

**WHEREAS**, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer's Report (the "Report") with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL, AS FOLLOWS:**

**Section 1:** The above recitals are true and correct.

**Section 2:** The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2021, and ending June 30, 2022, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public's best interest requires such levy and collection.

**Section 3:** The territory of the District is within the boundaries and jurisdiction of the District, and the City of Imperial within the County of Imperial, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the "City of Imperial Lighting District No. 1."

The boundaries of the District are non-contiguous and consist of all parcels with the Zone 2001-01 (Wildflower) and Zone 2001-02 (Paseo del Sol). A general description of each Zone is as follows:

- Zone 2001-01 (Wildflower) is located in the west portion of the City of Imperial, generally South of Joshua Tree Street and West of La Brucherie Road. Zone 2001-01 (Wildflower) consists of all assessable parcels located in the Wildflower No. 8 subdivision in the City;

- Zone 2001-02 (Paseo del Sol) is located in the northeast portion of the City of Imperial, generally North of Aten Road, and East of Highway 86. Zone 2001-02 (Paseo del Sol) consists of all parcels located in the Paseo del Sol subdivision within the City.

**Section 4:** The improvements of the District are briefly described as the operation, administration, maintenance and servicing of all streetlight improvements and appurtenant facilities and expenses associated with the District that were installed as part of the property development within the District and will be maintained by the City of Imperial or their designee through annual assessments namely:

- Local streetlights in close proximity, within approximately 90 feet, to certain lots and parcels;
- Arterial streetlights, which provide a special benefit to all the assessable parcels in the District.

**Section 5:** The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for FY 2021/22 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

**Section 6:** The District and the associated assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIID.

**Section 7:** The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Sections 22590* of the Act. Notice is hereby given that on **Wednesday, July 7, 2021 at 7:00 p.m.** the City Council will hold a Public Hearing for the District for Fiscal Year 2021/22, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 200 West 9<sup>th</sup> Street, Imperial, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

**Section 8:** The City Clerk shall cause notice to be given of the time and place of the Public Hearing by causing the publishing of this Resolution once in the local paper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

**Section 9:** The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.



PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of June, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Mayor

ATTEST:

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City Clerk



**CITY OF IMPERIAL  
LIGHTING MAINTENANCE DISTRICT NO. 1  
(PASEO DEL SOL AND WILDFLOWER)  
ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

**JUNE 2, 2021**

**KOPPEL & GRUBER**  
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256  
SAN MARCOS  
CALIFORNIA 92078

T. 760.510.0290  
F. 760.510.0288

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## **EXHIBITS**

EXHIBIT A: PRELIMINARY ASSESSMENT ROLL FOR FISCAL YEAR 2021/22

EXHIBIT B: DISTRICT BOUNDARY MAPS

## SECTION I. OVERVIEW

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### A. INTRODUCTION

The City of Imperial (“City”) annually levies and collects special assessments in order to continue the maintenance of the improvements within the Imperial Lighting Maintenance District No. 1 (“District”). The District was formed and annual assessments are levied, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”) and in compliance with the substantive and procedural requirements of the “*California State Constitution*” Article XIII D (“Article XIII D”).

This report constitutes the annual update of the Engineer’s Report (“Report”) which provides updated information regarding the budget and factors that affect the assessment. The annual budget for the maintenance and operation of the improvements is based on estimated expenses for the upcoming fiscal year. Parcels within the District are assessed proportionately for only those improvements and services that are a special benefit as determined in the original formation Engineer’s Report.

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

Following consideration of all public comments and written protests at a noticed Public Hearing, the City Council will confirm the Report as submitted or amended and order the levy and collection of assessments for Fiscal Year (“FY”) 2021/22 pursuant to the 1972 Act. The assessment information approved will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel.

In November 2001, the District was formed comprising of one zone of improvement, Zone 2001-01 (Wildflower). The formation was pursuant to City Council resolution following a property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIII D Section 4, to approve and confirm the Maximum Assessments and an Assessment Range Formula (inflationary factor) for the Zone 2001-01 (Wildflower) District. In February 2002, a second zone of improvement, Zone 2001-02 (Paseo del Sol), was annexed into the District following a similar property owner protest ballot proceeding, conducted in compliance with the provisions of Article XIII D Section 4, to approve and confirm the Zone 2001-02 (Paseo del Sol) Maximum Assessments and an Assessment Range Formula (inflationary factor). Although the City Council must consider all property owner comments or protests prior to levying an annual assessment each year, the Council may approve any proposed assessment that is less than or equal to the adjusted maximum assessment rate previously approved for each zone.

The Constitutional provisions of Article XIII D do not alter the non-conflicting provisions of the 1972 Act and this Report and the method of apportionment contained herein utilize commonly accepted assessment engineering practices consistent with the Act and the

provisions of the Constitution. All new or increased assessments (including any annexations) will be subject to the substantive and procedural requirements of Article XIID Section 4. Changes in land use or parcel subdivisions resulting in an increase to a particular parcel or group of parcels are not considered an increased assessment.

## **SECTION II. DESCRIPTION OF THE DISTRICT**

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### **A. BOUNDARIES OF THE DISTRICT**

The boundaries of the District are non-contiguous and consist of all parcels within the Zone 2001-01 (Wildflower) and Zone 2001-02 (Paseo del Sol). A map showing the boundaries of the District has been filed with the City Clerk and by reference is made part of this Report.

#### **1. Zone 2001-01 (Wildflower)**

Zone 2001-01 (Wildflower) is located in the west portion of the City, generally South of Joshua Tree Street and West of La Brucherie Road. Zone 2001-01 (Wildflower) consists of all assessable parcels located in the Wildflower No. 8 subdivision.

#### **2. Zone 2001-02 (Paseo del Sol)**

Zone 2001-02 (Paseo del Sol) is located in the northeast portion of the City, generally North of Aten Road, and East of Highway 86. Zone 2001-02 (Paseo del Sol) consists of all parcels located in the Paseo del Sol subdivision.

### **B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES**

The Improvements to be maintained, operated, and serviced by the District are the local and arterial street lighting systems of the City that confer special benefit to the District parcels. The specific location of both local and arterial streetlight improvements within the City can be found on the Streetlight Inventory Maps maintained by the City and on file in the office of the City Engineer where they are available for inspection. The City also maintains a lamp location list that is a tabulated listing of every street in the District by alphabetical order. Included in the items listed for each lamp are the exact location by street address number and lamp size. Lamps are not placed in specific zones, unless they clearly only benefit certain parcels (e.g., alley lights, main streetlights and petitioned installation areas). Article XIID of the California Constitution defines “maintenance and operation expenses” as, “the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement”. The District funding includes, but is not limited to, the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures and all appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the local and arterial lighting benefiting the District parcels.

The local street lighting improvements to be maintained, operated, and serviced by the District include utility company and City-owned streetlights within the right of way of the local public streets located within the boundaries of the District. These lights are in close proximity, approximately 90 feet, to the District parcels identified as receiving local lighting benefit in the Method of Assessment, and as such, provide special benefit to these parcels.

Specifications for street lighting within the District are indicated within a previously executed contract by and between the City and the local utility company, a copy of which is available in the Engineering Division of the Community Development Department.

The arterial street lighting improvements to be maintained, operated, and serviced by the District include a reasonable allocation of local utility company-owned and City owned streetlight maintenance, operation, and servicing on the major arterial streets within the City that provide special benefit to the parcels within the District whether or not such parcels are in close proximity to such lighting.

The local lighting and arterial lighting costs assessed in the existing County Streetlight District are not assessed through this District. Only costs above and beyond the existing County Streetlight District will be assessed as a part of the District improvements.

The detailed plans and specifications for the improvements are on file in the office of the City Clerk where they are available for public inspection. The plans and specifications for the improvements are voluminous and are not bound in this Engineer's Report but by this reference are incorporated herein and made a part of this Engineer's Report.

### **C. DISTRICT BOUNDARY MAPS**

Assessment District boundary maps have been prepared for the Lighting Maintenance Assessment District in the format required by the 1972 Act, and are on file with the City Clerk, and, by reference, are made part of this Report. A subdivision map showing each of the parcels included within the boundaries of the District and subject to the annual assessment charge is incorporated as Exhibit "B" to this Report.

## SECTION III. METHOD OF APPORTIONMENT

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### A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

*“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 formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIID Section 4* a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits may be assessed and the District must separate the general benefits from the special benefits. Therefore, the District assesses only for improvements that provide special benefit and any improvements considered general benefit have been eliminated from the District Assessments.

### B. BENEFIT ANALYSIS

#### 1. Special Benefits

The streetlight improvements were installed by the developers, and by the sub dividers of the land, and the continued maintenance was guaranteed through the establishment of a Streetlight Maintenance District. If the installation of the improvements and the guaranteed maintenance did not occur, the lots would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate lot is a special benefit that permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity.

All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within the District receives a special and distinct benefit from the improvements and to the same degree.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of the street lighting and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District. All of the above



mentioned contributes to a specific enhancement of the property values of each of the parcels within the District.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide a special enhancement to the property.

## **2. General Benefits**

In addition to the special benefits received by the parcels within the District, there are incidental general benefits conferred by the proposed improvements. The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total streetlight maintenance costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City Funds. It is estimated that the general benefit portion of the benefit received from the improvements is less than one percent (1%) of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

## **C. ASSESSMENT METHODOLOGY**

Based on the foregoing identification of special benefit, the eligible costs to be funded through the District will be determined as follows:

- First, the prior fiscal year's actual revenue and expenses for the District will be compared to the budgeted amount adopted by City Council, to determine the balance in the District's Reserve Fund.
- Second, the new energy rates for the upcoming fiscal year will be identified, and the new fiscal year budget requirements will be determined.
- Third, the new budget needs will be compared to the Reserve Fund to determine if the District's assessment rates should be increased or decreased based on the need for funds.
- The escalation factor will be determined by compiling a composite percentage increase in the energy costs for all of the lamp sizes that the City maintains. The percentage increase in the CPUC approved rate for each lumen bulb maintained by the City and applicable to the upcoming fiscal year will be obtained. The greater of the composite percentage increase in the CPUC rate or the annual CPI will be the escalation factor for the upcoming fiscal year. If the CPUC rate has decreased, then the escalation factor may be a negative percent and may result in decreased assessments for the District. The assessment rates will not be decreased if the District is operating with a deficit or if the Reserve Fund balance needs to be restored to reflect half a year's levy. If the District is not operating at a deficit, the result of decreasing CPUC rates will be a negative escalation factor and decreased assessments.

- The escalation factor will be applied to the prior year’s assessment rates for the District to determine the upcoming year’s maximum assessment. The assessments collected through the District levy and held in Reserve Funds can only be used for the types of expenses listed in the Improvements and Cost Estimate section of the current fiscal year’s Engineer’s Report.

## 1. Land Use Definitions

The District assessment is based on land use so that property owners are assessed in proportion to the benefits received. The land uses defined below are descriptive of all parcels expected to exist in the District in FY 2021/22. In the event there is a question regarding the land use designation of any parcel in the District, the City Engineer will be responsible for administratively assigning one of the land uses listed below.

**Table 1  
Land Use Designation**

LAND USE CODE	LAND USE DESCRIPTION
APT	Multiple family residential parcels that benefit from local lighting
APT-X	Multiple family residential parcels that do not benefit from local lighting
CONDO	Condominium or town home parcels that benefit from local lighting
CONDO-X	Condominium or town home parcels that do not benefit from local lighting
EXEMPT	Parcels exempt by law from the assessment, or those parcels that do not receive any benefit from the District
MH	Mobile homes that benefit from local lighting
MH-X	Mobile homes that do not benefit from local lighting
NONRES	Non-residential parcels that benefit from local lighting
NONRES-X	Non-residential parcels that do not benefit from local lighting
RES	Single family residential parcels that benefit from local lighting
RES-X	Single family residential parcels that do not benefit from local lighting
VACANT	Parcels without a building or similar structure that benefit from local lighting
VACANT-X	Parcels without a building or similar structure that do not benefit from local lighting

Properties that do not benefit from local street lighting are designated with an “X” in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for arterial lighting and engineering and incidentals. Properties that do not benefit from local street lighting are designated with an “X” in the Land Use Code, and are not assessed for local lighting, but are assessed for their share of the costs for arterial lighting and engineering and incidentals.

## 2. Local Lighting Apportionment

The special benefit from maintenance, operation, and servicing of local street lighting within the District only accrues to those parcels within the District located in areas where such lighting is provided. Therefore, parcels without local street lighting are not assessed

for the cost of providing such lighting. Generally, a parcel is determined to have local lighting provided if a streetlight is within approximately 90 feet of the parcel.

Regarding local lighting, there exists the core benefit of available lighting for every parcel in the District near a streetlight. This “Availability” benefit is apportioned to parcels in the District on a per parcel basis. In addition to this benefit, parcels in the District benefit from improved safety related to people who own or use the parcels in the District (“Safety to People”) and improved safety related to the parcel itself (“Safety to Property”).

**a. Safety to People**

The Safety to People benefit results in a special benefit to residential parcels because local street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime against people on the property. Vacant, non-developable properties within the District are not perceived to receive Safety to People benefit.

**b. Safety to Property**

The Safety to Property benefit results in a special benefit to both residential and vacant non-developable parcels because local lighting maintenance, operation and servicing provides for the protection of buildings and personal property against crime such as theft and vandalism. The Safety to Property benefit is apportioned to properties in the District based on relative property size as available from the City of Imperial Planning Department for residential uses.

Table 2 shows the breakdown of the benefit units assigned to each land use for those properties located in areas with streetlights. The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as one (1) Equivalent Dwelling Unit (“EDU”). Other land use parcels receive slightly varying levels of benefit based on parcel usage and size. Equivalent factors have been developed to indicate the benefit received based on the single-family parcel. All other land uses are converted to EDUs in the manner shown in the following table:

**Table 2  
Local Lighting Benefit Factors**

<b>LAND USE DESCRIPTION</b>	<b>SAFETY TO PEOPLE</b>	<b>SAFETY TO PROPERTY</b>	<b>AVAILABILITY BENEFIT</b>	<b>TOTAL BENEFIT UNITS</b>
Single Family Residential (SFR)	0.50 per unit	0.25 per unit	0.25 per parcel	1.00 per unit
Condominium	0.43 per unit	0.12 per unit	0.25 per parcel	0.80 per unit
Multi-Family up to 20 units	0.45 per unit	0.09 per unit	0.25 per parcel	0.54 per unit + 0.25 per parcel
Multi-Family more than 20 units	0.45 per unit	1.80 per parcel	0.25 per parcel	0.45 per unit + 2.05 per parcel
Mobile home up to 20 units	0.20 per unit	0.13 per unit	0.25 per parcel	0.33 per unit + 0.25 per parcel
Mobile home more than 20 units	0.20 per unit	2.60 per parcel	0.25 per parcel	0.20 per unit + 2.85 per parcel
Non-residential	1.00 per acre	1.50 per acre	1.50 per acre	4.00 per acre
Vacant	0.00 per parcel	0.25 per parcel	0.25 per parcel	0.50 per parcel

### **3. Arterial Lighting Apportionment**

All parcels in the District receive a special benefit from the installation, maintenance, operation, and servicing of safety lighting and street lighting on arterial streets. The arterial lighting, traffic signals, safety lighting, and capital improvements (Arterial Lighting) are provided throughout the City and all properties in the District may easily access these improvements. In contrast to the Local Lighting, Arterial Lighting benefits properties primarily because the properties, and the persons using the properties, are provided safe arterial street access. Therefore, Arterial Lighting benefit will be apportioned to parcels in the District on a per unit basis taking into account demographic population information.

Vacant properties, which have no people residing on the property, also benefit from arterial lighting because of the convenience associated with emergency vehicle access and other traffic that must use the arterial streets to service the vacant properties in the District. Therefore, Vacant parcels are assigned a per parcel benefit point. Vacant parcels are assigned benefit points based on the core benefit attributable to every assessable parcel in the District from Arterial Lighting of 0.25 benefit points per parcel.

Table 3 shows the breakdown of the benefit units assigned to each land use for all assessable property in the District. The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as one (1) EDU. Other land use parcels receive slightly varying levels of benefit based on parcel usage and size. Equivalent factors have been developed to indicate the benefit received based on the single-family parcel. All other land uses are converted to EDUs in the manner shown in the following table.

**Table 3**  
**Arterial Lighting Benefit Factors**

LAND USE DESCRIPTION	TOTAL BENEFITS UNITS
Single Family Residential (SFR)	1.00 per unit
Condominium	0.85 per unit
Multiple Family	0.95 per unit
Mobile Home	0.40 per unit
Non-residential	1.00 per 7,200 square feet <sup>1</sup>
Vacant	0.25 per parcel

<sup>1</sup> Minimum assessment is equal to a single-family residence.

#### **4. District Engineering**

District Engineering Costs include legal, assessment engineering, and other engineering related costs necessary to achieve the Districts compliance with Article XIID of the California Constitution. All parcels in the District benefit from the District Engineering Costs. Each parcel in the zone is allocated a proportionate share of the District Engineering Cost based on its assigned benefit units.

#### **D. 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 XIIC and XIID*), 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 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and an 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, a property owner protest ballot proceeding was conducted pursuant to the California State Constitution Article XIID Section 4. This property owner protest ballot proceeding includes the establishment of an initial Maximum Assessment as well as an Assessment Range Formula.

Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners) increased each year, based upon the latest composite percentage change in the Consumer Price Index, All Urban Consumers, for the Riverside-San Bernardino-Ontario Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

The Engineer shall compute the percentage difference between the percentage change each year in CPI for March and the CPI for the previous March. The Engineer shall then adjust

the previous maximum assessment rate by an amount not to exceed the percentage change for the upcoming fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

Beginning in the second fiscal year (FY 2002/03), for Zone 2001-01 (Wildflower) and beginning in the second fiscal year (FY 2003/04), for Zone 2001-02 (Paseo del Sol) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated require an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment the City must comply with the provisions of the Constitution Article XIIID Section 4(c) that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

## SECTION IV. DISTRICT BUDGET

**Table 4  
Proposed Budget**

DESCRIPTION	ZONE 2001-01 WILDFLOWER	ZONE 2001-02 PASEO DEL SOL
<b>DIRECT COSTS</b>		
Local Lighting	\$1,750	\$1,750
Arterial Lighting	\$1,750	\$1,750
Capital Improvement/Replacement	\$2,658	\$2,725
<b>DIRECT COSTS SUBTOTAL</b>	<b>\$6,158</b>	<b>\$6,225</b>
<b>INCIDENTAL COSTS/EXPENSES</b>		
Engineering/District Administration	\$3,600	\$4,100
Incidentals	\$0	\$0
Credit from Other Sources	\$0	\$0
<b>INCIDENTAL COSTS/EXPENSES</b>	<b>\$3,600</b>	<b>\$4,100</b>
<b>TOTAL ASSESSMENT</b>	<b>\$9,758</b>	<b>\$10,325</b>
<b>DISTRICT STATISTICS</b>		
Total Parcels	119	130
Total Parcels Levied	119	130
Total Equivalent Dwelling Units	238	260
<b>Applied Rate per EDU</b>	<b>\$41.00</b>	<b>\$39.71</b>
<b>Applied Rate per Parcel (2 EDU/Parcel)</b>	<b>\$82.00</b>	<b>\$79.42</b>
Maximum Rate per EDU	\$41.00	\$39.71
Maximum Rate per Parcel (2 EDU/Parcel)	\$82.00	\$79.42

The Maximum Assessment per EDU for Zone 2001-01 (Wildflower) and for Zone 2001-02 (Paseo del Sol) shown above is based on the Initial Maximum Assessment and the Assessment Range Formula approved by the property owners within the District at the time of formation.

Zone 2001-01 (Wildflower) – The proposed FY 2021/22 annual assessment is \$41.00 per EDU (\$82.00 applied per home).

Zone 2001-02 (Paseo del Sol) – The proposed FY 2021/22 annual assessment is \$39.71 per EDU (\$79.42 applied per home).

# CITY OF IMPERIAL

## LIGHTING MAINTENANCE DISTRICT NO. 1 (PASEO DEL SOL AND WILDFLOWER)

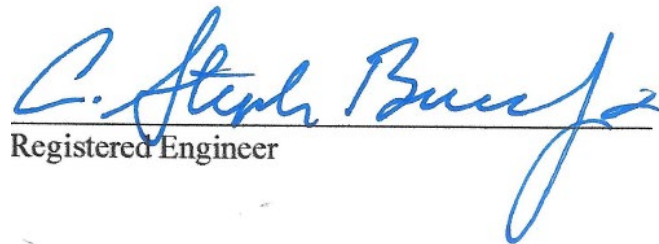
### Engineer's Report Fiscal Year 2021/22

Report Submitted by:



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Scott Koppel  
Koppel & Gruber Public Finance



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Registered Engineer





**EXHIBIT A**  
**PRELIMINARY ASSESSMENT ROLL**  
**FOR FISCAL YEAR 2021/22**

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Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Imperial County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps.

The following pages contain a listing of parcels assessed within this District, along with the Zone designation and proposed assessment amounts.



**CITY OF IMPERIAL  
LIGHTING MAINTENANCE DISTRICT NO. 1  
(PASEO DEL SOL AND WILDFLOWER)  
FISCAL YEAR 2021/22 TAX ROLL**

<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-02	044-611-001-000	201 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-002-000	203 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-003-000	205 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-004-000	207 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-005-000	209 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-006-000	211 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-007-000	213 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-008-000	215 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-009-000	217 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-611-010-000	219 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-001-000	200 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-002-000	202 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-003-000	204 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-004-000	206 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-005-000	208 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-006-000	210 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-007-000	212 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-008-000	214 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-009-000	216 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-010-000	218 W ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-612-011-000	219 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-012-000	217 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-013-000	215 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-014-000	213 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-015-000	211 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-016-000	209 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-017-000	207 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-018-000	205 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-019-000	203 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-612-020-000	201 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-001-000	200 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-002-000	202 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-003-000	204 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-004-000	206 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-005-000	208 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-006-000	210 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-007-000	212 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-008-000	214 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-009-000	216 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-010-000	218 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-613-011-000	219 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-012-000	217 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-013-000	215 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-014-000	213 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-015-000	211 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-016-000	209 SAN FELIPE DR	RES	1	2	\$ 79.42



**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
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**FISCAL YEAR 2021/22 TAX ROLL**

<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-02	044-613-017-000	207 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-018-000	205 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-019-000	203 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-613-020-000	201 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-001-000	200 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-002-000	202 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-003-000	2442 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-004-000	2444 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-005-000	2446 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-006-000	2448 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-007-000	2447 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-008-000	2445 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-009-000	2443 LORETO CT	RES	1	2	\$ 79.42
2001-02	044-614-010-000	206 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-614-011-000	208 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-615-001-000	220 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-002-000	222 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-003-000	224 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-004-000	226 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-005-000	228 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-006-000	230 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-007-000	232 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-615-008-000	233 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-009-000	231 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-010-000	229 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-011-000	227 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-012-000	225 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-013-000	223 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-615-014-000	221 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-616-001-000	221 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-002-000	223 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-003-000	225 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-004-000	227 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-005-000	229 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-006-000	231 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-007-000	233 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-008-000	235 ACAPULCO DR	RES	1	2	\$ 79.42
2001-02	044-616-009-000	2421 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-010-000	2423 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-011-000	2425 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-012-000	2427 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-013-000	2429 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-014-000	2431 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-015-000	2433 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-016-000	2435 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-017-000	2437 ENSENADA DR	RES	1	2	\$ 79.42



**CITY OF IMPERIAL**  
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**FISCAL YEAR 2021/22 TAX ROLL**

<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-02	044-616-018-000	2439 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-019-000	2441 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-020-000	2443 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-021-000	2445 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-022-000	2447 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-616-023-000	2449 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-617-001-000	220 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-002-000	222 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-003-000	224 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-004-000	226 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-005-000	228 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-006-000	230 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-007-000	232 MAZATLAN DR	RES	1	2	\$ 79.42
2001-02	044-617-008-000	233 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-009-000	231 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-010-000	229 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-011-000	227 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-012-000	225 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-013-000	223 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-617-014-000	221 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-001-000	2447 CABO SAN LUCAS AVE	RES	1	2	\$ 79.42
2001-02	044-618-002-000	2445 CABO SAN LUCAS AVE	RES	1	2	\$ 79.42
2001-02	044-618-003-000	2443 CABO SAN LUCAS AVE	RES	1	2	\$ 79.42
2001-02	044-618-004-000	220 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-005-000	222 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-006-000	224 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-007-000	2444 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-008-000	2446 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-009-000	2448 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-010-000	2447 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-011-000	2445 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-012-000	2443 VERACRUZ CT	RES	1	2	\$ 79.42
2001-02	044-618-013-000	228 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-014-000	230 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-015-000	232 SAN FELIPE DR	RES	1	2	\$ 79.42
2001-02	044-618-016-000	2444 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-618-017-000	2446 ENSENADA DR	RES	1	2	\$ 79.42
2001-02	044-618-018-000	2448 ENSENADA DR	RES	1	2	\$ 79.42
2001-01	064-421-001-000	551 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-002-000	555 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-003-000	559 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-004-000	563 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-005-000	567 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-006-000	571 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-007-000	575 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-008-000	579 MESQUITE ST	RES	1	2	\$ 82.00



**CITY OF IMPERIAL**  
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**FISCAL YEAR 2021/22 TAX ROLL**

<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-01	064-421-009-000	583 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-010-000	582 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-011-000	578 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-012-000	574 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-013-000	570 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-014-000	566 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-015-000	562 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-016-000	558 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-017-000	554 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-018-000	550 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-421-019-000	551 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-020-000	555 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-021-000	559 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-022-000	563 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-023-000	567 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-024-000	571 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-025-000	575 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-026-000	579 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-027-000	583 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-028-000	582 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-029-000	578 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-030-000	574 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-031-000	570 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-032-000	566 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-033-000	562 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-034-000	558 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-035-000	554 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-036-000	550 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-421-037-000	551 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-038-000	555 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-039-000	559 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-040-000	563 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-041-000	567 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-042-000	571 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-043-000	575 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-044-000	579 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-421-045-000	583 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-422-001-000	549 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-002-000	545 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-003-000	541 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-004-000	537 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-005-000	533 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-006-000	529 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-007-000	525 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-008-000	521 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-009-000	517 MESQUITE ST	RES	1	2	\$ 82.00



**CITY OF IMPERIAL**  
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**FISCAL YEAR 2021/22 TAX ROLL**

<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-01	064-422-010-000	513 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-011-000	509 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-422-012-000	2342 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-422-013-000	2338 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-422-014-000	2334 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-422-015-000	2330 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-001-000	2328 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-002-000	2324 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-003-000	2320 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-423-004-000	508 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-005-000	512 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-006-000	516 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-007-000	520 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-008-000	524 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-009-000	528 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-010-000	532 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-011-000	536 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-012-000	540 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-013-000	544 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-014-000	548 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-015-000	550 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-016-000	554 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-017-000	558 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-018-000	562 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-019-000	566 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-423-020-000	570 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-001-000	521 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-002-000	525 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-003-000	529 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-004-000	533 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-005-000	537 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-006-000	541 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-007-000	545 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-008-000	549 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-009-000	548 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-010-000	544 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-011-000	540 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-012-000	536 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-013-000	532 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-014-000	528 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-015-000	524 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-016-000	520 MESQUITE ST	RES	1	2	\$ 82.00
2001-01	064-424-017-000	2343 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-018-000	2339 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-019-000	2335 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-020-000	2331 TUMBLEWEED AVE	RES	1	2	\$ 82.00



**CITY OF IMPERIAL**  
**LIGHTING MAINTENANCE DISTRICT NO. 1**  
**(PASEO DEL SOL AND WILDFLOWER)**  
**FISCAL YEAR 2021/22 TAX ROLL**

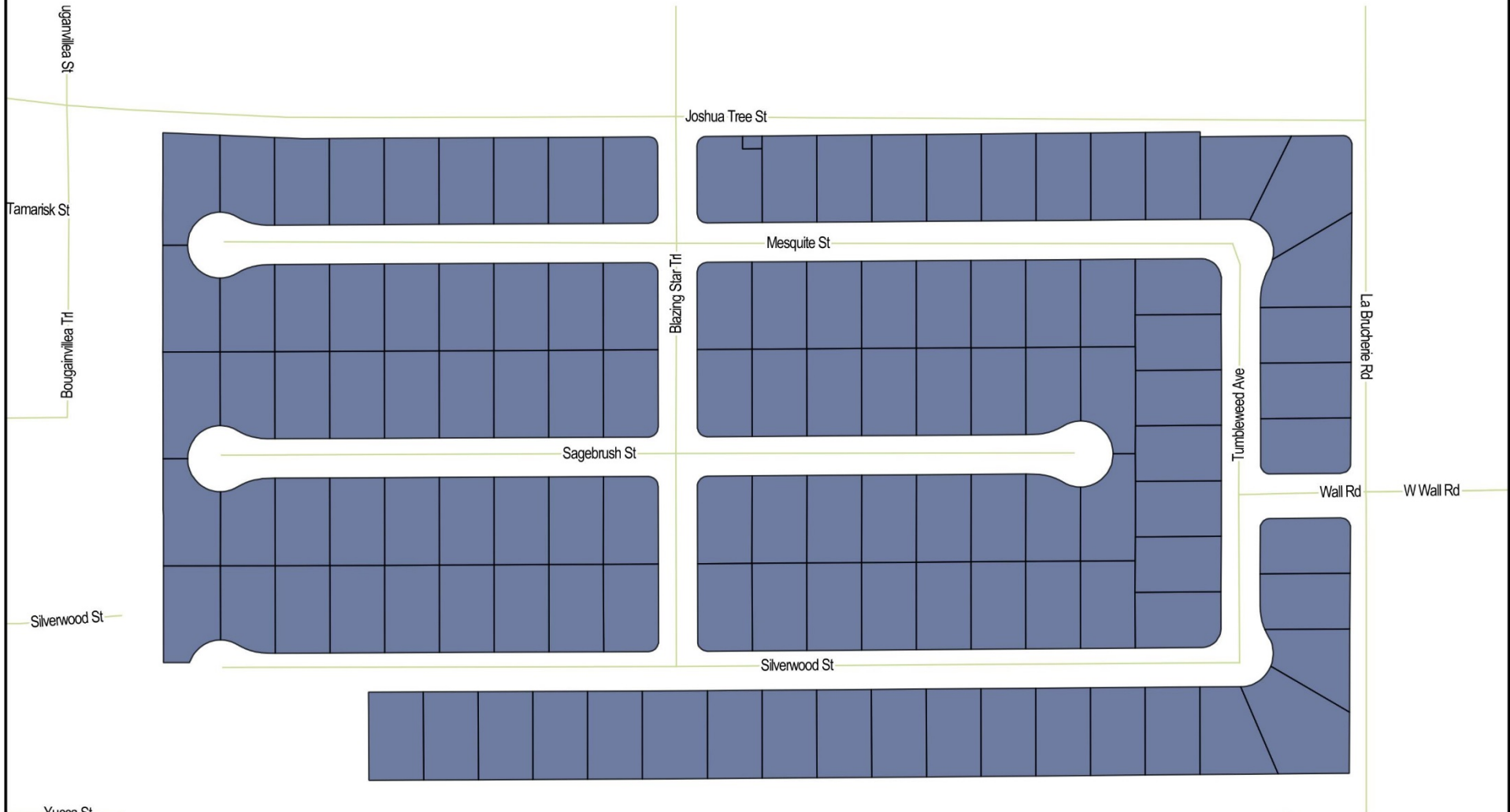
<b>Zone</b>	<b>APN</b>	<b>Situs Address</b>	<b>Land Use Code</b>	<b>Residential Units</b>	<b>EDU</b>	<b>Assessment</b>
2001-01	064-424-021-000	2329 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-022-000	2325 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-023-000	2321 TUMBLEWEED AVE	RES	1	2	\$ 82.00
2001-01	064-424-024-000	521 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-025-000	525 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-026-000	529 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-027-000	533 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-028-000	537 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-029-000	541 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-030-000	545 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-031-000	549 SILVERWOOD ST	RES	1	2	\$ 82.00
2001-01	064-424-032-000	548 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-033-000	544 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-034-000	540 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-035-000	536 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-036-000	532 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-037-000	528 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-038-000	524 SAGEBRUSH ST	RES	1	2	\$ 82.00
2001-01	064-424-039-000	520 SAGEBRUSH ST	RES	1	2	\$ 82.00
				<b>Total Levy</b>		<b>\$20,082.60</b>
				<b>Total Parcel Count</b>		<b>249</b>

**EXHIBIT B**  
**DISTRICT BOUNDARY MAPS**

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# CITY OF IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 ZONE 2001-01 (WILDFLOWER)



# CITY OF IMPERIAL LIGHTING MAINTENANCE DISTRICT NO. 1 ZONE 2001-02 (PASEO DEL SOL)

