

**FINAL ENGINEER'S REPORT
PUBLIC WORKS MAINTENANCE AND
IMPROVEMENTS DISTRICT NO. 1
FISCAL YEAR 2020/2021**

CITY OF ALHAMBRA

April 29, 2020

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PUBLIC WORKS MAINTENANCE AND
IMPROVEMENTS DISTRICT NO. 1
FISCAL YEAR 2020/2021**

CITY OF ALHAMBRA

I. BACKGROUND

The City established Landscaping and Lighting Assessment District Nos. 1 and 2 in 1982 under the authority of the Landscaping and Lighting Act of 1972. In 1983, the City combined those districts into one district called "Landscaping and Lighting District No. 1".

On November 12, 1985, the City Council passed Ordinance No. 085-3997 which added Chapter 3.50 to the Alhambra Municipal Code, thus authorizing procedures "for the creation of assessment districts for the construction of public improvements and/or for the providing of public services alternatives to procedures established by State Law." On November 25, 1985, the City Council initiated the process of creating a new assessment district that, by adopting Resolution R85-285, would supersede and replace the Landscaping and Lighting District No. 1. Following the receipt and review of a Feasibility Report, the City Council adopted Resolution No. R86-54 on February 24, 1986, declaring its intention to supersede and replace Landscaping and Lighting District No. 1 with the Public Works Maintenance and Improvements District No. 1. Following a public hearing on the creation of the assessment district, the City Council adopted Resolution No. R86-134 on June 5, 1986, ordering the formation of the District. On the same date, the City Council subsequently approved Resolution No. R86-135 which: 1) ordered the performance of certain services and the construction of certain improvements (as previously detailed in Resolution No. R86-134); 2) confirmed the assessment diagram and assessment roll as submitted; and 3) levied said assessment for the fiscal year commencing on July 1, 1986, and ending on June 30, 1987.

On July 28, 1986, the City Council of the City of Alhambra, by approval of Resolution No. R86-181, awarded to the lowest bidder the sale of \$9,930,000 in improvement bonds designated, "CITY OF ALHAMBRA, IMPROVEMENT BONDS, PUBLIC WORKS MAINTENANCE

AND IMPROVEMENTS ASSESSMENT DISTRICT NO. 1, SERVICES 1986", and authorized such actions necessary to complete the issuance, sale, and delivery of such bonds.

On June 22, 1987, the City Council adopted Resolution No. 87-63 which modified the District and provided additional maintenance along Auto Row Alhambra. This resulted in the creation of an additional benefit zone, thus capturing the costs of the additional maintenance and assessing it back to the benefiting parcels annually.

On June 22, 1992, the City Council adopted Resolution No. R92-29 which further modified the District by adding street sweeping, weed and graffiti abatement, and state mandated refuse reduction measures (recycling) required by AB 939, to the list of maintenance and operation activities funded by the District. The Zone B assessment level was increased to fully fund those services.

Since the sale of the improvement bonds in 1986, the City has used the proceeds to fund approximately \$2,000,000 in concrete repairs, and \$7,000,000 in street lighting improvements.

The street lighting improvements resulted in the upgrading of nine substandard city owned street lighting systems containing series circuits and incandescent lamps, to multiple circuits with high pressure sodium lamps. In addition, two systems owned by the Southern California Edison Company were replaced with modern city owned systems. The result of those improvements was a fivefold increase in street lighting levels, and a reduction in annual energy charges of more than 25 percent, in 1994 dollars. However, the completion of the two Edison area projects effectively depleted the 1986 Bond proceeds set aside for the street lighting improvement program.

In order to maximize the benefits of the street lighting improvement program, it became necessary that reassessments be made and refunding bonds be sold so that the three remaining areas of the City served by Southern California Edison owned street lighting systems could have those systems replaced by modern city-owned systems. This work was accomplished for approximately \$1,850,000.

Now that those three remaining areas have been improved, the City has assumed maintenance responsibility for nearly all street lighting systems in the City, with no increase in the manning level of the existing street light maintenance crew.

In recognition of the need to refund the initial bond issue, the City Council, on February 28, 1994, approved Resolution No. 94-12 which authorized the making of reassessments and the refunding of the 1986 Bond issue. By taking advantage of the lowest interest rates in decades which existed in early 1994, and increasing the term of the refunding bonds to 25 years as opposed to 15 years for the 1986 Bonds, the City was able to accomplish the following: (a) maintain the total annual assessments for improvements and services at the levels originally projected, and (b) provide bond proceeds to complete the street lighting improvement program and since assessment revenue needed for debt service will be reduced, the excess assessment revenue above that needed for ongoing operational costs and debt service was used to repay a loan from the City totaling approximately \$1,185,160 which was advanced during the initial years following the District's formation. The City loan was fully repaid in 2003.

This Feasibility and District Report contains information in connection with the 2020/2021 levy of the annual installment of the reassessments and of the service assessments (collectively, the 2019-2020 Levy). The proposed reassessments were imposed beginning with the 1994-95 fiscal year and will be levied on an annual basis until 2019. The service assessments are imposed and levied on an annual basis until the services are no longer needed. The debt service was satisfied and fully redeemed in 2019. The service assessment is no longer imposed.

The method of reassessment for improvements and assessment for services uses the same formula that has been used to spread the original assessments. See Exhibit B.

The reassessment and assessment levels are proposed to remain at the same level as for the previous year, and the services proposed to be funded by the assessments will be conducted within the "street" (including alleys and municipal parking lots) and sidewalk rights-of-way. As such, we believe that the assessment district will be in full compliance with the provisions of Proposition 218, which was passed in November 1996.

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II. BOUNDARIES OF ZONES

The District has coterminous boundaries with the City and is divided into three zones:

Zone A is the area generally known as the Main Street revitalization area which is located along the Main Street corridor between Atlantic Boulevard and Hidalgo Avenue, and Garfield Avenue between Woodward Avenue and Commonwealth Avenue.

Zone B coincides with the existing City boundaries and includes all parcels within the City of Alhambra. Zone B also includes the parcels mentioned in Zones A and C.

Zone C includes all parcels in the area generally known as Auto Row Alhambra which is located north and south of Main Street between Palm Avenue and Atlantic Boulevard, and along Palm Avenue between Main Street and Commonwealth Avenue. Non-commercial parcels within this zone are not assessed.

Parcels which are considered utility rights-of-way and public property as described in Sections 22595 and 22663, respectively of the Streets and Highways Code of the State of California, and are located within Zones A, B, and C are considered exempt from these special assessments and reassessments.

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III. DESCRIPTION OF THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF IMPROVEMENTS AND SERVICES

Zone A

Improvements

The improvements in Zone A were constructed and financed by the Alhambra Redevelopment Agency. The project is known as the "Downtown Alhambra Revitalization - Main Street - Phase I and IA." A copy of the as-built plans is on file in the Public Works Department.

Maintenance and Operation

The services to be provided for Zone A are as follows:

1. Maintaining, operating, and improving street lights, holiday decorations, landscaping and other public improvements in the vicinity of Main Street and Garfield Avenue (Downtown), including watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal, acquisition, installation, maintenance, repair, cleaning and replacement of dead growth of trees, irrigation facilities, municipal parking lots, curbs, gutters, sidewalks (including sidewalk furniture such as benches, trash containers, pots and planters), and concrete intersections, and related work, as necessary.
2. All electrical energy and maintenance costs for the decorative street lighting located in Zone A.
3. All maintenance costs related to the improvements associated with the "Downtown Alhambra Revitalization - Main Street-Phase I and IA" project.

Zone B

Improvements

1. *Street Lighting.* Replacement or upgrade of approximately 3,316 street lights within boundaries of Zone B. Those improvements have been completed.
2. *Sidewalks and Driveways.* Replacement of approximately 190,000 square feet of damaged curbs, gutters, sidewalks, and driveways within the boundaries of Zone B. These improvements were replaced during the 1986-87 and 1987-88 fiscal years.

Maintenance and Operation

1. Maintaining, operating, and improving street lighting systems, the repair of damaged curbs, gutters, sidewalks, and driveways; the maintenance of median landscaping and street trees;
2. Maintenance and operation (including watering, fertilizing, mowing, weed control, pruning, removal, acquisition, design, installation, maintenance, repair, cleaning, and replacement) of median landscaping, street trees, parkways, street furniture (including trash containers), curbs, gutters, streets (including alleys), sidewalks, and driveway approaches within the public rights-of-way (including alleys), and municipal parking lots;
3. Maintenance (including removal, acquisition, design, installation, maintenance, repair, cleaning, and replacement) and operation of all street lighting improvements;

Zone C

Improvements

Installation of interlocking street pavers, street trees, median lawns, and decorative entrance features along the "Auto Row Alhambra" corridor.

Maintenance and Operation

1. Maintaining and operating decorative lights, landscaping and other public improvements on Main Street between Atlantic and Palm Avenue, and Palm Avenue between Main and Commonwealth (Auto Row), including watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal and replacement of dead growth, removal and installation of trees, maintenance of irrigation facilities, cleaning and repair of all curbs, gutters, sidewalks, and concrete intersections, and related work (including maintenance and installation of street furniture), if necessary.
2. All electrical energy and maintenance costs associated with the decorative lighting system.
3. All maintenance costs for the Improvements installed along the "Auto Row Alhambra" corridor.

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IV. ASSESSMENT DIAGRAM

The Boundaries of the Assessment District are within the City limits of the City of Alhambra and are shown on a map entitled Assessment Diagram, Public Works Maintenance and Improvement District No. 1, City of Alhambra, which is on file with the City Clerk of the City of Alhambra. A copy of the Assessment Diagram, in reduced scale, is attached as Exhibit "A".

V. NECESSITY FOR IMPROVEMENTS AND SERVICES

In order to provide for the safety and well being of the citizens of Alhambra, it is necessary that the streetlights on both local streets and major highways are in accord with modern accepted standards. Those improvements provide security for residents as well as better safety conditions for both pedestrians and motorists. Replacement or repair of damaged streets, alley, municipal parking lots, landscaping, trees, sidewalks, curbs, gutters and driveways to generally accepted standards also provides for better safety conditions for both pedestrians and motorists. Proper maintenance of those facilities is essential.

VI. BENEFITS DERIVED FROM IMPROVEMENTS AND SERVICES.

The security and protection afforded by a modern street lighting system together with a well-maintained roadway (including curbs, gutters, sidewalks, driveways and alleys) or landscaped area is intended to enhance the health, safety and welfare associated with those parcels adjacent to this infrastructure system. A citywide improvement, such as has been carried out under Zone B of this District, provides direct, special benefit to the parcels and achieves the goals of enhanced health, safety and welfare.

**FEASIBILITY AND DISTRICT REPORT
PUBLIC WORKS MAINTENANCE AND
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VII. 2020/2021 LEVY OF ASSESSMENT

In order to fund the debt service requirement in 2020/2021 for the Improvement Bonds issued by the City and the operational and maintenance services mentioned above in FISCAL YEAR 2020/2021, it is necessary to proceed with the hearing on the Reassessments and the annual levy of service assessments for the 2020/2021 Fiscal Year as outlined in Chapter 3.50 of the Alhambra Municipal Code.

As required by Section 3.50.228 of said code, this Report contains A) information required of a Feasibility Report; B) a statement reflecting whether the services proposed are to be changed or altered from that provided during the previous fiscal year and/or whether any new services(s) are to be provided; and C) whether any change in cost is anticipated or proposed with reference to the providing of such services(s).

1. **Feasibility Report Information**

The information required of a Feasibility Report is contained in the February 21, 1986 Feasibility Report, which has been made a part hereof. The method for establishing the assessments in Zones A and B is detailed in the Final Engineer's Report - 1984/85 Renewal of Landscaping and Lighting Assessment District No. 1. The method for Zone C is detailed in the Final Engineer's Report 1987/88 Renewal.

For a detailed explanation of the method for each zone, refer to Exhibit "B". Both reports are on file with the City Clerk of the City of Alhambra.

2. **Proposed Improvement and Services**

Zone A. The services described in Section III of this report are proposed for the 2020/2021 fiscal year and are the same services provided during past fiscal year. The descriptions of activities have been further defined and clarified.

The improvements described in Section III of this report were financed with additional bond proceeds resulting from the bond refunding that occurred in the 1994/95 fiscal year.

Zone C. The services described in Section III of this report are proposed for the 2020/2021 fiscal year and include the same services provided during the past fiscal year. The descriptions of activities have been further defined and clarified.

3. **Estimated Costs**

Zone A. The estimated 2020/2021 costs for proposed services in Zone A are \$112,697 with the assessment being \$459.39 per 10,000 square feet of parcel area. That assessment amount is the same as the last ten years' assessment levels. See Exhibit C for a cost analysis.

Zone B. The estimated 2020/2021 costs for proposed services in Zone B are in excess of the proposed \$3,016,276. The total 2020/2021 proposed levy, including the annual reassessments, for a single-family residential parcel is \$93.17. That assessment amount is the same as the last ten years' assessment levels. See Exhibit D for a cost analysis.

Zone C. The estimated 2020/2021 costs for proposed services in Zone C are \$55,550 with the 2020/2021 assessment being \$207.50 per 10,000 square feet of

parcel area. That assessment amount has not changed. See Exhibit F for a cost analysis.

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FISCAL YEAR 2019/2020**

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VIII. SUMMARY

In summary, the 2019/2020 levy of assessment for Public Works Maintenance and Improvements District No. 1 is necessary to provide funds for: 1) financing the 2019/2020 debt service for the \$8,300,000 in Refunding Bonds sold in 1994 which totals \$630,260; and 2) partially financing the \$2,374,531 in street lighting, landscaping, and street services proposed for Zones A, B, and C of this District during the 2019/2020 fiscal year for a total annual levy of \$3,116,367.00

In conclusion, it is my opinion that the assessments for Zones A, B, and C of the City of Alhambra Public Works Maintenance and Improvements District No. 1 are spread in direct accordance with the benefits that the land within the boundary of the Zones receives from the works of improvements and the maintenance thereof.

This Final Report dated this 29th day of April 2020.

TRANSTECH ENGINEERS, INC.

By: 



LIGHTING/LANDSCAPING ASSESSMENT ZONES
EXHIBIT A
ASSESSMENT DIAGRAM
PUBLIC WORKS MAINTENANCE AND IMPROVEMENT DISTRICT NO. 1
2020/2021 FISCAL YEAR

Lighting/Landscape Assessment Zones

Exhibit A Assesment Diagram

Public Works Maintenance and Improvement District No. 1

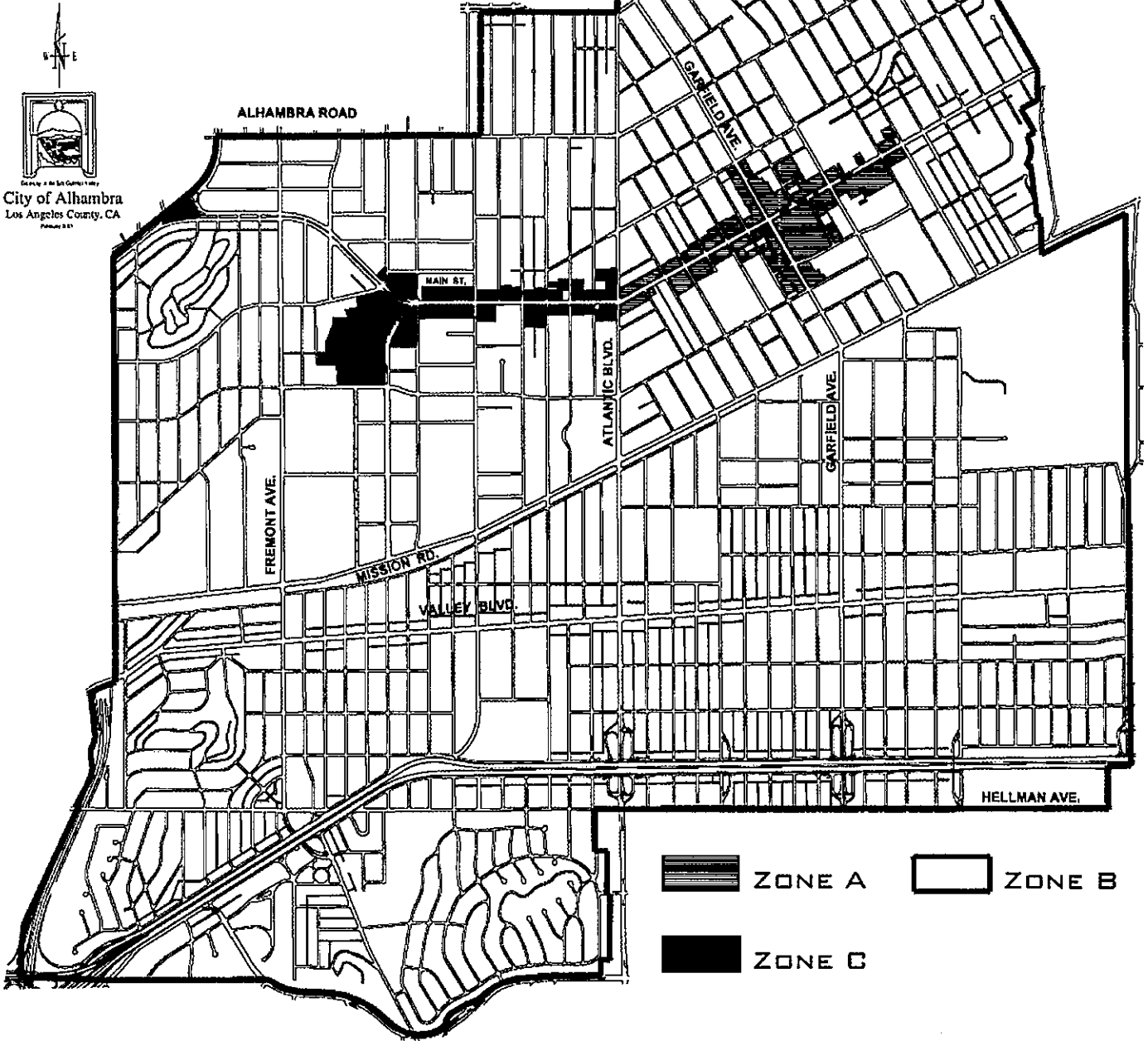


EXHIBIT B
METHOD OF ASSESSMENT
2020/2021 FISCAL YEAR

The Landscaping and Lighting Act of 1972, after which the City of Alhambra Public Works Maintenance and Improvement District is patterned, states that maintenance and improvement assessments may be apportioned by any formula or method which fairly distributes costs among all parcels within the district in proportion to the direct, special benefits received.

Zone A - The primary benefit of landscaping, safe sidewalks, street, parking, additional street lighting and seasonal enhancements in the "Downtown Alhambra Revitalization - Main Street Area" is the enhanced ambiance which attracts additional patrons to the area. The method of allocating the costs associated with the Zone "A" services is by parcel square footage. Each parcel is assessed its proportionate share of the costs based on its square footage. Since all of the maintenance activities are confined to improvements within the street right-of-way, and the assessment level is to remain at the current level, it is felt that the provisions of Proposition 218 that apply to existing benefit assessment districts have been complied with.

Zone B Street Lighting - The direct, special benefits of street lighting are for the convenience, safety, and protection of people and, to a lesser extent, the security or protection of property, property improvements and goods. The intensity or degree of illumination provided can have a bearing on both.

People Related Benefits (People Use)

1. Reduction in night accidents and attendant human misery and decrease in personal and property loss.
2. Less vulnerability to criminal assault at night.

3. Promotion of business during nighttime hours.
4. Increased nighttime safety on roads and highways.
5. Inspiration for community spirit and growth.

Security of Property Protection (Security Benefit)

1. Reduction in vandalism and other criminal acts, and damage to improvements.
2. Reduction in burglaries.

Intensity

Intensity or degree of illumination provided on streets in the City of Alhambra varies with the type of street, date of installation, and the use of the property adjacent thereto.

Based on land use information provided by the County Assessor, about 86 percent of the parcels in the City of Alhambra are in the residential category. Of those, approximately 70 percent are single-family homes or condominiums and the remainder are multiple family dwellings. A value of one unit has been assigned to the single family home, condominium, or vacant residential parcel (Group 1). The basic unit consists of a value of $\frac{1}{2}$ for People Use, $\frac{1}{4}$ for Security Benefit, and $\frac{1}{4}$ for Intensity. Parcels in other land use categories were then rated by comparison with the basic unit.

For multiple family dwellings (Group 2), the value for Intensity remains at $\frac{1}{4}$ but the other two items are increased in proportion to the number of family dwelling units on the parcel. For example, a duplex is assessed $\frac{1}{4}$ for Intensity, 1 for People Use and $\frac{1}{2}$ for Security Benefit, for a total of $1\frac{3}{4}$ units. The owner of such property would be assessed $1\frac{3}{4}$ times the owner of a single family residence. In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category are not increased beyond a value of 1. Thus, a 5-unit apartment is assessed $\frac{1}{4}$ for Intensity, $2\frac{1}{2}$ for People Use, and 1 for Security Benefits, or a total of $3\frac{3}{4}$ units. As the number of apartments on a parcel increases, the service charge units assigned for People Use follow a declining scale as follows:

Group 2.1 - 21 through 50 Apartments

Units for 20 apartments plus 1/3 unit for each apartment over 20. (20 apartments = 10 for People Use, 1 for Security Benefit and 1/4 for Intensity = 11 1/4 Units)

Example: 50 Apartments: (50-20) divided by 3 = 10;
11 1/4 + 10 = 21 1/4 Units

Group 2.2 - 51 through 100 Apartments

Units for 50 apartments plus 1/4 unit for each apartment over 50.

Example: 100 Apartments: (100-50) divided by 4 = 12 1/2
21 1/4 + 12 1/2 = 33 3/4 Units

Group 2.3 - Over 100 Apartments

Units over 100 apartments plus 1/5 unit for each apartment over 100.

Example: 200 Apartments: (200-100) divided by 5 = 20
33 3/4 + 20 = 53 3/4 Units

The Assessor's tax rolls do not indicate the number of units per multiple family residence in excess of five. Consequently, records of the City of Alhambra were used to determine the number of units in excess of five units per parcel.

The remaining 14 percent of the lots or parcels, most of which were commercial or industrial in nature, were separated into 11 land use categories (Assessor's codes are shown in parentheses) and units assigned on the basis of average benefits received. Please note that units assigned to Groups 10-12 were doubled due to the larger size of these establishments and, therefore, greater benefit from street lighting.

Group 3 - 1 Unit (Minimum charge for improved property)

- 1 - Cemeteries (77) - Not Used
- 2 - Dump Sites (89) - Not Used

Group 4 - 2 Units

Moderate Intensity Lighting, nominal People Use, moderate Security Benefit

- 1 - Animal Kennels (28)
- 2 - Nurseries and Greenhouses (29)
- 3 - Industrial Parking Lots (38)
- 4 - Churches (71)
- 5 - Private Schools (72)
- 6 - Utility (81)
- 7 - Petroleum and Gas (83)

Group 5 - 2 ½ Units

High Intensity Lighting, nominal People Use, moderate Security Benefit

- 1 - Commercial Parking Lots (27)

Group 6 - 3 Units

High Intensity Lighting, nominal People Use, high Security Benefit

- 1 - Office Buildings (17)
- 2 - Professional Buildings (19)
- 3 - Banks, Savings and Loans (23)
- 4 - Service Shops (24)
- 5 - Lumber Yards (36)
- 6 - Camps (68)
- 7 - Homes for the Aged (75)

Group 7 - 4 Units

High Intensity Lighting, moderate People Use, high Security Benefit

- 1 - Stores (11)
- 2 - Store with Office or Residence (12)
- 3 - Service Stations (25)
- 4 - Clubs and Lodge Halls (64)

Group 8 - 5 ¼ Units

Nominal Intensity, high People Use, high Security Benefit

1 - Rooming House (same as 8-unit apartment) (08)

Group 9 - 6 Units

High Intensity Lighting, high People Use, high Security Benefit

1 - Restaurant (21)

2 - Theater (61)

Group 10 - 5 Units

Moderate Intensity Lighting, nominal People Use, high Security Benefit

1 - Light Manufacturing (31)

2 - Warehousing (33)

Group 11 - 6 Units

High Intensity Lighting, nominal People Use, high Security Benefit

1 - Auto, Recreational Equipment Sales-Services (26)

Group 12 - 8 Units

High Intensity Lighting, moderate People Use, high Security Benefit

1 - Department Stores (13)

2 - Markets (14)

3 - Hotels and Motels (18)

4 - Bowling Alleys (63)

Group 13

It was determined, because of the great variance in the area of the 39 parcels, that properties within the six land use categories in this group (which represents less than 1 percent of the 18,425 parcels within the City) would be assessed on an area basis. An approximation of the number of the units per square foot used by the County of Los Angeles in establishing their County-wise LLA was utilized with a minimum number of units assessed to each parcel based on usage.

Group 13.1 - not less than 5 Units per Parcel

Nominal People Use

- 1 - Mineral Processing (37)
- 0.56 Units per 10,000 square feet

Group 13.2 - not less than 8 Units per Parcel

High People Use

- 1 - Neighborhood Shopping Centers (15)
- 1.44 Units per 10,000 square feet
- 2 - Regional Shopping Centers (16)
- 2.18 Units per 10,000 square feet
- 3 - Heavy Manufacturing (32)
- 0.64 Units per 10,000 square feet
- 4 - Hospital (74)
- 1.29 Units per 10,000 square feet

Vacant non-residential parcels were assigned three units ($\frac{1}{2}$ intensity, two people use, $\frac{1}{2}$ security), which approximates the average for all non-residential parcels. This methodology is felt to be consistent with the provisions of Proposition 218.

Zone B Landscaping and Streets - The direct, special benefits of the landscaping and street maintenance programs funded by the assessment are the enhancement of health, safety and welfare associated with those parcels that are located within Zone B.

Method of Determining Landscaping and Street Units

Determining the Cost per Lot or Parcel

As with the lighting assessment, the assessment units for landscaping and street services were determined on the basis of direct, special benefit received for the occupants of each type of land use. For example, a value of one-half unit was assigned to each single family home and condominium unit for both the landscaping and street assessments.

For multiple family dwellings, a value of one-half unit was assigned for each unit up to 20. For those complexes with 20-50 units, the first 20 units were assigned a value of one-half unit, and the second 30 were assigned a value of one-third unit for both the landscaping and street

assessments. For complexes of 50-100 units, each unit over 50 was assigned a value of one-quarter unit. For complexes over 100 units, each unit over 100 was assigned a value of one-fifth unit.

For non-residential land uses, the number of landscape and street units was assigned based on the average for each particular category. The following table lists the number of units assigned for both landscape and street assessments by land category:

Group 2.1 (21 through 50 Apartments) 20 units

Example: 50 apartments: $(50-20)$ divided by 3 = 10;
 $10 + 10 = 20$ units

Group 2.2 (51 through 100 Apartments) 32.5 units

Example: 100 apartments: $(100-50)$ divided by 4 = 12.5;
 $20 + 12.5 = 32.5$ units

Group 2.3 (Over 100 Apartments) 34.3 units

Example: 109 apartments: $(109-100)$ divided by 5 = 1.8
 $32.5 + 1.8 = 34.3$ units

Groups 4-6: Landscape - 1 unit; Street - 1 unit

Group 7: Landscape - 2 units; Street - 2 units

Group 8: Landscape - 4 units; Street - 4 units

Group 9: Landscape - 3 units; Street - 3 units

Group 10: Landscape - 2 units; Street - 2 units

Group 11: Landscape - 2 units; Street - 2 units

Group 12: Landscape - 4 units; Street - 4 units

As with the lighting assessment, those larger parcels that fall into Group 13 were assessed on the basis of area for both the landscape and street assessment.

The methodology used to determine the landscape and street assessment is felt to be consistent with the provisions of Proposition 218.

Using the aforementioned procedures, the sum of the total number of units applicable to all of the eligible parcels in Zone B of Alhambra was determined (Total Units). The estimated cost of carrying out all of the maintenance and operation activities within Zone B was determined (see Exhibit D) and credits from the existing ad valorem based lighting district were subtracted from that cost to determine the net amount to be raised by assessment (Net Assessment). The cost to be assessed per unit (Unit Cost) is the Net Assessment divided by the Total Units; the cost to be assessed to each eligible parcel in the City is determined by multiplying the number of units assigned to that parcel by the Unit Cost.

Zone C - The direct, special benefit of additional landscaping and ornamental street lighting along the "Auto Row Alhambra - Main Street Area" is the enhanced ambiance which attracts additional patrons to the area. The method of allocating the costs associated with the Zone C services is by parcel square footage. Each commercial parcel located in Zone C is assessed their proportionate share of the costs based on their square footage as a proportion of the total square footage of all parcels subject to assessment within Zone C. This methodology is felt to be consistent with the provisions of Proposition 218.

**EXHIBIT C
ZONE A
COST ANALYSIS
2020/2021 FISCAL YEAR**

Estimated Cost of Services	\$112,697
Total Parcel Area Within Zone A	2,453,171 Square Feet
Assessment Per Square Foot	\$.045939
Assessment Per 10,000 Square Feet	\$459.40

**EXHIBIT D
ZONE B
COST ANALYSIS
2020/2021 FISCAL YEAR**

	<u>Street Lighting</u>	<u>Landscaping</u>	<u>Streets</u>	<u>Total</u>
Assessment Units	29,844	16,576	16,576	62,996
Assessment per Use Unit	\$27.76	\$78.80	\$52.00	

Sample Assessments:

Single Family Residential	\$ 27.76	\$ 39.41	\$ 26.00	\$ 93.17
3-Unit Apartment	69.40	118.20	78.00	\$ 265.60
10-Unit Apartment	173.50	394.00	260.00	827.50
50-Unit Apartment	589.90	1,576.00	1,040.00	3,205.90
109-Unit Apartment	986.87	2,702.84	1,783.60	5,473.31
Store (Use Code 11)	111.04	157.60	104.00	372.64
Lt. Manufacturing (Use Code 31)	138.80	157.60	104.00	400.40

**EXHIBIT E
 ZONE B SAMPLE ASSESSMENTS
 LIGHTING, LANDSCAPING AND STREETS
 2020/2021 FISCAL YEAR**

RESIDENTIAL ONLY					
	Units	Lighting	Landscape	Streets	Total
GROUP 1	1	27.76	39.40	26.00	93.17
GROUP 2	2	48.58	78.80	52.00	179.38
	3	69.40	118.20	78.00	265.60
	4	90.22	157.60	104.00	351.82
	5	104.10	197.00	130.00	431.10
	6	117.98	236.40	156.00	510.38
	7	131.86	275.80	182.00	589.66
	8	145.74	315.20	208.00	668.94
	9	159.62	354.60	234.00	748.22
	10	173.50	394.00	260.00	827.50
	11	187.38	433.40	286.00	906.78
	12	201.26	472.80	312.00	986.06
	13	215.14	512.20	338.00	1,065.34
	14	229.02	551.60	364.00	1,144.62
	15	242.90	591.00	390.00	1,223.90
	16	256.78	630.40	416.00	1,303.18
	17	270.66	669.80	442.00	1,382.46
	18	284.54	709.20	468.00	1,461.74
	19	298.42	748.60	494.00	1,541.02
	20	312.30	788.00	520.00	1,620.30
GROUP 2.1	21	321.55	814.27	537.33	1,673.15
	22	330.81	840.53	554.67	1,726.01
	23	340.06	866.80	572.00	1,778.86
	24	349.31	893.07	589.33	1,831.71
	25	358.57	919.33	606.67	1,884.57
	50	589.90	1,576.00	1,040.00	3,205.90
GROUP 2.2	51	596.84	1,595.70	1,053.00	3,245.54
	52	603.78	1,615.40	1,066.00	3,285.18
	53	610.72	1,635.10	1,079.00	3,324.82
	100	936.90	2,561.00	1,690.00	5,187.90

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2020/2021 FISCAL YEAR

		Lighting	Landscape	Streets	Total
GROUP 2.3	101	942.45	2,576.76	1,700.40	5,219.61
	102	948.00	2,592.52	1,710.80	5,251.32
	103	953.56	2,608.28	1,721.20	5,283.04
	109	986.87	2,702.84	1,783.60	5,473.31

NON-RESIDENTIAL & EXCEPTIONS

	Lighting	Landscape	Streets	Total
GROUP 3	27.76	0.00	0.00	27.76
GROUP 4	55.52	78.80	52.00	186.32
GROUP 5	69.40	78.80	52.00	200.20
GROUP 6	83.28	78.80	52.00	214.08
GROUP 7	111.04	157.60	104.00	372.64
GROUP 8	145.74	315.20	208.00	668.94
GROUP 9	166.56	236.40	156.00	558.96
GROUP 10	138.80	157.60	104.00	400.40
GROUP 11	166.56	157.60	104.00	428.16
GROUP 12	222.08	315.20	208.00	745.28
GROUP 13.1.1	0.56 PER 10,000 Square Feet			
GROUP 13.2.1	1.44 PER 10,000 Square Feet			
GROUP 13.2.2	2.18 PER 10,000 Square Feet			
GROUP 13.2.3	0.64 PER 10,000 Square Feet			
GROUP 13.2.4	1.29 PER 10,000 Square Feet			

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2020/2021 FISCAL YEAR

RESIDENTIAL ONLY

see pages 20-25

For Multiple Units (2 to 20)

- # of units X .5 for People Use

- # of units X .25 for Security Benefit (capped at 1)

- always .25 for Intensity

	Units	People Use	Security Benefit	Intensity	Lighting Units	27.76 Lighting
GROUP 1	1	0.50	0.25	0.25	1.00	27.76
GROUP 2	2	1.00	0.50	0.25	1.75	48.58
	3	1.50	0.75	0.25	2.50	69.40
	4	2.00	1.00	0.25	3.25	90.22
	5	2.50	1.00	0.25	3.75	104.10
	6	3.00	1.00	0.25	4.25	117.98
	7	3.50	1.00	0.25	4.75	131.86
	8	4.00	1.00	0.25	5.25	145.74
	9	4.50	1.00	0.25	5.75	159.62
	10	5.00	1.00	0.25	6.25	173.50
	11	5.50	1.00	0.25	6.75	187.38
	12	6.00	1.00	0.25	7.25	201.26
	13	6.50	1.00	0.25	7.75	215.14
	14	7.00	1.00	0.25	8.25	229.02
	15	7.50	1.00	0.25	8.75	242.90
	16	8.00	1.00	0.25	9.25	256.78
	17	8.50	1.00	0.25	9.75	270.66
	18	9.00	1.00	0.25	10.25	284.54
	19	9.50	1.00	0.25	10.75	298.42
	20	10.00	1.00	0.25	11.25	312.30

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2020/2021 FISCAL YEAR

GROUP 2.1 For 21 to 50 - # of units minus 20, divided by 3, plus 11.25 (20 units), times \$27.76

	Plus				
	Minus	Divided	Units (20)	Lighting	27.76
		by			
Units	20	3	11.25	Units	Lighting
21	1	0.33	11.58	11.58	321.55
22	2	0.67	11.92	11.92	330.81
23	3	1.00	12.25	12.25	340.06
24	4	1.33	12.58	12.58	349.31
25	5	1.67	12.92	12.92	358.57
50	30	10.00	21.25	21.25	589.90

GROUP 2.2 For 51 to 100 - # of units minus 50, divided by 4, plus 21.25 (50 units), times \$27.76

	Plus				
	Minus	Divided	Units (50)	Lighting	27.76
		by			
Units	50	4	21.25	Units	Lighting
51	1	0.25	21.50	21.50	596.84
52	2	0.50	21.75	21.75	603.78
53	3	0.75	22.00	22.00	610.72
100	50	12.50	33.75	33.75	936.90

GROUP 2.3 Over 100 - # of units minus 100, divided by 5, plus 33.75 (100 units), times \$27.76

	Plus				
	Minus	Divided	Units	Lighting	27.76
		by	(100)		
Units	100	5	33.75	Units	Lighting
101	1	0.20	33.95	33.95	942.45
102	2	0.40	34.15	34.15	948.00
103	3	0.60	34.35	34.35	953.56
109	9	1.80	35.55	35.55	986.87

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2020/2021 FISCAL YEAR

NON-RESIDENTIAL & EXCEPTIONS

	Lighting	27.76
	Units	Lighting
GROUP 3	1.00	27.76
GROUP 4	2.00	55.52
GROUP 5	2.50	69.40
GROUP 6	3.00	83.28
GROUP 7	4.00	111.04
GROUP 8	5.25	145.74
GROUP 9	6.00	166.56
GROUP 10	5.00	138.80
GROUP 11	6.00	166.56
GROUP 12	8.00	222.08
GROUP 13.1.1	0.56 PER 10,000 Square Feet	
GROUP 13.2.1	1.44 PER 10,000 Square Feet	
GROUP 13.2.2	2.18 PER 10,000 Square Feet	
GROUP 13.2.3	0.64 PER 10,000 Square Feet	
GROUP 13.2.4	1.29 PER 10,000 Square Feet	

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2020/2021 FISCAL YEAR

RESIDENTIAL ONLY

see pages 25-27

For Multiple Units (2 to 20)

- .5 per unit

	Units	Landscape Units	78.80 Landscape	Streets Units	52.00 Streets
GROUP 1	1	0.50	39.40	0.50	26.00
GROUP 2	2	1.00	78.80	1.00	52.00
	3	1.50	118.20	1.50	78.00
	4	2.00	157.60	2.00	104.00
	5	2.50	197.00	2.50	130.00
	6	3.00	236.40	3.00	156.00
	7	3.50	275.80	3.50	182.00
	8	4.00	315.20	4.00	208.00
	9	4.50	354.60	4.50	234.00
	10	5.00	394.00	5.00	260.00
	11	5.50	433.40	5.50	286.00
	12	6.00	472.80	6.00	312.00
	13	6.50	512.20	6.50	338.00
	14	7.00	551.60	7.00	364.00
	15	7.50	591.00	7.50	390.00
	16	8.00	630.40	8.00	416.00
	17	8.50	669.80	8.50	442.00
	18	9.00	709.20	9.00	468.00
	19	9.50	748.60	9.50	494.00
	20	10.00	788.00	10.00	520.00

GROUP 2.1 For 21 to 50 - # of units minus 20, divided by 3, plus 10 (20 units), times \$78.80 or \$52.00

	Units	Minus 20	Divided by 3	Plus Units (20)	Units	78.80 Landscape	52.00 Streets
	21	1	0.33	10.33	10.33	814.27	537.33
	22	2	0.67	10.67	10.67	840.53	554.67
	23	3	1.00	11.00	11.00	866.80	572.00
	24	4	1.33	11.33	11.33	893.07	589.33
	25	5	1.67	11.67	11.67	919.33	606.67
	50	30	10.00	20.00	20.00	1,576.00	1,040.00

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2020/2021 FISCAL YEAR

GROUP 2.2 For 51 to 100 - # of units minus 50, divided by 4, plus 20 (50 units), times \$78.80 or \$52.00

Units	Minus 50	Divided by 4	Plus		Units	78.80 Landscape	52.00 Streets
			Units (50) 20				
51	1	0.25	20.25	20.25	20.25	1,595.70	1,053.00
52	2	0.50	20.50	20.50	20.50	1,615.40	1,066.00
53	3	0.75	20.75	20.75	20.75	1,635.10	1,079.00
100	50	12.50	32.50	32.50	32.50	2,561.00	1,690.00

GROUP 2.3 Over 100 - # of units minus 100, divided by 5, plus 32.5 (100 units), times \$78.80 or \$52.00

Units	Minus 100	Divided by 5	Plus		Units	78.80 Landscape	52.00 Streets
			Units (100) 32.5				
101	1	0.20	32.70	32.70	32.70	2,576.76	1,700.40
102	2	0.40	32.90	32.90	32.90	2,592.52	1,710.80
103	3	0.60	33.10	33.10	33.10	2,608.28	1,721.20
109	9	1.80	34.30	34.30	34.30	2,702.84	1,783.60

NON-RESIDENTIAL & EXCEPTIONS

	Landscape Units	Streets Units	78.80 Landscape	52.00 Streets
GROUP 3	Not listed	not listed		
GROUP 4	1.00	1.00	78.80	52.00
GROUP 5	1.00	1.00	78.80	52.00
GROUP 6	1.00	1.00	78.80	52.00
GROUP 7	2.00	2.00	157.60	104.00
GROUP 8	4.00	4.00	315.20	208.00
GROUP 9	3.00	3.00	236.40	156.00
GROUP 10	2.00	2.00	157.60	104.00
GROUP 11	2.00	2.00	157.60	104.00
GROUP 12	4.00	4.00	315.20	208.00
GROUP 13.1.1			0.56 PER 10,000 Square Feet	
GROUP 13.2.1			1.44 PER 10,000 Square Feet	
GROUP 13.2.2			2.18 PER 10,000 Square Feet	
GROUP 13.2.3			0.64 PER 10,000 Square Feet	
GROUP 13.2.4			1.29 PER 10,000 Square Feet	

**EXHIBIT F
ZONE C
COST ANALYSIS
2020/2021 FISCAL YEAR**

Estimated Cost of Services	\$55,550
Total Parcel Area Within Zone C	2,677,092 Square Feet
Assessment Per Square Foot	\$.020750
Assessment Per 10,000 Square Feet	\$207.50