

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

928A



FROM: TLMA - Transportation Dept.

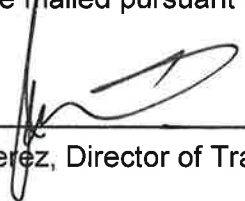
SUBMITTAL DATE:
July 2, 2014

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 190 (French Valley) District 3/3 [\$946]; L&LMD No. 89-1-C – 100%.

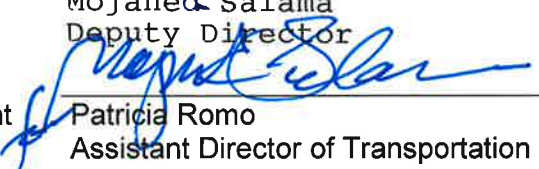
RECOMMENDED MOTION: That the Board of Supervisors adopt the following Resolutions:

1. Resolution No. 2014-153 a Resolution of the County of Riverside initiating proceedings for the annexation of Zone 190 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and ordering preparation of the Engineer's Report regarding the proposed annexation of Zone 190.
2. Resolution No. 2014-154, a Resolution of the County of Riverside declaring its intent to order the annexation of Zone 190 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 fossil filters; adopting the preliminary engineer's report; giving notice of and setting the time and place of the public hearing on the annexation of Zone 190, ordering a mailed ballot election; and directing notice of the public hearing and ballot be mailed pursuant to Article XIID of the California Constitution.

FORM APPROVED COUNTY COUNSEL
BY: *Alma G. Gardner* 6/12/14
DALE A. GARDNER
DATE
Departmental Concurrence



Juan C. Perez, Director of Transportation and Land Management

Mojahed Salama
Deputy Director


Patricia Romo
Assistant Director of Transportation

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 946	\$ 0	\$ N/A	\$ 946	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS L&LMD No. 89-1-C – 100%
There are no General Funds used in this project.

Budget Adjustment:	N/A
For Fiscal Year:	14/15

C.E.O. RECOMMENDATION:

APPROVE

BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

A-30
 Positions Added
 4/5 Vote
 Change Order

Prev. Agn. Ref.: _____ District: 3/3 Agenda Number: **3-66**

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 190 (French Valley) District 3/3 [\$946]; L&LMD No. 89-1-C – 100%.
DATE: July 2, 2014
PAGE: 2 of 3

BACKGROUND:

Summary

Adoption of Resolution No. 2014-153 appoints the Director of the Transportation Department, or his designee, as the Engineer to prepare a Report regarding the proposed annexation of Zone 190 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C").

Resolution No. 2014-154 declares the Board of Supervisors' intention of ordering the annexation of Zone 190 to L&LMD No. 89-1-C. The annexation of Zone 190 to L&LMD No. 89-1-C will fund the maintenance and servicing of fossil filters within public right-of-way located easterly of Pourroy Road and southerly of Yates Road in the French Valley area and includes 41 single-family assessable residential lots.

Consistent with the Board of Supervisors' 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 September 9, 2014 to receive testimony for and against the proposed assessment. Each property owner within the proposed Zone 190 will receive a notice of the public hearing and mail-in ballot, an impartial analysis, a copy of Resolution No. 2014-154, 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 190 will be annexed to L&LMD No. 89-1-C.

There is only one individual/entity which owns all of the property within the proposed boundaries of Zone 190 and said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election and public hearing to be held on September 9, 2014.

Impact on Residents and Businesses

The new assessment is for the purpose of providing the maintenance and servicing of fossil filters within public right-of-way.

The property owners within the proposed boundaries of Zone 190, which are represented by Tract No. 33307, as described in the attached Exhibit "A" (a two page exhibit containing a description and diagram) are impacted by the cost of this annexation. The property owners within the proposed boundaries of Zone 190 have petitioned the County of Riverside to annex their property to L&LMD No. 89-1-C and understand that this annexation will result in an assessment on their property to fund the maintenance and servicing of the aforementioned improvements (fossil filters).

SUPPLEMENTAL:

Additional Fiscal Information

The proposed budget for fiscal year 2015-16 for Zone 190 is \$945.50. This will result in an assessment for fiscal year 2015-16 within Zone 190 of \$23.06 per parcel. The annual assessment may be adjusted annually by the greater of 2% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U), if any, as it stands as of March of each year over the base index for March of 2014.

Contract History and Price Reasonableness

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 190
(French Valley) District 3/3 [\$946]; L&LMD No. 89-1-C – 100%.

DATE: July 2, 2014

PAGE: 3 of 3

ATTACHMENTS:

- A. Exhibit A
- B. Resolution No. 2014-153
- C. Resolution No. 2014-154
- D. Engineer's Report

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 190 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 41 parcel(s) as shown on Tract No. 33307 in the County of Riverside, State of California for fiscal year 2015-16.

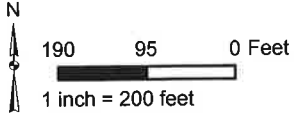
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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 190

PORTION OF SECTION 33 T.6S., R.2W.
TR33307
41 PARCELS



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ASSESSMENT DIAGRAM

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● DENOTES MAINTAINED FOSSIL FILTER

RESOLUTION NO. 2014-153

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING PROCEEDINGS FOR THE ANNEXATION OF ZONE 190 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 Riverside County Transportation Department (hereinafter "Department") 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 190"), 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 190 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 XIID 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 190; and

WHEREAS, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election to be held on September 9, 2014; and

WHEREAS, the Director of the Department, or his designee, is a licensed and registered civil engineer, has expertise with respect to the formation and annexation of territory to landscaping and lighting maintenance districts and the levying of assessments for said purposes and, therefore, is able

FORM APPROVED COUNTY COUNSEL
BY: Dale A. Gardner 6/12/14
DATE

1 to serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of
2 Zone 190 to L&LMD No. 89-1-C.

3 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
4 Board of Supervisors of the County of Riverside assembled in regular session on July 15, 2014 as
5 follows:

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

8 **Section 2. Annexation.** The Board of Supervisors proposes to annex Zone 190 to
9 L&LMD No. 89-1-C and to initiate and conduct proceedings therefore pursuant to the Act for the
10 purpose of levying an annual assessment on all parcels within Zone 190 to pay the costs of the
11 following services:

- 12 (a) The maintenance and servicing of fossil filters within the public right-of-way
13 including the removal of petroleum hydrocarbons and other pollutants from water
14 runoff

15 **Section 3. Boundaries and Designation.** The boundaries of Zone 190 that are
16 proposed to be annexed to L&LMD No. 89-1-C shall include all of the property as shown and described
17 in Exhibit "A".

18 **Section 4. Report.** The Director of the Department, or his designee, is hereby
19 designated Engineer and is ordered to prepare and file a report with the Clerk of the Board of
20 Supervisors in accordance with Sections 22608 and 22585 et. seq. of the Streets and Highways Code
21 and Section 4 of Article XIID of the California Constitution.

22 **Section 5. Effective date.** This Resolution shall take effect from and after its date of
23 adoption.

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 190 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 41 parcel(s) as shown on Tract No. 33307 in the County of Riverside, State of California for fiscal year 2015-16.

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ZONE 190

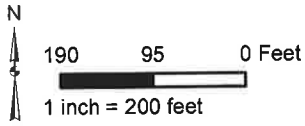
PORTION OF SECTION 33 T.6S., R.2W.

TR33307

41 PARCELS



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ASSESSMENT DIAGRAM

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● DENOTES MAINTAINED FOSSIL FILTER

2 RESOLUTION NO. 2014-154

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING
4 ITS INTENT TO ORDER THE ANNEXATION OF ZONE 190 TO LANDSCAPING AND LIGHTING
5 MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE
6 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE
7 AND SERVICING OF FOSSIL FILTERS; ADOPTING THE PRELIMINARY ENGINEER'S REPORT;
8 GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE
9 THE ANNEXATION OF ZONE 190 ; ORDERING AN ASSESSMENT PROCEEDING; ORDERING A
10 MAILED BALLOT ELECTION; AND DIRECTING NOTICE OF THE PUBLIC HEARING AND THE
11 ASSESSMENT BALLOT TO BE MAILED PURSUANT TO SAID ACT AND ARTICLE XIID OF THE
12 CALIFORNIA CONSTITUTION AND SECTION 4000 OF THE ELECTIONS CODE

13 WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of
14 Riverside (hereinafter the "County") has adopted Resolution No. 2014-153 on July 15, 2014 initiating
15 proceedings for the annexation of Zone 190 (hereinafter "Zone 190"), as described and shown in
16 Exhibit "A", which is attached hereto and incorporated herein, to Landscaping and Lighting
17 Maintenance District No. 89-1-Consolidated of the County of Riverside, State of California, (hereinafter
18 "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter the "Act"),
19 which is Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code
20 (hereinafter the "Street and Highways Code"), and ordering the preparation of a report (hereinafter the
21 "Report") regarding the proposed annexation of Zone 190 and the assessments to be levied within
22 Zone 190 each fiscal year beginning fiscal year 2015-16 for the maintenance and servicing of fossil
23 filters within the public right-of-way within said Zone; and

24 WHEREAS, such proceedings shall comply with the requirements of Article XIID of the
25 California Constitution (hereinafter "Article XIID:"), the Act, and Section 4000 of the Elections Code
26 requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 190;
and

WHEREAS, the Board of Supervisors by Resolution No. 2014-153 directed the Director of the
Transportation Department, or his designee (hereinafter the "Engineer"), to prepare and file the Report

FORM APPROVED COUNTY COUNSEL
BY: *Dain A. Gardner* DATE: 6/12/14
DAIN A. GARDNER

1 with the Clerk of the Board of Supervisors in accordance with Sections 22608 and 22585 et. seq. of the
2 Street and Highways Code and Section 4 of Article XIID; and

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

5 **WHEREAS**, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment
6 Ballot Election" allowing for the election to be held on September 9, 2014; 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 190, and the assessments to be levied on parcels within Zone 190
11 beginning in fiscal year 2015-16;

12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
13 Board of Supervisors in regular session assembled on July 15, 2014 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 2015-16 on all parcels within Zone 190 will be
20 \$23.06 per parcel.

21 **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the
22 annexation of Zone 190, as described and shown in Exhibit "A", to L&LMD No. 89-1-C, and to levy and
23 collect an annual assessment on all assessable lots and parcels of property within Zone 190
24 commencing with the fiscal year 2015-16 as set forth in the Report. The Report expressly states that
25 there are no parcels or lots within Zone 190 that are owned by a federal, state or other local
26 governmental agency that will benefit from the services to be financed by the annual assessments. The

1 annual assessments will be collected at the same time and in the same manner as property taxes are
2 collected, and all laws providing for the collection and enforcement of property taxes shall apply to the
3 collection and enforcement of said assessments.

4 **Section 3. Boundaries.** All the property within boundaries of Zone 190 is proposed to be
5 annexed to L&LMD No. 89-1-C and shall include that property in the unincorporated area of the County
6 as described and shown in Exhibit "A".

7 **Section 4. Description of Services to be Provided** . The services authorized for Zone 190
8 of L&LMD No. 89-1-C are:

- 9 (a) The maintenance and servicing of fossil filters within the public right-of-way including the
10 removal of petroleum hydrocarbons and other pollutants from water runoff.

11 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that
12 benefits from the annexation of Zone 190 to L&LMD No. 89-1-C will be \$23.06 per parcel for fiscal year
13 2015-16. As stated in the Report, the total budget for Zone 190 for the fiscal year 2015-16 is \$945.50;
14 there are 41 parcels that are to be assessed. Each succeeding fiscal year the special assessment may
15 be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage
16 increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-
17 Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the
18 Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will
19 be based on the cumulative increase, if any, in the "Index" as it stands on March of each year over the
20 base Index for March of 2014. Any increase larger than the greater of 2% or the CPI-U annual
21 adjustment requires a majority approval of all the property owners in Zone 190. The Board of
22 Supervisors will levy the assessment in each subsequent fiscal year until the Board of Supervisors
23 undertakes proceedings for the dissolution of Zone 190 of L&LMD No. 89-1-C. The annual assessment
24 will fund the services described in Section 4 of this Resolution. For further particulars, reference is to be
25 made to the Report on file in the Office of the Clerk of the Board of Supervisors.

26

1 **Section 6. The Property to be Annexed.** The property to be annexed to L&LMD No.
2 89-1-C is Zone 190. The boundaries of Zone 190 are located within the unincorporated area of the
3 County and are described and shown in the Report and Exhibit "A".

4 **Section 7. Report.** The Report, which is on file with the Clerk of the Board of Supervisors
5 and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to
6 the Report for a full and detailed description of the services, the boundaries of Zone 190, and the
7 annual assessment to be levied upon assessable lots and parcels within Zone 190 proposed to be
8 annexed to L&LMD No. 89-1-C.

9 **Section 8. Public Hearing.** The question of whether Zone 190 shall be annexed to L&LMD
10 No. 89-1-C and an annual assessment levied beginning with fiscal year 2015-16 shall be considered at
11 a public hearing (hereinafter the "Public Hearing") to be held on September 9, 2014, at 9:30 a.m. at the
12 meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor, Riverside,
13 California.

14 **Section 9. Majority Protest.** Each owner of record of property within Zone 190 is to receive
15 by mail an assessment ballot that shall conform to the requirements of Section 4 of Article XIID and
16 Section 4000 of the California Elections Code. The assessment ballots are to be returned prior to the
17 Public Hearing. The agency shall not impose an assessment if there is a majority protest. A majority
18 protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment
19 exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be
20 weighted according to the proportional financial obligation of the affected property.

21 **Section 10. Information.** Any property owner desiring additional information regarding
22 Zone 190 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Brigitte
23 Hahn, Senior Engineering Technician, Transportation Department of the County of Riverside, 4080
24 Lemon Street, 8th Floor, Riverside, California, 92501, or by telephone at 951-955-6263, or by e-mail at
25 bhahn@rctlma.org.
26

1 **Section 11. Notice of the Public Hearing.** Notice of Public Hearing with regard to the
2 annexation of Zone 190 to L&LMD No. 89-1-C shall be given consistent with Section 22626 of the
3 Streets and Highways Code and Section 4 of Article XIID. The Clerk of the Board of Supervisors shall
4 give notice of the Public Hearing by causing a certified copy of this Resolution to be published once in
5 an appropriate newspaper at least ten (10) days prior to the date of the Public Hearing that is
6 September 9, 2014. Publication of this Resolution is to be effected by the Clerk of the Board of
7 Supervisors. Notice shall also be given by mailing first-class, postage prepaid, those notices, as
8 prepared by County Counsel, assessment ballot and information sheets as required by Section 4 of
9 Article XIID and Section 4000 of the California Elections Code to all owners of record of property within
10 Zone 190 as shown on the last equalized assessment roll of the County. Mailing is to be made by the
11 Engineer and deposited with the U. S. Post Office at least forty-five (45) days prior to the Public
12 Hearing on September 9, 2014.

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

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 190 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 41 parcel(s) as shown on Tract No. 33307 in the County of Riverside, State of California for fiscal year 2015-16.

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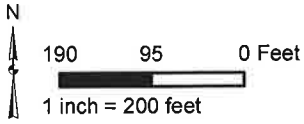
ZONE 190

PORTION OF SECTION 33 T.6S., R.2W.
TR33307

41 PARCELS



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ASSESSMENT DIAGRAM

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● DENOTES MAINTAINED FOSSIL FILTER

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT



ENGINEER'S REPORT FOR Landscaping & Lighting Maintenance District No. 89-1-Consolidated Zone 190

Prepared by
Psomas
1500 Iowa Ave., Ste. 210
Riverside, CA 92507
(951) 787-8421

June 2014

AGENCY: COUNTY OF RIVERSIDE, CALIFORNIA - TRANSPORTATION DEPARTMENT

PROJECT: ANNEXATION OF TRACT 33307 ("TR 33307") TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED ("L&LMD NO. 89-1-C") AS ZONE 190 ("ZONE")

**TO: BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

ENGINEER'S REPORT

Pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972 ("1972 Act"), said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIII D of the California Constitution, and direction from the Board of Supervisors of Riverside County, California, I submit herewith the following Engineer's Report ("Report").

This Report provides for the annexation of TR 33307 to L&LMD No. 89-1-C as Zone 190 and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2015 to June 30, 2016 (2015-2016) and all subsequent Fiscal Years, for this area to be known and designated as:

**L&LMD NO. 89-1-C ZONE 190
TR 33307**

I do hereby assess and apportion the total amount of the costs and expenses upon several parcels of land within said designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the County of Riverside Transportation Department, pursuant to the 1972 Act, do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

Assessor Parcel Numbers, as shown on said Assessment Diagram/Boundary Map as of the date of this Report, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.

As of the date of this Report, there are no parcels or lots within Zone 190 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

DATED this 18th day of June, 2014



PSOMAS

BRUCE W. KIRBY
PROFESSIONAL CIVIL ENGINEER 42393
ENGINEER OF WORK
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. WHEREAS, on this 15th day of July, 2014 the Riverside County Board of Supervisors, County of Riverside, State of California, ordering the preparation of the Report providing for the annexation of TR 33307 to L&LMD No. 89-1-C as Zone 190 did, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 2014-153 for a special assessment district zone known and designated as:

ZONE 190 TR 33307

The annexation of Zone 190 includes all parcels of land within the residential subdivision known as TR 33307, also identified by the Assessor Parcel Number(s) valid as of the date of this Report: 476290001-5, 476290002-6, and 476290004-8. As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Psomas submits this Report, for the annexation of said Zone 190 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2015-2016 and all subsequent fiscal years, consisting of five (5) parts.

PART I

Plans and Specifications: This section contains a description of Zone 190's boundaries and the proposed improvements within said Zone. Zone 190 shall consist of a benefit zone encompassing all of the properties within the residential development known as TR 33307. The proposed improvements described in this Report are based on current development and improvement plans provided to Psomas as of the date of this Report. Improvement plans include unrecorded Tract Map No. 33307 by RBF Consulting, IP#140010 dated January 2014 ("Plans").

PART II

The Method of Apportionment: A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment and assessment range formula established for Zone 190 is based

on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Zone 190 at build-out. The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2015. The initial Maximum Assessment established within Zone 190 shall be \$984. Pursuant to the Plans and TR 33307, which is composed of 41 assessable parcels, and 3 non-assessable parcels, the initial Maximum Assessment shall be \$24 per parcel, subject to the inflationary factor.

PART III

The Cost Estimate: An estimate of the cost of the fossil filters including incidental costs and expenses in connection therewith for fiscal year 2015-2016, is as set forth on the lists thereof, attached hereto.

PART IV

Assessment Diagram/Boundary Map: The Assessment Diagram/Boundary Map shows the parcels of land included within the boundaries of Zone 190. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

PART V

Assessment Roll: A listing of the Assessor's Parcel Numbers and the initial Maximum Assessment per parcel or lot/unit to be applied on the tax roll for Fiscal Year 2015-2016 as provided in the Plans.

B. Assessment Zone

The services to be provided by L&LMD No. 89-1-C Zone 190 generally includes fossil filters. The annexation of TR 33307 to L&LMD No. 89-1-C as Zone 190 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. Zone 190's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Psomas as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Assessment Zone

Zone 190 is located within the unincorporated area of the County of Riverside, State of California and is comprised of TR 33307. The area for TR 33307 is generally east of Pourroy Road, south of Yates Road, north of Jubilee Road and west of Sunny Hills Road. At full development, TR 33307 is projected to include 41 assessable residential lots/units and 3 non-assessable lots/units. Zone 190 consists of all lots/units, parcels and subdivision of land located in the following development areas:

- TR 33307 – Assessor Parcel Number(s) as of the date of this Report: 476290001-5, 476290002-6, and 476290004-8.

B. Description of Improvements and Services for L&LMD No. 89-1-C

The following services were authorized pursuant to the County of Riverside Board of Supervisors approved Resolution No. 94-389 for L&LMD No. 89-1-C:

- L&LMD No. 89-1-C will annually levy an assessment on property within its boundaries to pay the cost of the following services and improvements:
 - The installation and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation;
 - The installation or construction of statuary, fountains and other ornamental structures and facilities;
 - The installation or construction of public lighting facilities including but not limited to, traffic signals;
 - The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks or paving, water irrigation, drainage or electrical facilities; and,
 - The maintenance and/or servicing of any of the foregoing.

C. Improvements and Services for L&LMD No. 89-1-C Zone 190

The services to be funded by L&LMD No. 89-1-C Zone 190 include the maintenance and servicing of two fossil filters within the residential subdivision designated as TR 33307.

PART II – METHOD OF APPORTIONMENT

A. Benefit Analysis

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Fossil filters are the responsibility of Zone 190.

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 public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements 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 reflects the composition of the parcels and the improvements and services provided by the Zone to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (“Article”) requires that a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

Special Benefit

The fossil filter improvements within Zone 190 provide direct and special benefit to the lots or parcels within the Zone. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Each and every lot or parcel within the Zone, receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County required the original developer to install fossil filters and to guarantee the maintenance of the fossil filters and appurtenant facilities serving the lots or

parcels. Therefore, each and every lot or parcel within the proposed Zone could not have been developed in the absence of the installation and expected maintenance of these facilities. Finally, the proper maintenance of fossil filters specially benefits parcels within the Zone by improving water quality within the Zone.

Because all benefiting properties consist of a uniform land use, it is determined that all residential parcels benefit equally from the improvements and the costs and expenses for the maintenance and servicing of fossil filters are apportioned on a per parcel basis.

Based on the benefits described above, fossil filters are an integral part of the quality of life of the Zone. This quality of life is a special benefit to those parcels with a residential land use within the Zone and do not include government owned easements, easements, and flood channel parcels. Government-owned easement, utility easement and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from fossil filters and are not assessed.

SPECIAL BENEFITS OF L&LMD NO. 89-1-C ZONE 190 AUTHORIZED IMPROVEMENTS AND SERVICES:

The special benefits associated with fossil filters are specifically:

- Enhanced water quality control.
- Increased public safety.
- Improved neighborhood aesthetics.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the Zone and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the fossil filters, if any, associated with general benefits will not be assessed to the parcels in the Zone, but will be paid from other Riverside County Transportation Department Funds. Because the fossil filter improvements are located immediately adjacent to properties within the Zone and are maintained solely for the benefit of the properties within the Zone, any benefit received by properties outside of the Zone is nominal. Therefore, the general benefit portion of the benefit received from the improvements for the Zone is zero.

Summary

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because the

benefiting properties consist of a uniform land use (residential), it is determined that each of the residential parcels within the Zone benefit equally from the improvements. Therefore, the proportionate share of the costs and expenses for the provision of fossil filters as well as costs and expenses for the maintenance of the fossil filters are apportioned equally on a per parcel basis.

B. Maximum Assessment Methodology

The following methodology was adopted by Riverside County Board of Supervisors in the annual Report approved on November 29, 1994. Such methodology has been maintained in preparation of this Report. The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the Zone 190 costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Zone. For Zone 190, the initial Maximum Assessments for Fiscal Year 2015-2016 are as follows:

- The initial Maximum Assessment established within Zone 190 (TR 33307) shall be \$984.
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$24.

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2016-2017. The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

The Maximum Assessment is adjusted annually and is calculated independent of the Zone 190's annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Zone 190 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Zone 190 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 adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increased assessment, the County of Riverside must comply with the provisions of the Constitution Article XIII D Section 4c, 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 Zone 190. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 190.

C. Annual Assessment

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within Zone 190 over and above general benefit conferred upon the assessable real property within Zone 190 or to the public at large. The Assessment for each assessable parcel within Zone 190 is calculated by dividing the total Annual Balance to Levy by the total number of assessable subdivided parcels within Zone 190 to determine the Annual Assessment per assessable parcel.

Annual Balance to Levy/Total number of assessable parcels = Annual Assessment per assessable parcel. (Please refer to Part III – Cost Estimate.)

PART III – COST ESTIMATE

L&LMD NO. 89-1-C ZONE 190 (TRACT 33307) FOR FISCAL YEAR 2015-2016

Cost Description ¹	Total Costs for Zone 190	Cost per Parcel/Lot ² for Zone 190
Fossil Filters	\$574	\$14
Field	82	2
Repair and Replacement	123	3
Maintenance Total	\$779	\$19
County Enrollment Costs	123	3
Administrative Costs	41	1
Contingency	41	1
Administration Total	\$205	\$5
Annual Balance to Levy³	\$984	\$24

¹ Projected base rates of services for Fiscal Year 2015-2016 were provided by the County of Riverside Transportation Department.

² Based on projected 41 assessable parcels/lots.

³ All costs rounded up to nearest dollar.

PART IV - ASSESSMENT DIAGRAM / BOUNDARY MAP

FISCAL YEAR 2015-2016 L&LMD NO. 89-1-C ZONE 190

The Assessment Diagram/Boundary Map for Zone 190 by this reference is incorporated and made a part of this Report. Only the parcels identified within the Zone 190 Assessment Diagram are within said boundary.

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

Information identified on this Assessment Diagram/Boundary Map was received from Riverside County Transportation Department.

The Zone 190 Assessment Diagram/Boundary Map identifying the boundaries of parcels within TR 33307 in L&LMD No. 89-1-C Zone 190 is included in this Report for reference on the following page.

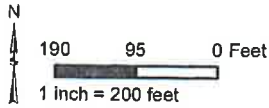
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 190

PORTION OF SECTION 33 T.6S., R.2W.
TR33307

41 PARCELS



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



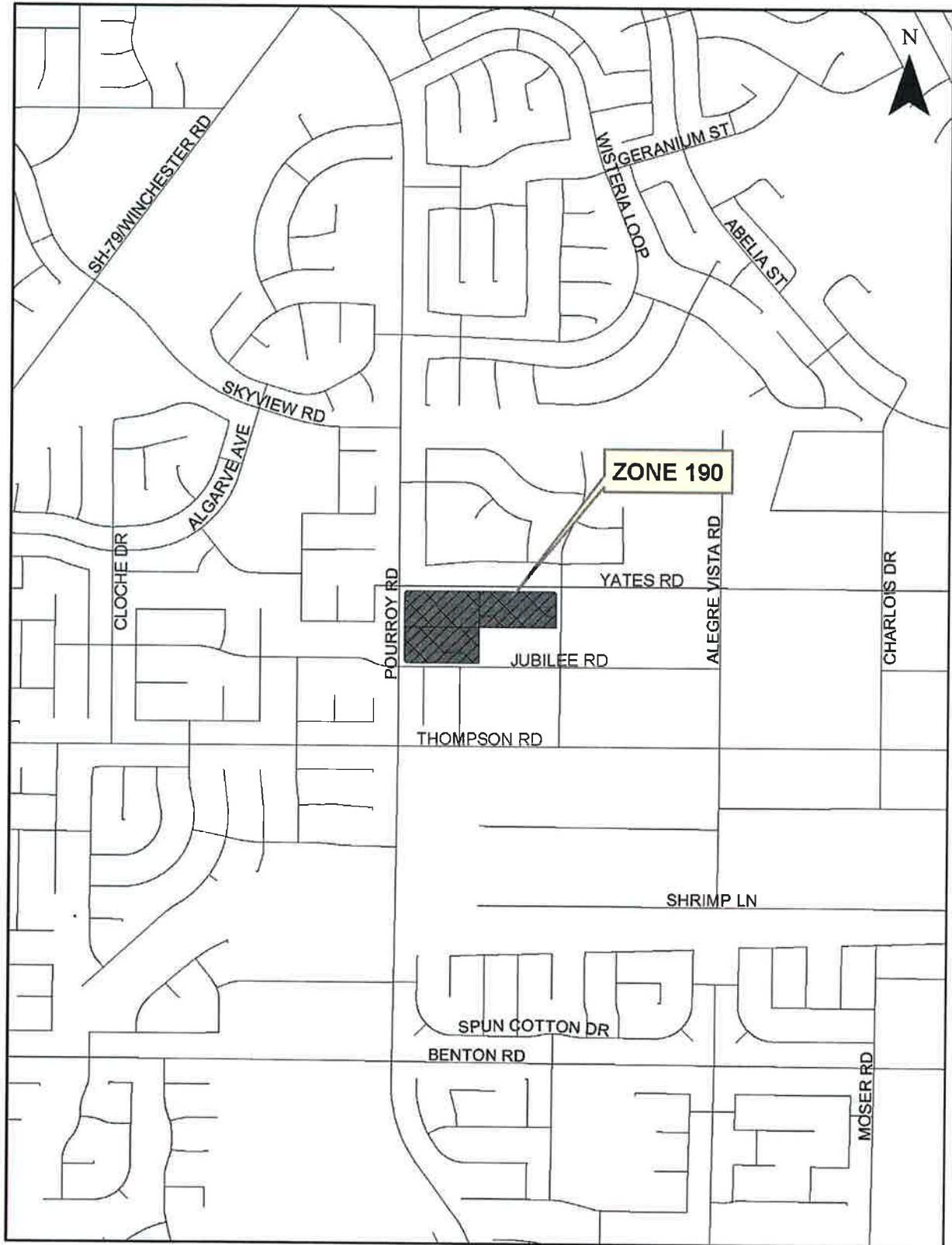
ASSESSMENT DIAGRAM

Printed by bhahn on 6/9/2014



● DENOTES MAINTAINED FOSSIL FILTER

Vicinity Map



PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Zone 190 shall be the parcel as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor’s Parcel Maps. Zone 190 includes the following APN(s) as of the date of this Report:

476290001-5	476290002-6	476290004-8
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The initial Maximum Assessment shall be \$984. When subdivided, the initial Maximum Assessment for Zone 190 is as follows:

**L&LMD NO. 89-1-C ZONE 190
(TRACT 33307)
PROPOSED FISCAL YEAR 2015-2016 MAXIMUM ASSESSMENTS⁴**

Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment
1	\$24	16	\$24	31	\$24
2	24	17	24	32	24
3	24	18	24	33	24
4	24	19	24	34	24
5	24	20	24	35	24
6	24	21	24	36	24
7	24	22	24	37	24
8	24	23	24	38	24
9	24	24	24	39	24
10	24	25	24	40	24
11	24	26	24	41	24
12	24	27	24	42	0
13	24	28	24	43	0
14	24	29	24	44	0
15	24	30	24		

⁴ The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

Waiver and Consent Regarding Date of Assessment Ballot Election

There is only one individual/entity which owns all of the property within the proposed boundaries of Zone 190 and said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election and public hearing to be held on September 9th, 2014; a copy of said waiver is filed herewith and made a part hereof.

**LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 89-1-CONSOLIDATED
OF THE COUNTY OF RIVERSIDE, CALIFORNIA**

**WAIVER AND CONSENT REGARDING DATE OF
ASSESSMENT BALLOT ELECTION**

The undersigned, an authorized representative of K. Hovnanian at Vineyard Heights, LLC (the "Owner") owns property within the unincorporated area of the County of Riverside (the "County") represented by the following Assessor's Parcel Numbers for fiscal year 2015-16 (the "Property"): APN(s) 476-290-001, 476-290-002 and 476-290-004.

The Owner has made application that the Property be annexed as Zone 190 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County ("L&LMD No. 89-1-C") and certifies the following:

1. The Owner waives the requirements of Section 4000 of the Elections Code of the State of California (the "Elections Code") that the mailed ballot election required for annexation and the levy of an annual assessment must be held on an established mailed ballot election date pursuant to Section 1500 of the Election Code; and
2. The Owner consents to the mailed assessment ballot election with respect to the levy of an annual assessment on the Property being held on September 9, 2014

OWNER: K. Hovnanian at Vineyard Heights, LLC
(Name of Company
as Stated in Initial Paragraph)

By: 
Signature

Name: STEVE KAPPEL
Print

Title: DW. PRESIDENT

