

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

249A



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
March 4, 2010

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated,
Annexation of Zone 127 (Rancho California).

RECOMMENDED MOTION: That the Board adopt the following Resolutions:

Resolution No. 2010-068 a Resolution of the County of Riverside initiating proceedings for the annexation of Zone 127 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and ordering preparation of the Engineer's Report regarding the proposed annexation of Zone 127.

Resolution No. 2010-069, a Resolution of the County of Riverside declaring its intent to order the annexation of Zone 127 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside pursuant to the Landscaping and Lighting Act of

Juan C. Perez
Director of Transportation

MH:jp

FINANCIAL DATA	Current F.Y. Total Cost:	\$0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$0	For Fiscal Year:	2009-10

SOURCE OF FUNDS: Landscaping and Lighting Maintenance District No. 89-1-Consolidated – 100%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: Dale A. Gardner 2/22/10
 DATE: _____
 DALE A. GARDNER
 Departmental Concurrence

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. | District: 3 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.62

The Honorable Board of Supervisors

RE: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 127 (Rancho California).

March 4, 2010

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1972 for the maintenance and servicing of landscaping and the provision of electricity for streetlights; adopting the preliminary engineer's report; giving notice of and setting the time and place of the public hearing on the annexation of Zone 127, ordering a mailed ballot election; and directing notice of the public hearing and ballot be mailed pursuant to Article XIID of the California Constitution.

BACKGROUND: Adoption of Resolution No. 2010-068 appoints the Director of the Transportation Department as the Engineer to prepare a Report regarding the proposed annexation of Zone 127 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C").

Resolution No. 2010-069 declares the Board's intention of ordering the annexation of Zone 127 to L&LMD No. 89-1-C. Annexation of Zone 127 to L&LMD No. 89-1-C will fund the the provision of electricity for streetlights, the future maintenance and servicing of median landscaping, and ensure possible future maintenance and servicing of parkway landscaping within public right-of-way located northeasterly of Pacific Sunset Dr, northerly of Temecula Creek Rd, and southerly of SH-79 in the Rancho California area, and includes 1 commercial parcel, totaling 5.18 acre(s).

Per Caltrans requirements, parkway landscape improvements located in Caltrans right-of-way shall be maintained in perpetuity. The maintenance and servicing of the parkway landscaping on SH-79, Pacific Sunset Dr, and Temecula Creek Rd will be the responsibility of the property owners within Zone 127, per their signed maintenance agreement with the County of Riverside Transportation Department (Agreement for Maintenance of Parkways (ICI), dated 05/07/09). Should the property owners default on this agreement, the maintenance and servicing of the parkway landscaping will transfer to L&LMD No. 89-1-C, and the dormant annual assessment for such services will become active.

The proposed budget for fiscal year 2010-11 for Zone 127 is \$660 that will result in an assessment for fiscal year 2010-11 within Zone 127 of \$133.86 per acre. The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U, if any, as it stands as of March of each year over the base index for March of 2010.

In addition to the Standard Annual Adjustment, beginning in the fiscal year in which the future median improvements on SH-79 are completed, and/or the dormant maintenance and servicing of the parkway landscaping on SH-79, Pacific Sunset Dr, and Temecula Creek Rd becomes active, the annual assessments may be further increased. For the fiscal year in which the future median improvements are completed, the annual assessment may be increased by \$318.86 per acre, which when added to the assessment for streetlights will result in an aggregate assessment of \$452.72, adjusted for inflation. For the fiscal year in which the dormant parkway landscaping improvements should become active, the annual assessment may be increased by \$858.10 per acre, which when added to the assessment for streetlights and future median landscaping will result in an aggregate assessment of \$1,310.82, adjusted for inflation. The Standard Annual Adjustment will be applied to this increased assessment in all subsequent fiscal years following the year in which the future median improvements on SH-79 are completed and/or the dormant parkway landscaping improvements on SH-79, Pacific Sunset Dr, and Temecula Creek Rd should become active. Under the proposed annexation, neither the assessment increases based on the Standard Annual Adjustment nor the further increases

The Honorable Board of Supervisors

RE: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of
Zone 127 (Rancho California).

March 4, 2010

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associated with the completion of the future median improvements on SH-79, or the dormant maintenance and servicing of parkway landscaping on SH-79, Pacific Sunset Dr, and Temecula Creek Rd becoming active, will require any further approval of the property owners within Zone 127.

Consistent with the Board's direction regarding compliance with Article XIID of the California Constitution and the Landscaping and Lighting Act of 1972, the attached resolutions have been prepared and a public hearing scheduled for 9:30 a.m. on May 4, 2010 to receive testimony for and against the proposed assessment. Each property owner within the proposed Zone 127 will receive a notice of the public hearing and mail-in ballot, an impartial analysis, a copy of Resolution No. 2010-069, and an information sheet.

Ballots must be returned prior to the conclusion of the public hearing. If, at the time designated for the tabulation of the ballots, the ballots submitted in favor of the annexation and levy of the assessment exceed the ballots submitted in opposition of said annexation and levy, Zone 127 will be annexed to L&LMD No. 89-1-C.

RESOLUTION NO. 2010-068

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING PROCEEDINGS FOR THE ANNEXATION OF ZONE 127 TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING PREPARATION OF ENGINEER'S REPORT REGARDING SAID ANNEXATION

WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of Riverside (hereinafter the "County") has been advised by the Transportation Department (hereinafter "Department") of the County that said Department has received an application from the owner (the "Applicant") of all the property within the unincorporated area of the County (hereinafter "Zone 127"), as shown and described in Exhibit "A", which is attached hereto and made a part hereof, to be annexed to Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereinafter "L&LMD No. 89-1-C") of the County of Riverside, State of California, and the Board of Supervisors has determined that it is necessary and desirable to initiate proceedings for the annexation of Zone 127 to L&LMD No. 89-1-C pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter, respectively, the "Act" and the "Street and Highways Code"); and

WHEREAS, such proceedings shall comply with the requirements of Article XIIID of the California Constitution and Section 4000 of the Elections Code requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 127; and

WHEREAS, the Director of the Department, or his designee, is a licensed and registered civil engineer, has expertise with respect to the annexation of territory to landscaping and lighting maintenance districts and the levying of assessments for said purposes and, therefore, is able to serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of Zone 127 to L&LMD No. 89-1-C.

FORM APPROVED COUNTY COUNSEL
BY *DAISY A. GARDNER* DATE *2/22/10*

1 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
2 Board of Supervisors of the County of Riverside assembled in regular session on March 16, 2010 as
3 follows:

4 **Section 1. Recitals.** The Board of Supervisors hereby finds and determines that all
5 the above recitals are true and correct.

6 **Section 2. Annexation.** The Board of Supervisors proposes to annex Zone 127 to
7 L&LMD No. 89-1-C and to initiate and conduct proceedings therefore pursuant to the Act for the
8 purpose of levying an annual assessment on all parcels within Zone 127 to pay the costs of the
9 following services:

- 10 (a) The maintenance and servicing of landscaping within the public right-of-way
11 including the trimming, fertilizing, weeding and replanting of trees, shrubs, grass,
12 and other ornamental vegetation; and
- 13 (b) The maintenance and servicing of irrigation and electrical facilities associated
14 with the landscaping, including but not limited to electricity for operation of the
15 irrigation system and water for irrigation
- 16 (c) Providing electricity to all streetlights within the public right-of-way including
17 incidental costs and expenses.

18 **Section 3. Boundaries and Designation.** The boundaries of Zone 127 that are
19 proposed to be annexed to L&LMD No. 89-1-C shall include all of the property as shown and
20 described in Exhibit "A".

21 **Section 4. Report.** The Director of the Department of the County, or his designee,
22 is hereby designated Engineer and is ordered to prepare and file a report with the Clerk of the Board
23 of Supervisors in accordance with Sections 22608 and 22585 et. seq. of the Streets and Highways
24 Code and Section 4 of Article XIID of the California Constitution regarding said annexation and the
25 levy.
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Section 5. Effective Date. This Resolution shall take effect from and after its date of adoption.

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 127 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside are coterminous with the boundaries of APN 966-040-043 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2010-11.

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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 127

PORTION OF SECTIONS 10 & 15, T.8S., R.2W.

PLOT PLAN NO. 20161

1 PARCEL

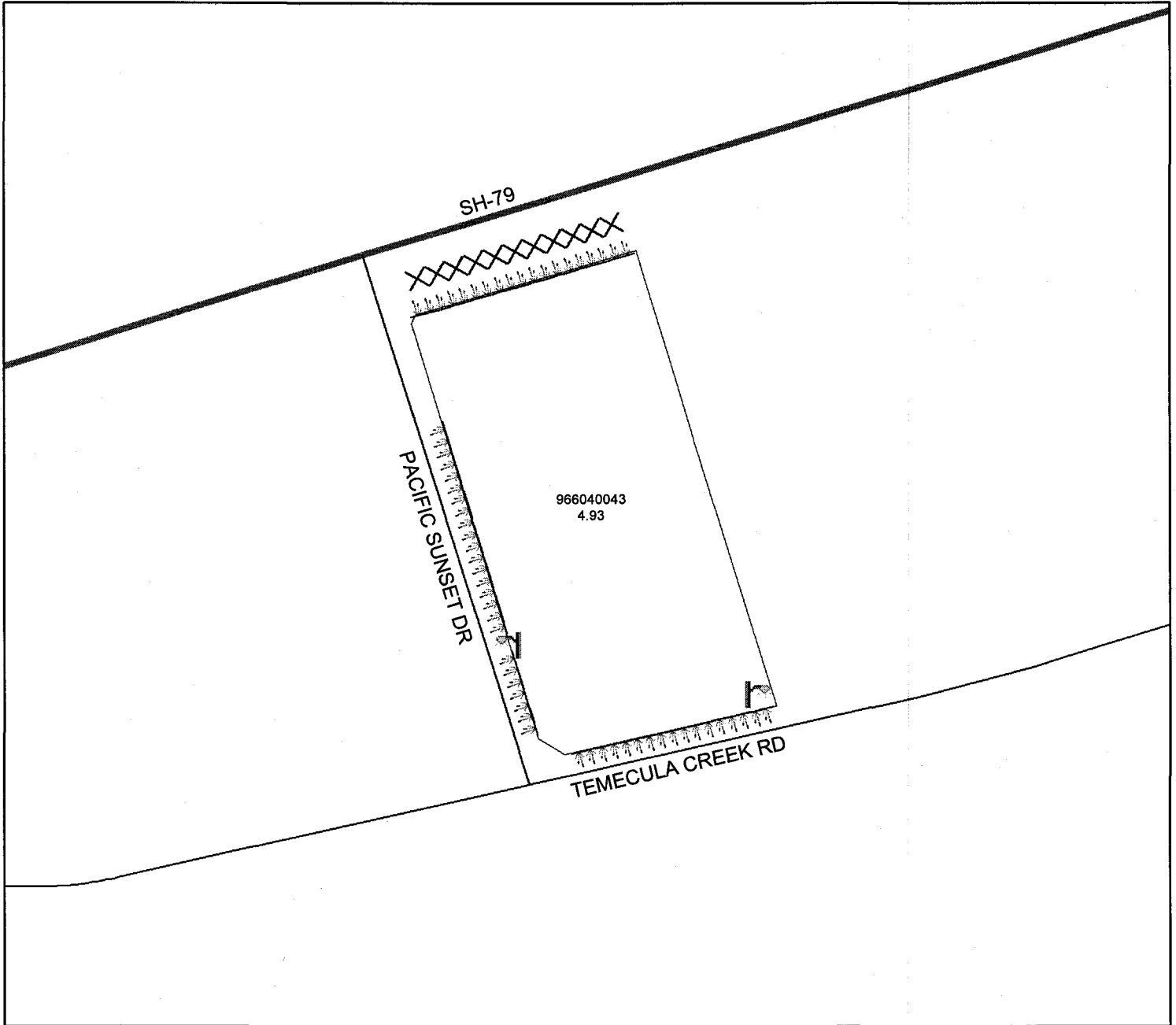


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ASSESSMENT DIAGRAM

Printed by jpickeri on 2/4/10



DENOTES MAINTAINED STREETLIGHT

DENOTES FUTURE LANDSCAPED AND MAINTAINED MEDIAN

DENOTES LANDSCAPED AND (CURRENTLY DORMANT) MAINTAINED PARKWAY

RESOLUTION NO. 2010-069

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING ITS INTENT TO ORDER THE ANNEXATION OF ZONE 127 TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF STREETLIGHTS, FUTURE MEDIAN LANDSCAPING, AND DORMANT PARKWAY LANDSCAPING; ADOPTING THE PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNEXATION OF ZONE 127; ORDERING AN ASSESSMENT PROCEEDING; ORDERING A MAILED BALLOT ELECTION; AND DIRECTING NOTICE OF THE PUBLIC HEARING AND THE ASSESSMENT BALLOT TO BE MAILED PURSUANT TO ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND SECTION 4000 OF THE ELECTIONS CODE

WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of Riverside (hereinafter the "County") has adopted Resolution No. 2010-068 on March 16, 2010 initiating proceedings for the annexation of Zone 127 (hereinafter "Zone 127"), as described and shown in Exhibit "A", which is attached hereto and incorporated herein, to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside, State of California, (hereinafter "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter the "Act"), which is Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the "Street and Highways Code"), and ordering the preparation of a report (hereinafter the "Report") regarding the proposed annexation of Zone 127 and the assessments to be levied within Zone 127 each fiscal year beginning fiscal year 2010-11 for the the provision of electricity for streetlights, and the maintenance and servicing of future median landscaping and dormant parkway landscaping within the public right-of-way within said Zone; and

WHEREAS, such proceedings shall comply with the requirements of Article XIID of the California Constitution (hereinafter "Article XIID:"), the Act, and Section 4000 of the Elections Code requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 127; and

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]*
DALE A. GARDNER
DATE: 2/22/10

1 **WHEREAS**, the Board of Supervisors by Resolution No. 2010-068 directed the Director of the
2 Transportation Department, or his designee (hereinafter the "Engineer"), to prepare and file the Report
3 with the Clerk of the Board of Supervisors in accordance with Sections 22608 and 22585 et. seq. of the
4 Street and Highways Code and Section 4 of Article XIID; and

5 **WHEREAS**, said Engineer has filed the Report with the Clerk of the Board of Supervisors and
6 the Report has been presented to and considered by the Board of Supervisors; and

7 **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution of intention
8 pursuant to Section 22624 of the Streets and Highways Code, which fixes and gives notice, pursuant to
9 Section 22626 of the Streets and Highways Code, of the time and place of a public hearing on said
10 Report, the annexation of Zone 127, and the assessments to be levied on parcels within Zone 127
11 beginning in fiscal year 2010-11;

12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
13 Board of Supervisors in regular session assembled on March 16, 2010 as follows:

14 **Section 1. Findings.** The Board of Supervisors, after reviewing the Report, finds that:

- 15 (a) The foregoing recitals are true and correct;
- 16 (b) The Report contains all matters required by Sections 22565 through 22574 of the
17 Streets and Highways Code and Section 4 of Article XIID and may, therefore, be
18 approved by the Board of Supervisors;
- 19 (c) The annual assessment for fiscal year 2010-11 on all parcels within Zone 127 proposed
20 to be annexed to L&LMD No. 89-1-C will be \$133.86 per acre.
- 21 (d) Beginning in the fiscal year in which the future median improvements on SH-79 are
22 completed and/or the dormant maintenance and servicing of the parkway landscaping
23 on SH-79, Pacific Sunset Dr, and Temecula Creek Rd becomes active, the annual
24 assessment and all subsequent annual assessments will be increased accordingly. The
25 annual assessment may be increased by \$318.86 per acre, which when added to the
26 assessment for streetlights will result in an aggregate assessment of \$452.72, adjusted

1 for inflation, in the fiscal year in which the future median improvements are completed,
2 and may be increased by \$858.10 per acre, which when added to the assessment for
3 streetlights and future median landscaping will result in an aggregate assessment of
4 \$1,310.82, adjusted for inflation, in the fiscal year in which the dormant parkway
5 landscaping improvements should become active, as detailed in the Report. Subsequent
6 annual assessments will be increased, without regard to the \$1,310.82 per acre ceiling,
7 in accordance with the standard annual adjustment formula outlined in Section 5 of this
8 Resolution.

9 **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the
10 annexation of Zone 127, as described and shown in Exhibit "A", to L&LMD No. 89-1-C, and to levy and
11 collect an annual assessment on all assessable lots and parcels of property within Zone 127
12 commencing with the fiscal year 2010-11 as set forth in the Report. The Report expressly states that
13 there are no parcels or lots within Zone 127 that are owned by a federal, state or other local
14 governmental agency that will benefit from the services to be financed by the annual assessments. The
15 annual assessments will be collected at the same time and in the same manner as property taxes are
16 collected, and all laws providing for the collection and enforcement of property taxes shall apply to the
17 collection and enforcement of said assessments.

18 **Section 3. Boundaries.** All the property within boundaries of Zone 127 is proposed to be
19 annexed into L&LMD No. 89-1-C and shall include that property in the unincorporated area of the
20 County as described and shown in Exhibit "A".

21 **Section 4. Description of Services to be Provided.** The provision of electricity for
22 streetlights, and the maintenance and servicing of future median landscaping and dormant parkway
23 landscaping authorized for Zone 127 of L&LMD No. 89-1-C are:

- 24 (a) The maintenance and servicing of landscaping within the public right-of-way including
25 the trimming, fertilizing, weeding and replanting of trees, shrubs, grass, and other
26 ornamental vegetation; and

1 (b) The maintenance and servicing of irrigation and electrical facilities associated with the
2 landscaping, including but not limited to electricity for operation of the irrigation system
3 and water for irrigation; and

4 (c) Providing electricity to all streetlights within the public right-of-way including incidental
5 costs and expenses.

6 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that
7 benefits from the annexation of Zone 127 of L&LMD No. 89-1-C will be \$133.86 per acre for fiscal year
8 2010-11. As stated in the Report, the total budget for Zone 127 for the fiscal year 2010-11 is \$660;
9 there is 1 parcel that is to be assessed that aggregates to 4.93 acres. The annual assessment will be
10 increased by the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the
11 Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange
12 County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor
13 Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the
14 cumulative increase, if any, in the Index as it stands on March of each year over the base Index for
15 March of 2010. The annual assessment increase derived from the application of the foregoing formula
16 is referred to as the "Standard Annual Adjustment." In addition to the Standard Annual Adjustment,
17 beginning in the fiscal year in which the future median improvements on SH-79 are completed and/or
18 the dormant maintenance and servicing of the parkway landscaping on SH-79, Pacific Sunset Dr, and
19 Temecula Creek Rd becomes active, the annual assessments may be further increased. For the fiscal
20 year in which the future median improvements are completed, the annual assessment may be
21 increased by \$318.86 per acre, which when added to the assessment for streetlights will result in an
22 aggregate assessment of \$452.72, adjusted for inflation. For the fiscal year in which the dormant
23 parkway landscaping improvements should become active, the annual assessment may be increased
24 by \$858.10 per acre, which when added to the assessment for streetlights and future median
25 landscaping will result in an aggregate assessment of \$1,310.82, adjusted for inflation. The Standard
26 Annual Adjustment will be applied to this increased assessment in all subsequent fiscal years following

1 the year in which the future median improvements on SH-79 are completed, and/or the dormant
2 maintenance and servicing of the parkway landscaping on SH-79, Pacific Sunset Dr, and Temecula
3 Creek Rd becomes active, without regard to the \$1,310.82 per acre, inflation adjusted, assessment
4 ceiling required during the fiscal year the future median improvements were first completed and/or the
5 fiscal year the parkway improvements became active. Except for assessment increases associated with
6 the completion of the future median improvements, and/or the parkway improvements becoming active,
7 and assessment increases resulting from the application of the Standard Annual Adjustment, any other
8 increase in the annual assessment requires a majority approval of all the property owners within
9 Zone 127. The Board of Supervisors will levy the assessment in each subsequent fiscal year until the
10 Board of Supervisors undertakes proceedings for the dissolution of Zone 127 of L&LMD No. 89 1 C.
11 The annual assessment will fund the services described in Section 4 of this Resolution. For further
12 particulars, reference is to be made to the Report on file in the Office of the Clerk of the Board of
13 Supervisors.

14 **Section 6. The Property to be Annexed.** The property to be annexed into L&LMD No.
15 89-1-C is Zone 127. The boundaries of Zone 127 are located within the unincorporated area of the
16 County and are described and shown in the Report and Exhibit "A".

17 **Section 7. Report.** The Report, which is on file with the Clerk of the Board of Supervisors
18 and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to
19 the Report for a full and detailed description of the services, the boundaries of Zone 127, and the
20 annual assessment to be levied upon assessable lots and parcels within Zone 127 proposed to be
21 annexed to L&LMD No. 89-1-C.

22 **Section 8. Public Hearing.** The question of whether Zone 127 shall be annexed into
23 L&LMD No. 89-1-C and an annual assessment levied beginning with fiscal year 2010-11 shall be
24 considered at a public hearing (hereinafter the "Public Hearing") to be held on May 4, 2010, at 9:30
25 a.m. at the meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor,
26 Riverside, California.

1 **Section 9. Majority Protest.** Each owner of record of property within Zone 127 is to receive
2 by mail an assessment ballot that shall conform to the requirements of Section 4 of Article XIID and
3 Section 4000 of the California Elections Code. The assessment ballots are to be returned prior to the
4 Public Hearing. L&LMD No. 89-1-C shall not impose assessments on property within the boundaries of
5 Zone 127 if there is a majority protest with regard to the annexation of Zone 127. A majority protest
6 exists if, upon the conclusion of the Public Hearing, the tabulation of the assessment ballots submitted
7 in opposition to the annexation and assessment of Zone 127 exceeds the assessment ballots in favor
8 of the annexation and assessment of Zone 127.

9 **Section 10. Information.** Any property owner desiring additional information regarding
10 Zone 127 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Joan
11 Pickering, Engineering Technician II, Transportation Department of the County of Riverside, 4080
12 Lemon Street, 8th Floor, Riverside, California, 92501 or by telephone at 951-955 6748.

13 **Section 11. Notice of the Public Hearing.** Notice of Public Hearing with regard to the
14 annexation of Zone 127 to L&LMD No. 89-1-C shall be given consistent with Section 22626 of the
15 Streets and Highways Code and Section 4 of Article XIID. The Clerk of the Board of Supervisors shall
16 give notice of the Public Hearing by causing a certified copy of this Resolution to be published once in
17 an appropriate newspaper at least ten (10) days prior to the date of the Public Hearing that is May 4,
18 2010. Publication of this Resolution is to be effected by the Clerk of the Board of Supervisors. Notice
19 shall also be given by mailing first-class, postage prepaid, those notices, as prepared by County
20 Counsel, assessment ballot and information sheets as required by Section 4 of Article XIID and
21 Section 4000 of the California Elections Code to all owners of record of property within Zone 127 as
22 shown on the last equalized assessment roll of the County. Mailing is to be made by the Engineer and
23 deposited with the U. S. Post Office at least forty-five (45) days prior to the Public Hearing on May 4,
24 2010.

25 **Section 12. Effective Date.** This Resolution shall take effect from and after its date of
26 adoption.

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 127 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside are coterminous with the boundaries of APN 966-040-043 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2010-11.

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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 127

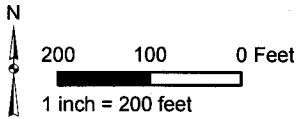
PORTION OF SECTIONS 10 & 15, T.8S., R.2W.

PLOT PLAN NO. 20161

1 PARCEL

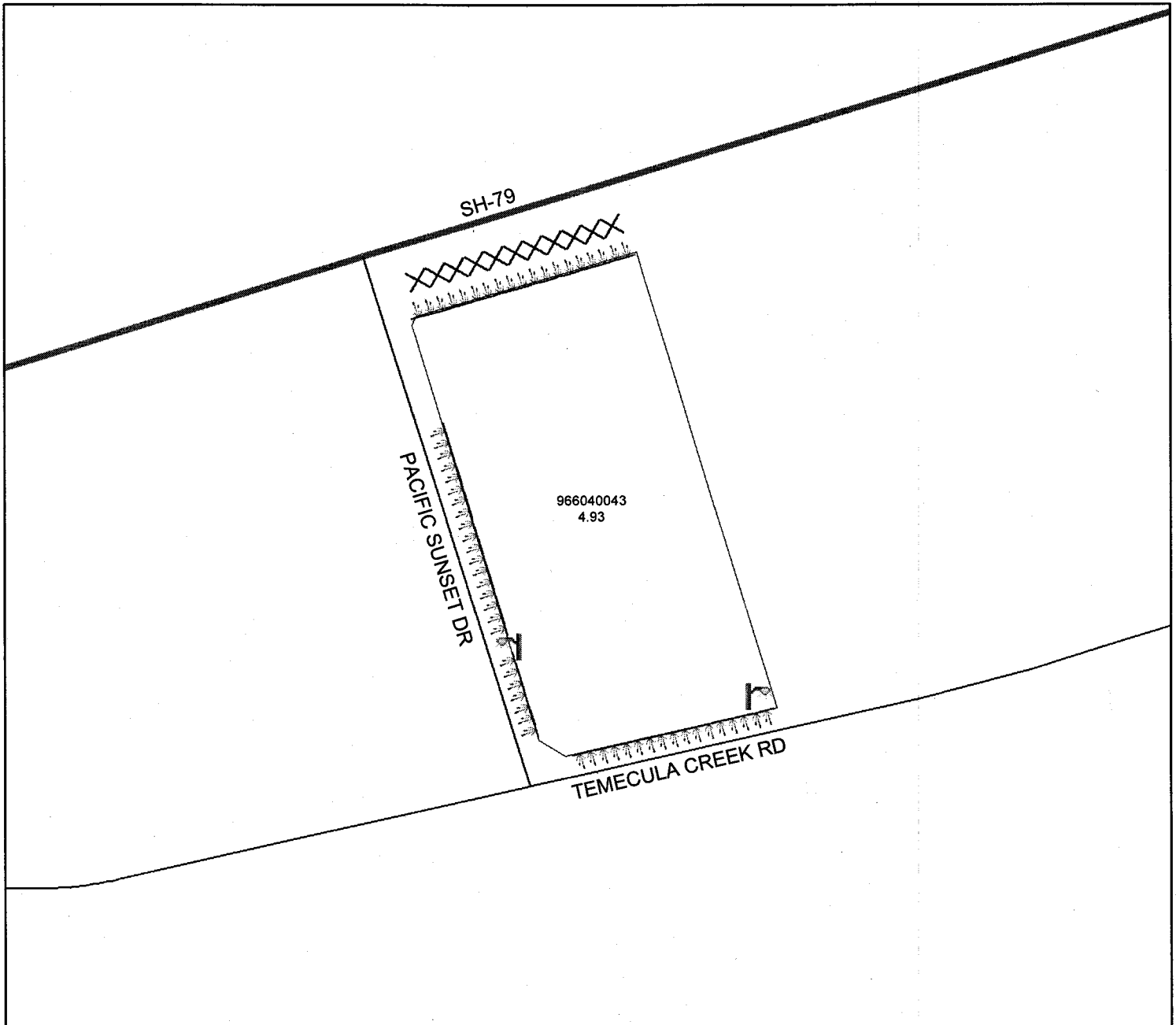


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ASSESSMENT DIAGRAM

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DENOTES MAINTAINED STREETLIGHT

DENOTES FUTURE LANDSCAPED AND MAINTAINED MEDIAN

DENOTES LANDSCAPED AND (CURRENTLY DORMANT) MAINTAINED PARKWAY