



City of Rocklin

Engineer's Report

Lighting Maintenance District No. 1

FISCAL YEAR 2020/2021

Intent Meeting: May 12, 2020
Public Hearing: May 26, 2020

27368 Via Industria, Suite 200
Temecula, California 92590
T. 951.587.3500 800.755.6864
F. 951.587.3510 888.326.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Lighting Maintenance District No. 1

City of Rocklin

Placer County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/2021 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 31st day of March, 2020.

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

By: Josephine Moses
Josephine Moses, Senior Project Manager
District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. #16742



TABLE OF CONTENTS

TABLE OF CONTENTS	1
I. OVERVIEW	2
A. BACKGROUND.....	2
II. PLANS AND SPECIFICATIONS	2
III. ESTIMATE OF COST	3
IV. METHOD OF APPORTIONMENT	3
A. ASSESSMENT OF THE ESTIMATED COSTS	3
V. ASSESSMENT DIAGRAM	6
VI. ASSESSMENT ROLL	7

I. OVERVIEW

A. BACKGROUND

The Rocklin Lighting Maintenance District No. 1 ("the District") was formed for the purpose of maintaining streetlights and safety lighting located within the District. The 2020/2021 Engineer's Report for the District is submitted pursuant to Division 15, Part 2, of the Streets and Highways Code of the State of California, being known as the "Landscaping and Lighting Act of 1972" ("the Act"), and in accordance with the provisions of Chapter 1, Article 4, commencing with Section 22565, of the Act.

The 2020/2021 Engineer's Report consists of the following:

1. Plans and specifications of the improvements to be maintained.
2. An estimate of the costs for maintaining the improvements for the 2020/2021 Fiscal Year.
3. An assessment of the estimated costs for the maintenance work for the 2020/2021 Fiscal Year.
4. A diagram of the area proposed to be assessed.
5. An assessment roll for the 2020/2021 Fiscal Year.

II. PLANS AND SPECIFICATIONS

The District was formed to maintain all "Improvements" within the District; which consist of street lighting and safety lighting in the District. The total number of streetlights to be maintained in 2020/2021 will be 1,600.

Safety lighting to be maintained consists of traffic signals and flashing yellow safety lights. There are twenty (20) traffic signals and three (3) flashing beacons and seven (7) speed radar signs to be maintained in the District during Fiscal Year 2020/2021.

All new streetlights, traffic signals, and safety lights added to the District during 2020/2021 are not reported in this document but will be added to the Fiscal Year 2021/2022 Engineer's Report.

III. ESTIMATE OF COST

The City’s budget for the District is shown below and details the estimated costs for Fiscal Year 2020/2021 as available at the time of preparation of this report.

The total cost of operating the District in 2020/2021 is as follows:

	\$222,100.00
Estimated Street Lighting Costs	
Administrative Overhead	27,900.00
Total Costs	\$250,000.00
Total Assessments⁽¹⁾	\$250,000.00

⁽¹⁾ Slight Variance from Total Assessment in Table A of Section IV. due to rounding.

The estimated cost of street lighting is based on the following assumptions:

1. Projected rates from PG&E; and
2. Updates to the street light inventory.

IV. METHOD OF APPORTIONMENT

A. ASSESSMENT OF THE ESTIMATED COSTS

The formula detailed below was used during the 1996/1997 assessment proceedings. In compliance with Proposition 218, the city will levy the 2020/2021 assessments using the methodology and data used in the previous year. There is no change in the assessment methodology.

The annual levy by Zone of Benefit for 2020/2021 is shown in Table A (page 6 of this report).

The annual assessment for lighting maintenance is calculated using the following formula:

$$\text{Annual Assessment} = I + J + K + L + M$$

Where,

I = Street Lighting Maintenance Assessment

J = Administrative Overhead

K= Miscellaneous Energy Assessment

L= 1996-1997 Fixed Adjustment

M= Cost of Public Notification

The formula for the Street Lighting Maintenance Assessment is as follows:

1996/1997 estimated energy costs for street lighting minus the difference between the 1995/1996 estimated and actual costs for street lighting energy, divided by the total number of assessable units per zone.

The Administrative Overhead is a flat \$5.74 per parcel. This amount is 15% of the total cost of maintenance, divided by the total number of assessable units in the District as of 1996/1997.

The formula is as follows:

$((\text{Street Light Costs} + \text{Traffic Safety Light Costs} + \text{Reserve Capitalization}) \times .15) / \text{Total Assessable Units}$

The Miscellaneous Energy Assessment is calculated using the following formula, where the letter represents the column in the table:

Miscellaneous Energy Assessment = Total Estimated Costs / Total District EDUs

EDUs are assigned to each land use, as shown in the table below, based on the criteria assigned in a particular category. The total number of EDUs for the District is divided into the total cost of "Miscellaneous Energy", deriving a "per EDU" assessment.

EDU Assignments:

Land Use Category	Land Use	Unit	EDU per Unit
Residential	Single Family	DU	1.00
	Multi-Family	DU	0.63
	Mobile Home Park	DU	0.56
	Retirement	DU	0.28
Hotel / Motel		Room	0.69
Office		1,000 SF	1.75
Retail			
Low	Mini-Storage	1,000 SF	0.14
	Lumber Yard	1,000 SF	0.40
	Hardware	1,000 SF	0.59
	Auto Dealer	1,000 SF	0.95
Medium	Neighborhood	1,000 SF	1.38
	Regional Center	1,000 SF	1.66
	Supermarket	1,000 SF	1.69
	Specialty	1,000 SF	2.05
High	Restaurant	1,000 SF	3.02

Land Use Category	Land Use	Unit	EDU per Unit
	Convenient Market	1,000 SF	3.49
	Discount Club	1,000 SF	4.36
	Coffee Shop	1,000 SF	4.66
	Fast Food	1,000 SF	6.11
	Banks	1,000 SF	7.86
	Gas Station	Station	1.88
Industrial	Light Industrial	1,000 SF	0.92
	Heavy Industrial	1,000 SF	0.70
	Warehouse	1,000 SF	0.69
Golf Courses		Hole	4.27

The EDU assignments for parcels designated as other than single family residential, or vacant or undeveloped land can be found in the above table.

The 1996/1997 fixed adjustment was calculated using the following formula:

$$((\text{Total Costs Per Zone}/120,822)*15,000)/\text{Total Parcels Per Zone} *$$

*Fixed Adjustment per 1996/1997 calculation. This adjustment was derived by using a formula that allocates the 1996/1997 deficit reduction costs (\$15,000) back to each zone of benefit based on the percentage of 1996/1997 lighting costs (\$120,822) of the zone of benefit as compared to the District.

TABLE A
ANNUAL LEVY BY ZONE OF BENEFIT – 2020/2021
Lighting Maintenance District No. 1

Zone	Total Levied Parcels	High Density EDU	High Density Assessment	EDU	Applied Assessment Rate	Assessment	Max Assessment Rate	Total Assessment ⁽¹⁾
1	407	0.00	\$0.00	407.00	\$11.02	\$4,485.14	\$11.05	\$4,485.14
2	171	39.17	440.08	166.00	\$40.32	6,693.12	\$40.44	7,133.20
3	136	980.55	10024.70	66.00	\$40.46	2,670.36	\$40.58	12,695.06
4	490	329.24	4605.98	422.00	\$40.46	17,074.12	\$40.58	21,680.10
5	108	212.27	2284.20	85.00	\$40.46	3,439.10	\$40.58	5,723.30
6	75	0.00	0	75.00	\$35.00	2,625.00	\$35.11	2,625.00
7	460	238.87	3,218.78	409.00	\$36.74	15,026.66	\$36.86	18,245.44
8	105	660.54	8,233.68	74.76	\$124.80	9,330.28	\$125.15	17,563.96
9	24	0.00	0	24.00	\$58.10	1,394.40	\$58.27	1,394.40
10	459	91.21	1,013.80	441.00	\$26.46	11,668.86	\$26.54	12,682.66
11	911	18.00	385.20	902.00	\$35.74	32,237.48	\$35.85	32,622.68
12	423	6.17	55.58	422.00	\$55.42	23,387.24	\$55.59	23,442.82
13	438	288.07	2,283.34	427.00	\$32.18	13,740.86	\$32.27	16,024.20
14	133	281.33	3,177.76	106.00	\$51.96	5,507.76	\$52.12	8,685.52
15	67	1135.00	9,342.40	14.00	\$34.86	488.04	\$34.97	9,830.44
16	15	105.46	831.82	15.03	\$31.28	470.34	\$31.38	1,302.16
17	36	410.46	3,100.94	11.00	\$20.84	229.24	\$20.90	3,330.18
19	73	0.00	0	73.00	\$33.58	2,451.34	\$33.69	2,451.34
20	293	311.69	2,442.12	286.00	\$45.86	13,115.96	\$46.00	15,558.08
21	281	4.73	45.60	280.00	\$45.48	12,734.40	\$45.61	12,780.00
22	598	2.94	33.10	597.00	\$33.02	19,712.94	\$33.11	19,746.04
Total	5,703	5,115.70	51,519.08	5,302.80		\$198,482.64		\$250,001.72

⁽¹⁾ Slight Variance from Total Assessment in City's Budget in Section III. due to rounding.

V. ASSESSMENT DIAGRAM

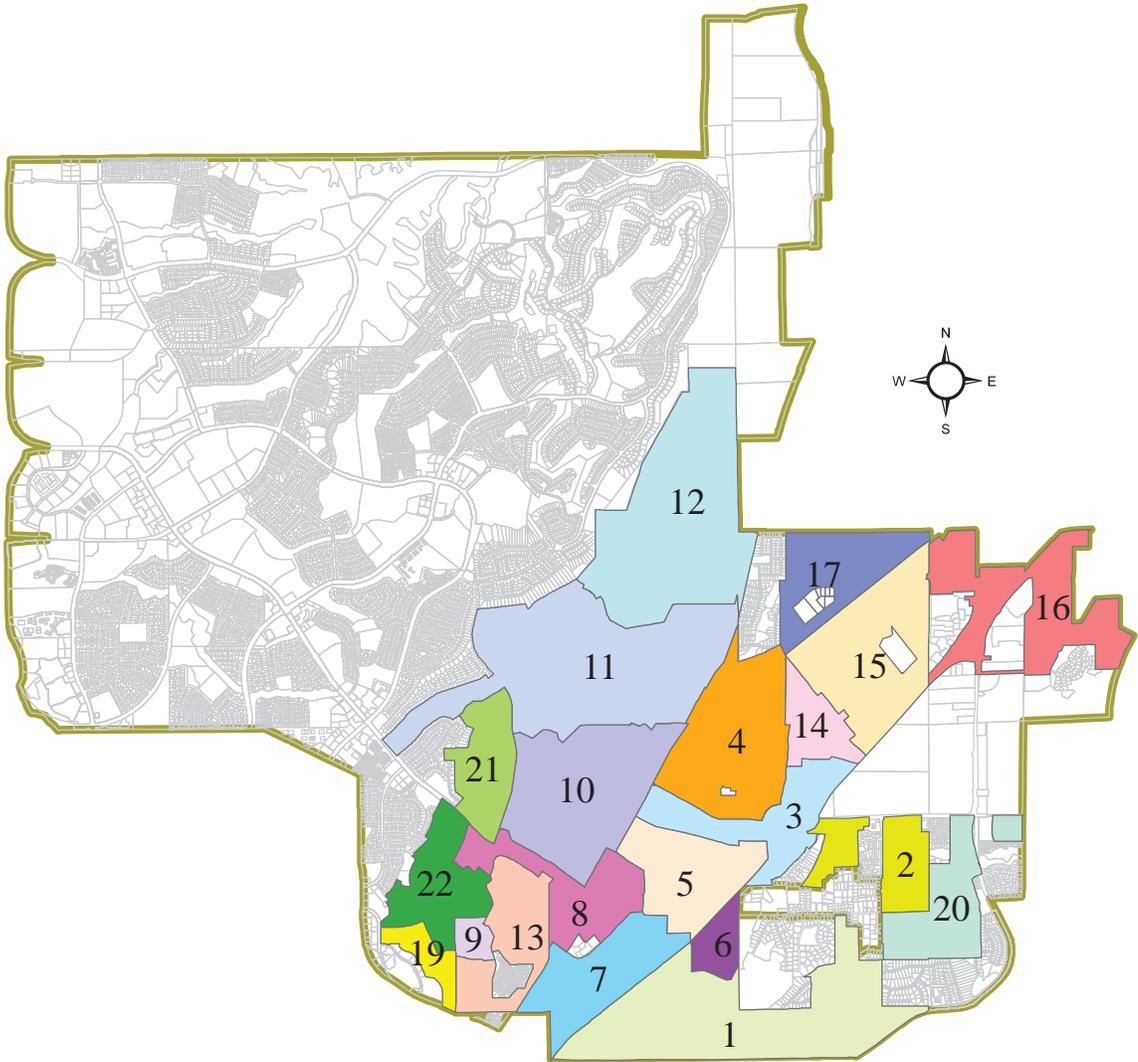
The Assessment Diagram for the District is shown below and it contains the zones of benefit for the District.

City of Rocklin Lighting Maintenance District No. 1

ZONES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 19
- 20
- 21
- 22

— City of Rocklin Boundary



VI. ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2020/2021 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Placer. The Preliminary Assessment Roll is provided as part of this report and is incorporated herein.

The description of each lot or parcel is part of the records of the Assessor of the County of Placer and these records are, by reference, made part of this Report.