

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT



ENGINEER'S REPORT FISCAL YEAR 2015–2016

FOR

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

VOLUME 1

ZONES 1, 3, 8, 10, 11, 15, 19, 24, 26, 28, 29, 31, 36, 39,
43, 44, 45, 53, 55, 57, 58, 66, 68, 72, 74, 83, 84, 86, 87,
89, 91, 92, 94, AND 97

Prepared by
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APRIL 2015

AGENCY: COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT

**PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED**

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

**ENGINEER'S REPORT
FISCAL YEAR 2015-16**

**LANDSCAPING AND LIGHTING ACT OF 1972, DIVISION 15 OF THE
STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA**

Pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972, 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 submitted herewith is the Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("Report") consisting of five parts.

WHEREAS, the Board of Supervisors of the County of Riverside, State of California, did, pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C" or "District"); and,

WHEREAS, the Board of Supervisors, did direct the appointed Engineer to make and file an annual Report, in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972.

WHEREAS, Section 22567 of said Article 4 states the Report shall consist of the following:

- a. Maintenance plans for the improvements
- b. An estimate of the costs of the maintenance of the improvements
- c. A diagram for the assessment district
- d. An assessment of the estimated costs of the maintenance of the improvements

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 Landscaping and Lighting Act of 1972, do hereby submit the following:

1. Pursuant to the provisions of law, the costs and expenses of the District have been assessed upon the parcels of land in the District 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, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Zones 1, 3, 8, 10, 11, 15, 19, 24, 26, 28, 29, 31, 36, 39, 43, 44, 45, 53, 55, 57, 58, 66, 68, 72, 74, 83, 84, 86, 87, 89, 91, 92, 94, and 97, 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.

In conclusion, it is my opinion that the assessments for Landscaping and Lighting Maintenance District No. 89-1-Consolidated have been spread in direct accordance with the benefits that each parcel receives from the items being financed.

DATED this 14th day of April, 2015



PSOMAS

A handwritten signature in blue ink, appearing to read "S. Frieson", written over a horizontal line.

STEVEN B. FRIESON
PROFESSIONAL CIVIL ENGINEER 42110
ENGINEER OF WORK
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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Executive Summary

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A diagram showing the District, the lines and dimensions of each parcel of land within said District, as the same exists on the maps of the Assessor of Riverside County for Fiscal Year 2015–16, is filed in the Office of the Riverside County Transportation Department. A reduced copy thereof is filed herewith and made a part hereof. Any changes in organization for said District (i.e. annexation) is discussed in Part I.

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A detailed listing of each parcel to be assessed for Fiscal Year 2015–16, along with the individual amounts to be assessed.

PART I – VOLUME 1
PLANS AND SPECIFICATIONS
FISCAL YEAR 2015–16
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED
COUNTY OF RIVERSIDE, CALIFORNIA

EXECUTIVE SUMMARY

A. Introduction

This Combined Annual Engineer's Report is prepared in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972 ("1972 Act"), which is Part 2, Division 15 of the California Streets and Highways Code.

Since the Passage of Proposition 218, Right to Vote on Taxes Act, which added Articles XIII(C) and XIII(D) to the California Constitution, new procedures must be followed to levy annual assessments under the 1972 Act.

Proposition 218 requires that all annual assessments be supported by a detailed Engineer's Report ("Report") prepared by a registered professional engineer. The Report includes the information required by law.

The 1972 Act provides for the annual levy of assessments for the Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("District") for the express purpose of installing, maintaining, and servicing landscaping, trails, fossil filters, bio-swales, streetlights, traffic signals, bridge lights, and graffiti abatement improvements. The costs associated with the installation, maintenance, and servicing of the improvements may be assessed against those properties which are specially benefited by the installation, maintenance, and servicing. A County may levy annual assessments for an assessment district after complying with the requirements of the 1972 Act, and the provisions in Proposition 218.

The County initiates proceedings for the annual levy of assessments by passing a resolution, which proposes the annual levy under the 1972 Act. This resolution also describes the improvements, describes the location of the District, and finally orders an engineer, who is a registered professional engineer, certified by the State of California, to prepare and file a detailed report.

The Report prepared by the engineer must include maintenance plans for the improvements. The Report must also include an estimate of the costs of the improvements, a diagram, i.e., map of the District showing the boundary of the District, and an assessment of the estimated costs of the improvements against the parcels or lots which benefit from the improvements. Once the Report is completed, it is presented to the County Board of Supervisors for its review and approval as presented, or it may be modified and approved.

After the Report is preliminarily approved, the County Board of Supervisors may adopt a Resolution of Intention, which declares its intent to levy the annual assessments against parcels within the existing District, describes the improvements, and refers to the Report for details of the District. The Resolution of Intention also sets a time and place for a hearing on the annual levy of assessments for the District.

In accordance with Proposition 218, property owners of the assessed parcels must approve any new or increased assessments. Zones included in this Report have been previously approved by property owners in accordance with Proposition 218.

B. Breakdown

Currently there are 146 locations within 124 L&LMD No. 89-1-C Zones: 57 street lighting assessment zones (57 locations) and 67 assessment zones (89 locations).

There are 66 maintained locations; 2 dormant locations; and 21 locations within the County which have no improvements and are, therefore, not yet maintained; exclusive of street lighting zones.

The Combined Annual Engineer's Report will cover the 124 existing Zones. New or pending Zones will be presented to the Board of Supervisors under separate reports.

Total number of Locations: 146

Assessment Zones: 67 (89 locations)

Street Lighting Assessment Zones: 57 (57 locations)

Total number of Maintained Locations: 66, within 50 Assessment Zones

Total number of Maintained Street Lighting Zones: 47

The designation of the existing District and Zones is as follows:

Volumes:

Volume 1: Zones 1, 3, 8, 10, 11, 15, 19, 24, 26, 28, 29, 31, 36, 39, 43, 44, 45, 53, 55, 57, 58, 66, 68, 72, 74, 83, 84, 86, 87, 89, 91, 92, 94, and 97.

Volume 2: Zones 100, 103, 109, 110, 112, 119, 123, 124, 135, 138, 145, 146, 148, 149, 152, 153, 154, 155, 157, 160, 161, 162, 164, 166, 168, 171, 172, 174, 175, 180, 187, 188, and 190.

Volume 3: Street Lighting Zones 2, 3, 4, 9, 11, 12, 13, 14, 16, 20, 21, 22, 25, 29, 30, 31, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 52, 53, 54, 55, 56, 57, 58, 61, 64, 65, 66, 67, 68, 72, 74, 75, 76, 78, 81, 82, 85, 89, 95, 97, 99, 101, 103, 104, 107, 108, and 109.

Assessment Units:

Acreage based: Zones 1, 10, 83, 87, 89, 94, 123, 124, 138, 145, 146, 148, 149, 152, 153, 154, 155, 157, 160, 161, 164, 166, 171, and 174, and Street Lighting Zones 9, 11, 12, 13, 16, 22, 25, 29, 30, 31, 36, 37, 38, 42, 44, 45, 46, 47, 48, 52, 53, 54, 55, 56, 57, 58, 61, 64, 65, 66, 67, 68, 72, 74, 75, 76, 78, 81, 82, 85, 89, 95, 97, 99, 101, 103, and 104.

Parcel based: Zones 3, 11, 15, 19, 24, 26, 28, 29, 31, 36, 39, 43, 44, 45, 53, 55, 57, 58, 66, 68, 72, 74, 84, 86, 91, 92, 97, 100, 103, 109, 110, 112, 119, 162, 168, 172, 175, 180, 187, 188, and 190 and Street Lighting Zones 2, 3, 4, 14, 20, 21, 43, 107, 108, and 109.

EDU based: Zones 8 and 135.

Maintained Zones/Locations: Zone 1, Zone 3 Locations 2, 9, and 48, Zone 8, Zone 10, Zone 11 Locations 1 and 2, Zone 15 Locations 1 through 4, Zone 19, Zone 24 Locations 1 through 3, Zone 26 Locations 1 through 5, Zone 28, Zone 29 Location 1, Zone 31 Locations 1 and 2, Zone 36 Locations 1 and 2, Zone 39, Zone 43, Zone 44 Locations 2D and 2G, Zone 45, Zone 53, Zone 55, Zone 57, Zone 58, Zone 74, Zone 83, Zone 89, Zone 91, Zone 94, Zone 97, Zone 100, Zone 109, Zone 119, Zone 123, Zone 135, Zone 138, Zone 145, Zone 146, Zone 149, Zone 154, Zone 155, Zone 157, Zone 162, Zone 164, Zone 166, Zone 168, Zone 172, Zone 174, Zone 175, Zone 180, Zone 187, Zone 188, and Zone 190 and Street Lighting Zones 3, 4, 9, 13, 14, 16, 20, 21, 22, 25, 29, 30, 31, 36, 37, 38, 42, 43, 44, 45, 47, 48, 52, 53, 54, 55, 56, 57, 61, 64, 65, 66, 67, 74, 75, 76, 78, 81, 82, 85, 89, 95, 97, 101, 103, 108, and 109.

Not Yet Maintained Zones/Locations (improvements have not yet been installed and/or accepted for maintenance): Zone 3 Location 44, Zone 26 Location 6, Zone 31 Location 3, Zone 44 Locations 2B, 2C, 3A, and 3D, Zone 66, Zone 68, Zone 72, Zone 84, Zone 86, Zone 87, Zone 92, Zone 103, Zone 110, Zone 112, Zone 124, Zone 148, Zone 152, Zone 153, Zone 160, Zone 161, and Street Lighting Zones 2, 11, 12, 46, 58, 68, 72, 99, 104, and 107.

Zones with Dormant Improvements: 154, 160, and 171, and Street Lighting Zones 2, 11, 12, 46, and 72.

Zero Assessment: Zone 26 Location 6, Zone 31 Location 3, Zone 44 Locations 2B, 2C, 3A, and 3D, Zone 68, Zone 84, Zone 86, Zone 87, Zone 92, Zone 103, Zone 110, Zone 112, Zone 124, Zone 148, Zone 152, Zone 153, Zone 160, Zone 161, Zone 171, and Street Lighting Zones 2, 11, 12, 46, 58, 68, 72, 99, 104, and 107.

C. Changes to District Zones

There are no changes to District Zones for Fiscal Year 2015–16.

D. Description of Improvements and Services

The improvements for the District and Zones may be generally described as follows:

The installation, maintenance and servicing of ornamental structures, fences, multi-purpose trails, landscaping, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems, street lighting, traffic signals, and bridge lights, and drainage devices (bio swales and fossil filters), located in public places within the boundaries of the Zones. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including: repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electricity for the lighting and operation of any ornamental structures, landscaping, and appurtenant facilities; water for the irrigation and control of the landscaping, and the maintenance of any of the ornamental structures, landscaping and appurtenant facilities.

Article XIII(D) of the California Constitution defines "maintenance and operation expenses" as "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement". The District's funding includes, but is not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the improvements benefiting the District's parcels.

Description of Improvements per Zone

Maintenance of improvements to be funded by **Zone 1** generally includes landscaping improvements within public right-of-ways of:

42nd Ave

Maintenance of improvements to be funded by **Zone 3** generally includes landscaping improvements within public right-of-ways of:

Ball Rd	El Vira Dr	Meniffee Rd	Sherman Rd
Bedrock Ct	Grand Ave	Ontario Wy	Winnipeg Pl
Central Ave	Mapes Rd	San Jacinto Ave	

Maintenance of improvements to be funded by **Zone 8** generally includes landscaping and streetlights within public right-of-ways of:

Indiana Ave	Magnolia Ave	Neece St
Lincoln St	McKinley St	

Maintenance of improvements to be funded by **Zone 10** generally includes landscaping improvements within public right-of-ways of:

Temescal Canyon Rd

Maintenance of improvements to be funded by **Zone 11** generally includes landscaping, multi-purpose trail and fencing improvements within public right-of-ways of:

**Ave C
Carpinus Dr**

**Cole Ave
Elkhorn Rd**

**Hawkhill Ave
Wood Rd**

Maintenance of improvements to be funded by **Zone 15** generally includes landscaping and fossil filter improvements within public right-of-ways of:

**Apple Canyon Ln
Berry St**

**Dufferin Ave
La Sierra Ave**

**Lyon Ave
Victoria Ave**

Maintenance of improvements to be funded by **Zone 19** generally includes landscaping and fossil filter improvements within public right-of-ways of:

**Bodega Dr
Ken Field Dr**

**Murrieta Hot Springs Rd
San Anselmo Dr**

**Sausalito Way
Willows Ave**

Maintenance of improvements to be funded by **Zone 24** generally includes landscaping improvements within public right-of-ways of:

**Cedar Creek Wy
Horizon View St**

**Pacific Sunset Dr
SH 79**

Temecula Creek Rd

Maintenance of improvements to be funded by **Zone 26** generally includes landscaping improvements within public right-of-ways of:

**Markham Dr
Mariposa Ave**

**Nandina Ave
Roosevelt St**

Washington St

Maintenance of improvements to be funded by **Zone 28** generally includes landscaping and multi-purpose trail improvements within public right-of-ways of:

Grand Ave

Maintenance of improvements to be funded by **Zone 29** generally includes landscaping and multi-purpose trail improvements within public right-of-ways of:

Grand Ave

Maintenance of improvements to be funded by **Zone 31** generally includes landscaping improvements within public right-of-ways of:

Acacia Ave

Meridian St

Stetson Ave

Maintenance of improvements to be funded by **Zone 36** generally includes landscaping improvements within public right-of-ways of:

65th Ave

Jackson St

Maintenance of improvements to be funded by **Zone 39** generally includes landscaping improvements within public right-of-ways of:

Clark St

Dawes St

Windstone Way

Maintenance of improvements to be funded by **Zone 43** generally includes landscaping, multi-purpose trail, fencing and streetlight improvements within public right-of-ways of:

Knabe Rd

Retreat Pky

Weirick Rd

Maintenance of improvements to be funded by **Zone 44** generally includes fossil filter improvements within public right-of-ways of:

Adeline Way

Constance Rd

Hannah Ct

Manu Cir

Aubrey Cir

Crooked Trl

Hennie Cir

Melinda St

Audrey St

Dallas Cir

Isabelle Ln

Monaco Ct

Bola Ct

Desparado Ct

Jean Nicholas Rd

Nellie Way

Canteen Cir

Domenigoni Pky

Josephine Rd

Quail Garden Ct

Catherine Ct

Emily Dr

Laura St

Silverdale Ln

Charity Ln

Gabriella Cir

Lava Tree Ln

Tonya Pl

Charlotte Cir

Grotto Hills Dr

Leon Rd

Topeka Cir

Ventura Way

Wendy Ln

Wyatt Ln

Vineyard Green Ct **Whisper Heights Pkwy**

Maintenance of improvements to be funded by **Zone 45** generally includes landscaping improvements within public right-of-ways of:

La Sierra Ave

McCallister Pkwy

Maintenance of improvements to be funded by **Zone 53** generally includes landscaping and fossil filter improvements within public right-of-ways of:

Auld Rd

Pepper Tree St

Maintenance of improvements to be funded by **Zone 55** generally includes fossil filter improvements within public right-of-ways of:

Kailua Dr

Kohala Dr

Tahoe St

Waimea Way

Maintenance of improvements to be funded by **Zone 57** generally includes landscaping and fossil filter improvements within public right-of-ways of:

Bluewood Cir

Horizon View St

SH 79

Temecula Creek Rd

Maintenance of improvements to be funded by **Zone 58** generally includes landscaping and streetlight improvements within public right-of-ways of:

Albarian St

Graceful Ct

Graceful Way

Van Buren Blvd

Maintenance of improvements to be funded by **Zone 66** generally includes landscape improvements within public right-of-ways of:

Juniper Flats Rd

Western View Dr

Maintenance of improvements to be funded by **Zone 68** generally includes landscaping and bio-swale improvements within public right-of-ways of:

Van Buren Blvd

Maintenance of improvements to be funded by **Zone 72** generally includes fossil filter and traffic signal improvements within public right-of-ways of:

Barrel Rd

Gray Owl Dr

Palmyrita Ave

Spring Mountain Rd

Blueoak Rd

Highgrove Pl

Pigeon Pass Rd

Steamboat St

Boilerhouse Ct

Lyon Rd

Pitchfork Dr

Stockyard Rd

Center St

Mt. Vernon Ave

Prairie Dr

Symphony Dr

Crooked Branch St

Opera Loop

Silver Spot Rd

Woodwind Dr

Gold Piece Rd

Opus Dr

Spring St

Maintenance of improvements to be funded by **Zone 74** generally includes landscaping, multi-purpose trail, fencing, and graffiti abatement improvements within public right-of-ways of:

Hillsmont Ln

McAllister Pkwy

Maintenance of improvements to be funded by **Zone 83** generally includes landscape improvements within public right-of-ways of:

Varner Rd

Maintenance of improvements to be funded by **Zone 84** generally includes landscaping, fossil filter and graffiti abatement improvements within public right-of-ways of:

**Norrisgrove Dr
Patterson Ave
Rider St**

**Street A
Street D
Street G**

**Street H
Street I
Sunny Canyon St**

Maintenance of improvements to be funded by **Zone 86** generally fossil filter, traffic signal, and bridge light improvements within public right-of-ways of:

**Collingreen Ct
Domenigoni Pky
Greenfield Dr**

**Leon Rd
Olive Ave
Winchester Hill Dr**

Windy Willow Ln

Maintenance of improvements to be funded by **Zone 87** generally includes landscape improvements within public right-of-ways of:

Varner Rd

Maintenance of improvements to be funded by **Zone 89** generally includes fossil filter and streetlight improvements within public right-of-ways of:

Harvill Ave

Daytona Cv

Maintenance of improvements to be funded by **Zone 91** generally includes landscaping, multi-purpose trail, and graffiti abatement improvements within public right-of-ways of:

Amen St

Lake St

Mayberry Ave

Maintenance of improvements to be funded by **Zone 92** generally includes landscaping, multi-purpose trail, and graffiti abatement improvements within public right-of-ways of:

54th Ave

Calhoun St

Maintenance of improvements to be funded by **Zone 94** generally includes fossil filter and streetlight improvements within public right-of-ways of:

A St

Nuevo Rd

Maintenance of improvements to be funded by **Zone 97** generally includes parkway landscaping, graffiti abatement, and future median landscaping improvements within public right-of-ways of:

**Cajalco Rd
Carpinus Dr**

**Deer Run Rd
Granite Ridge Dr**

Mountain Shadow Ln

E. Maintenance Plans

Plans for the improvements for the Zones are voluminous and are not bound in this Report but by this reference are incorporated and made a part of this Report. The Plans for maintained zones are on file in the office of the Riverside County Transportation Department, 4080 Lemon Street, 2nd Floor, Riverside, CA 92501, where they are available for public inspection. Reduced maps of the maintained improvements are in Part IV, Assessment Diagrams of this Report.

ZONE	PLAN NUMBER
Zone 1	902-VV
Zone 3 Loc 2	857-X
Zone 3 Loc 9	839-SS/-TT
Zone 3 Loc 48	939-R
Zone 8	933-XX
Zone 10	935-T
Zone 11 Loc 1	933-D
Zone 11 Loc 2	936-LL/-MM
Zone 15 Loc 1	928-F
Zone 15 Loc 2	932-UU
Zone 15 Loc 3	928-F/932-UU
Zone 15 Loc 4	940-W
Zone 19	925-FF/-GG
Zone 24 Loc 1	928-TT
Zone 24 Loc 2	931-N
Zone 24 Loc 3	932-AA
Zone 26 Loc 1	930-G/-H
Zone 26 Loc 2	933-VV
Zone 26 Loc 3	942-QQ
Zone 26 Loc 4	936-U
Zone 26 Loc 5	941-WW
Zone 28	923-CC
Zone 29 Loc 1	927-Z
Zone 31 Loc 1	931-A
Zone 31 Loc 2	941-EE
Zone 36 Loc 1	925-H
Zone 36 Loc 2	949-P
Zone 39	903-I/934-I
Zone 43	932-Z/936-I/-L/-AA/-FF
Zone 44 Loc 2D	943-C
Zone 44 Loc 2G	941-SS
Zone 45	933-HH/937-U
Zone 53	936-VV
Zone 55	938-PP
Zone 57	937-DD
Zone 58	940-J
Zone 74	943-N
Zone 83	944-K

ZONE	PLAN NUMBER
Zone 89	945-KK
Zone 91	944-M
Zone 94	946-DD
Zone 97	937-B/945-SS/947-XX

PART II – VOLUME 1
METHOD OF APPORTIONMENT
FISCAL YEAR 2015–16
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED
COUNTY OF RIVERSIDE, CALIFORNIA

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 lots or parcels 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 District 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 maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement provides direct and special benefit to those properties located within Landscaping and Lighting Maintenance District No. 89-1-Consolidated (“L&LMD No. 89-1-C” or “District”).

Each and every lot or parcel within the District, 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 and/or guarantee the maintenance of the improvements, and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the District could not have been developed in the absence of the installation and expected maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement, and appurtenant facilities specially benefit parcels within the District by moderating temperatures, providing oxygenation, attenuating noise from adjacent streets and controlling dust for those properties in close proximity to the landscaping. Improved erosion and water quality control, dust abatement, increased public safety (e.g., control sight distance restrictions and fire hazards), improved neighborhood property protection and aesthetics, controlling or restricting the flow of traffic into and out of the development, increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the District. Streetlights also provide safety for pedestrians and motorists living and owning property in the District during the nighttime hours, and to assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the District. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of “streets” as a “permanent public improvement.” One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within the District is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within the District, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within the District.

The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District through the screening of properties within the District from arterial streets.

Finally, the proper maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, and graffiti abatement, and appurtenant structures improves the attractiveness of the properties within the District. This provides a positive visual experience each and every time a trip is made to or from the property and provides an enhanced quality of life and sense of well-being for properties within the District.

Traffic signal assessments are based on traffic studies and/or trip counts. For specific zone benefits, see Part III Estimate of Costs and Expenses.

Because all benefiting properties consist of a uniform land use, it is determined that all lots or parcels benefit equally from the improvements and the costs and expenses for the provision of electricity for the streetlights and traffic signals and the maintenance of landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, traffic signals, and bridge lights, and graffiti abatement are apportioned on a per acre, per Equivalent Dwelling Unit (EDU), or per parcel basis.

Based on the benefits described above, landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement are an integral part of the quality of life of the District. This quality of life is a special benefit to those parcels that are not 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 landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement and are not assessed.

Special Benefit of Landscaping and Lighting Maintenance District No. 89-1-Consolidated Authorized Improvements and Services:

- 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 or servicing, or both, of any of the foregoing.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement maintenance costs associated with general benefits will not be assessed to the parcels in the District, but will be paid from other County Funds. Because the landscaping, multi-purpose trails, fencing, fossil filters, bio-swales, streetlights, traffic signals, and bridge lights, and graffiti abatement improvements are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District will be in the proportions stated under Special Benefit. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. However, some traffic signal improvements provide general and specific benefit. It was previously determined that the costs and expenses for the traffic signal improvements are less than the County's total maintenance cost. Percentages of the County's total maintenance costs were previously determined from budgets at the time of annexation by Riverside County Transportation Department. These percentages are noted on the applicable Fiscal Year 2015–16 budgets for those Zones with traffic signal improvements in Part III, Estimate of Costs and Expenses. Therefore, only the costs directly related to the specific benefit of the traffic signal improvements will be assessed to the applicable Zones.

PART III – VOLUME 1

ESTIMATE OF COSTS AND EXPENSES FISCAL YEAR 2015–16 LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED COUNTY OF RIVERSIDE, CALIFORNIA

The cost estimate contains each of the items specified in Section 22569 of the 1972 Act.

The 1972 Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire Fiscal Year (2015–16), including incidental expenses, which may include operating reserves.

The 1972 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The inflation factor, for those zones with an inflation factor in place, may increase budgets for Zones, which have not been accepted for maintenance, as if assessed. However, the amount to levy may be credited resulting in a zero assessment.

Each succeeding fiscal year the maximum assessment for Zone 8 may be subject to an annual adjustment of two percent and the maximum assessment for Zones 10, 11, 15, 19, 24, 26, 28, 29, 31, 36, 39, 43, 44, 45, 53, 55, 57, 58, 66, 68, 72, 74, 83, 84, 86, 87, 89, 91, 92, 94, and 97 may be subject to an annual adjustment that is the greater of two percent or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers (CPI-U) for All Items or the CPI-U for Electricity (as applicable) 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 for All Items or CPI-U for Electricity 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. Any increase larger than the greater of two percent, the CPI-U for All Items, or CPI-U for Electricity annual adjustment requires a majority approval of all the property owners within each of the benefit zones in the District.

There is no proposed increase in the maximum assessment per acre or per parcel in Zones 1 and 3 over the maximum assessment for Fiscal Year 2014-15, as these zones did not institute an inflation factor when established.

There is a two percent proposed inflationary increase in the maximum assessment per acre, per EDU or per parcel as applicable in Zones 8, 10, 11, 15, 19, 24, 26, 28, 29, 31, 36, 39, 43, 44, 45, 53, 55, 57, 58, 66, 68, 72, 74, 83, 84, 86, 87, 89, 91, 92, 94, 97 over the maximum assessment for Fiscal Year 2014-15, and is consistent with ballot proposition approved by the qualified electors when establishing said zones.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 1
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Landscaping	\$ 15,288.12 /	82.78	\$ 184.68
Water	\$ 1,823.98 /	82.78	\$ 22.03
Backflow Certification	\$ 249.70 /	82.78	\$ 3.02
Electricity	\$ 72.62 /	82.78	\$ 0.88
Field Inspection/Management	\$ 231.21 /	82.78	\$ 2.79
Repair and Replacement	\$ 1,528.81 /	82.78	\$ 18.47
TOTAL MAINTENANCE COSTS	\$ 19,194.43	COST PER ACRE	\$ 231.87

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Administrative Costs	\$ 2,303.33 /	82.78	\$ 27.82
Contingency	\$ 1,919.44 /	82.78	\$ 23.19
Capital Improvements	\$ 18,140.30 /	82.78	\$ 219.14
TOTAL INCIDENTAL COSTS	\$ 22,363.08	COST PER ACRE	\$ 270.15

TOTAL PROJECTED COSTS **\$ 41,557.51** **COST PER ACRE** **\$ 502.02**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 14,777.89**
MAXIMUM PER ACRE ASSESSMENT FY 15-16 **\$ 178.52**

ANNUAL ASSESSMENT FY 15-16 **\$ 14,777.89**
PER ACRE ASSESSMENT FY 15-16 **\$ 178.52**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 3
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 10,505.58 /	314	\$ 33.46
Water	\$ 9,875.85 /	314	\$ 31.45
Backflow Certification	\$ 458.36 /	314	\$ 1.46
Tree Trimming	\$ 1,362.92 /	314	\$ 4.34
Electricity	\$ 1,580.14 /	314	\$ 5.03
Field Inspection/Management	\$ 928.71 /	314	\$ 2.96
Repair and Replacement	\$ 3,505.89 /	314	\$ 11.17
TOTAL MAINTENANCE COSTS	\$ 28,217.46	COST PER PARCEL	\$ 89.87

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 3,386.10 /	314	\$ 10.78
Contingency	\$ 2,821.75 /	314	\$ 8.99
Capital Improvements	\$ 28,934.74 /	314	\$ 92.15
TOTAL INCIDENTAL COSTS	\$ 35,142.58	COST PER PARCEL	\$ 111.92
TOTAL PROJECTED COSTS	\$ 63,360.04	COST PER PARCEL	\$ 201.79

MAXIMUM ANNUAL ASSESSMENT FY 15-16 \$ 24,391.52
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 \$ 77.68

ANNUAL ASSESSMENT FY 15-16 \$ 24,391.52
PER PARCEL ASSESSMENT FY 15-16 \$ 77.68

Zone 3 Location 44 is not yet maintained.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 8
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF EDUS	COST PER EDU	
Landscaping	\$ 67,910.73	/	2722.82	\$ 24.94	
Water	\$ 21,319.80	/	2722.82	\$ 7.83	
Backflow Certification	\$ 367.99	/	2722.82	\$ 0.14	
Monument Lighting	\$ 1,327.55	/	2722.82	\$ 0.49	
Tree Trimming	\$ 25,000.00	/	2722.82	\$ 9.18	
Streetlights 5800 HSPV	\$ 11,834.49	/	2722.82	\$ 4.35	
Streetlights 9500 HPSV	\$ 43,915.10	/	2722.82	\$ 16.13	
Streetlights 22000 HPSV	\$ 16,118.95	/	2722.82	\$ 5.92	
Electricity	\$ 811.25	/	2722.82	\$ 0.30	
Field Inspection/Management	\$ 1,530.67	/	2722.82	\$ 0.56	
Repair and Replacement	\$ 7,701.29	/	2722.82	\$ 2.83	
TOTAL MAINTENANCE COSTS	\$ 197,837.80			COST PER EDU	\$ 72.67

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF EDUS	COST PER EDU	
Administrative Costs	\$ 23,740.54	/	2722.82	\$ 8.72	
Contingency	\$ 19,783.78	/	2722.82	\$ 7.27	
Ad Valorem Fund Allocation*	\$ (22,000.00)	/	2722.82	\$ (8.08)	
Capital Improvements	\$ -	/	2722.82	\$ -	
TOTAL INCIDENTAL COSTS	\$ 21,524.32			COST PER EDU	\$ 7.91
TOTAL PROJECTED COSTS	\$ 219,362.12			COST PER EDU	\$ 80.58

MAXIMUM ANNUAL ASSESSMENT FY 15-16 \$ 128,707.70
MAXIMUM PER EDU ASSESSMENT FY 15-16 \$ 47.27

ANNUAL ASSESSMENT FY 15-16 \$ 128,707.70
PER EDU ASSESSMENT FY 15-16 \$ 47.27

*For the 402 streetlights that were formerly annexed to CSA 30 and CSA 52.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 10
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Landscaping	\$ 7,558.23 /	77.03	\$ 98.12
Water	\$ 3,600.67 /	77.03	\$ 46.74
Calsense Subscription and Monitoring	\$ 182.07 /	77.03	\$ 2.36
Tree Trimming	\$ 1,310.90 /	77.03	\$ 17.02
Electricity	\$ 320.03 /	77.03	\$ 4.15
Field Inspection/Management	\$ 7,263.32 /	77.03	\$ 94.29
Repair and Replacement	\$ 3,799.65 /	77.03	\$ 49.33
TOTAL MAINTENANCE COSTS	\$ 24,034.87	COST PER ACRE	\$ 312.01

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Administrative Costs	\$ 2,884.18 /	77.03	\$ 37.44
Contingency	\$ 2,403.49 /	77.03	\$ 31.20
Capital Improvements	\$ 4,000.00 /	77.03	\$ 51.93
TOTAL INCIDENTAL COSTS	\$ 9,287.67	COST PER ACRE	\$ 120.57
TOTAL PROJECTED COSTS	\$ 33,322.55	COST PER ACRE	\$ 432.58

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 29,908.44**
MAXIMUM PER ACRE ASSESSMENT FY 15-16 **\$ 388.27**

ANNUAL ASSESSMENT FY 15-16 **\$ 29,908.44**
PER ACRE ASSESSMENT FY 15-16 **\$ 388.27**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 11
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Trails/Fence	\$ 6,054.16 /	243	\$ 24.91
Water	\$ 21,412.62 /	243	\$ 88.12
Calsense Subscription and Monitoring	\$ 364.14 /	243	\$ 1.50
Backflow Certification	\$ 166.46 /	243	\$ 0.69
Tree Trimming	\$ 4,800.00 /	243	\$ 19.75
Electricity	\$ 964.47 /	243	\$ 3.97
Field Inspection/Management	\$ - /	243	\$ -
Repair and Replacement	\$ 1,100.15 /	243	\$ 4.53
TOTAL MAINTENANCE COSTS	\$ 34,862.00	COST PER PARCEL	\$ 143.47

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 4,183.44 /	243	\$ 17.22
Contingency	\$ 3,486.20 /	243	\$ 14.35
Capital Improvements	\$ - /	243	\$ -
TOTAL INCIDENTAL COSTS	\$ 7,669.64	COST PER PARCEL	\$ 31.57
TOTAL PROJECTED COSTS	\$ 42,531.64	COST PER PARCEL	\$ 175.04

MAXIMUM ANNUAL ASSESSMENT FY 15-16 \$ 31,726.08
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 \$ 130.56

ANNUAL ASSESSMENT FY 15-16 \$ 31,726.08
PER PARCEL ASSESSMENT FY 15-16 \$ 130.56

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 15
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 7,071.16 /	121	\$ 58.44
Water	\$ 10,692.89 /	121	\$ 88.37
Calsense Subscription and Monitoring	\$ 291.31 /	121	\$ 2.41
Backflow Certification	\$ 166.46 /	121	\$ 1.38
Tree Trimming	\$ 3,162.82 /	121	\$ 26.14
Fossil Filters	\$ 1,616.05 /	121	\$ 13.36
Electricity	\$ 1,588.02 /	121	\$ 13.12
Field Inspection/Management	\$ 794.98 /	121	\$ 6.57
Repair and Replacement	\$ 2,745.91 /	121	\$ 22.69
TOTAL MAINTENANCE COSTS	\$ 28,129.61	COST PER PARCEL	\$ 232.48

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 3,375.55 /	121	\$ 27.90
Contingency	\$ 2,812.96 /	121	\$ 23.25
Capital Improvements	\$ 2,037.33 /	121	\$ 16.84
TOTAL INCIDENTAL COSTS	\$ 8,225.84	COST PER PARCEL	\$ 67.99

TOTAL PROJECTED COSTS **\$ 36,355.45** **COST PER PARCEL** **\$ 300.47**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 48,489.54**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 400.74**

ANNUAL ASSESSMENT FY 15-16 **\$ 36,355.45**
PER PARCEL ASSESSMENT FY 15-16 **\$ 300.47**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 19
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 6,960.14 /	185	\$ 37.62
Water	\$ 4,450.89 /	185	\$ 24.06
Calsense Subscription and Monitoring	\$ 364.14 /	185	\$ 1.97
Backflow Certification	\$ 83.23 /	185	\$ 0.45
Tree Trimming	\$ 2,425.17 /	185	\$ 13.11
Fossil Filters	\$ 1,092.42 /	185	\$ 5.90
Electricity	\$ 646.16 /	185	\$ 3.49
Field Inspection/Management	\$ 9,845.66 /	185	\$ 53.22
Repair and Replacement	\$ 4,553.10 /	185	\$ 24.61
TOTAL MAINTENANCE COSTS	\$ 30,420.92	COST PER PARCEL	\$ 164.43

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 3,650.51 /	185	\$ 19.73
Contingency	\$ 3,042.09 /	185	\$ 16.44
Capital Improvements	\$ 10,000.00 /	185	\$ 54.05
TOTAL INCIDENTAL COSTS	\$ 16,692.60	COST PER PARCEL	\$ 90.22

TOTAL PROJECTED COSTS **\$ 47,113.52** **COST PER PARCEL** **\$ 254.65**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 37,852.85**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 204.61**

ANNUAL ASSESSMENT FY 15-16 **\$ 37,852.85**
PER PARCEL ASSESSMENT FY 15-16 **\$ 204.61**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 24
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 14,475.15 /	314	\$ 46.10
Water	\$ 3,734.51 /	314	\$ 11.89
Calsense Subscription and Monitoring	\$ 485.51 /	314	\$ 1.55
Backflow Certification	\$ 260.10 /	314	\$ 0.83
Tree Trimming	\$ 9,180.00 /	314	\$ 29.24
Electricity	\$ 1,724.31 /	314	\$ 5.49
Field Inspection/Management	\$ 647.62 /	314	\$ 2.06
Repair and Replacement	\$ 3,217.31 /	314	\$ 10.25
TOTAL MAINTENANCE COSTS	\$ 33,724.52	COST PER PARCEL	\$ 107.41

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 4,046.94 /	314	\$ 12.89
Contingency	\$ 3,372.45 /	314	\$ 10.74
Capital Improvements	\$ 10,000.00 /	314	\$ 31.85
TOTAL INCIDENTAL COSTS	\$ 17,419.39	COST PER PARCEL	\$ 55.48

TOTAL PROJECTED COSTS	\$ 51,143.91	COST PER PARCEL	\$ 162.89
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MAXIMUM ANNUAL ASSESSMENT FY 15-16	\$ 40,465.18
MAXIMUM PER PARCEL ASSESSMENT FY 15-16	\$ 128.87

ANNUAL ASSESSMENT FY 15-16	\$ 40,465.18
PER PARCEL ASSESSMENT FY 15-16	\$ 128.87

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 26
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 12,288.52 /	417	\$ 29.47
Water	\$ 9,584.38 /	417	\$ 22.98
Backflow Certification	\$ 166.46 /	417	\$ 0.40
Tree Trimming	\$ - /	417	\$ -
Electricity	\$ 2,434.43 /	417	\$ 5.84
Field Inspection/Management	\$ 1,169.05 /	417	\$ 2.80
Repair and Replacement	\$ 26,268.61 /	417	\$ 62.99
TOTAL MAINTENANCE COSTS	\$ 51,911.45	COST PER PARCEL	\$ 124.48

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 6,229.37 /	417	\$ 14.94
Contingency	\$ 5,191.15 /	417	\$ 12.45
Capital Improvements	\$ 10,000.00 /	417	\$ 23.98
TOTAL INCIDENTAL COSTS	\$ 21,420.52	COST PER PARCEL	\$ 51.37

TOTAL PROJECTED COSTS **\$ 73,331.97** **COST PER PARCEL** **\$ 175.85**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 58,942.95**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 141.35**

ANNUAL ASSESSMENT FY 15-16 **\$ 58,942.95**
PER PARCEL ASSESSMENT FY 15-16 **\$ 141.35**

Location 6 of Zone 26 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 52 parcels will not be submitted and therefore not collected. The projected per parcel amounts include Location 6.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 28
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Trails	\$ 3,286.68 /	98	\$ 33.54
Water	\$ 1,175.89 /	98	\$ 12.00
Calsense Subscription and Monitoring	\$ 182.07 /	98	\$ 1.86
Backflow Certification	\$ 88.22 /	98	\$ 0.90
Tree Trimming	\$ 2,001.73 /	98	\$ 20.43
Electricity	\$ 320.32 /	98	\$ 3.27
Field Inspection/Management	\$ 4,906.71 /	98	\$ 50.07
Repair and Replacement	\$ 657.34 /	98	\$ 6.71
TOTAL MAINTENANCE COSTS	\$ 12,618.95	COST PER PARCEL	\$ 128.78

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,514.27 /	98	\$ 15.45
Contingency	\$ 1,261.90 /	98	\$ 12.88
Capital Improvements	\$ - /	98	\$ -
TOTAL INCIDENTAL COSTS	\$ 2,776.17	COST PER PARCEL	\$ 28.33

TOTAL PROJECTED COSTS **\$ 15,395.12** **COST PER PARCEL** **\$ 157.11**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 10,909.36**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 111.32**

ANNUAL ASSESSMENT FY 15-16 **\$ 10,909.36**
PER PARCEL ASSESSMENT FY 15-16 **\$ 111.32**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 29
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Trails	\$ 2,728.72 /	130	\$ 20.99
Water	\$ 1,864.51 /	130	\$ 14.34
Calsense Subscription and Monitoring	\$ 182.07 /	130	\$ 1.40
Backflow Certification	\$ 575.88 /	130	\$ 4.43
Tree Trimming	\$ 3,401.07 /	130	\$ 26.16
Electricity	\$ 322.23 /	130	\$ 2.48
Field Inspection/Management	\$ 4,906.71 /	130	\$ 37.74
Repair and Replacement	\$ 545.74 /	130	\$ 4.20
TOTAL MAINTENANCE COSTS	\$ 14,526.94	COST PER PARCEL	\$ 111.74

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,743.23 /	130	\$ 13.41
Contingency	\$ 1,452.69 /	130	\$ 11.17
Capital Improvements	\$ - /	130	\$ -
TOTAL INCIDENTAL COSTS	\$ 3,195.93	COST PER PARCEL	\$ 24.58

TOTAL PROJECTED COSTS **\$ 17,722.87** **COST PER PARCEL** **\$ 136.32**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 11,538.80**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 88.76**

ANNUAL ASSESSMENT FY 15-16 **\$ 11,538.80**
PER PARCEL ASSESSMENT FY 15-16 **\$ 88.76**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 31
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 3,507.69 /	60	\$ 58.46
Water	\$ 872.95 /	60	\$ 14.55
Backflow Certification	\$ 291.15 /	60	\$ 4.85
Tree Trimming	\$ - /	60	\$ -
Electricity	\$ 635.88 /	60	\$ 10.60
Field Inspection/Management	\$ 350.77 /	60	\$ 5.85
Repair and Replacement	\$ 7,021.18 /	60	\$ 117.02
TOTAL MAINTENANCE COSTS	\$ 12,679.61	COST PER PARCEL	\$ 211.33

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,521.55 /	60	\$ 25.36
Contingency	\$ 1,267.96 /	60	\$ 21.13
Capital Improvements	\$ 510.33 /	60	\$ 8.51
TOTAL INCIDENTAL COSTS	\$ 3,299.84	COST PER PARCEL	\$ 55.00

TOTAL PROJECTED COSTS **\$ 15,979.45** **COST PER PARCEL** **\$ 266.33**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 17,970.60**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 299.51**

ANNUAL ASSESSMENT FY 15-16 **\$ 15,979.45**
PER PARCEL ASSESSMENT FY 15-16 **\$ 266.32**

Location 3 of Zone 31 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 16 parcels will not be submitted and therefore not collected. The projected per parcel amounts include Location 3. Location 3 improvements also include fossil filters.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 36
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 3,137.51 /	106	\$ 29.60
Water	\$ 561.55 /	106	\$ 5.30
Calsense Subscription and Monitoring	\$ 182.07 /	106	\$ 1.72
Backflow Certification	\$ 299.64 /	106	\$ 2.83
Electricity	\$ 165.82 /	106	\$ 1.56
Field Inspection/Management	\$ 195.71 /	106	\$ 1.85
Repair and Replacement	\$ 5,540.41 /	106	\$ 52.27
TOTAL MAINTENANCE COSTS	\$ 10,082.70	COST PER PARCEL	\$ 95.13

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,209.92 /	106	\$ 11.41
Contingency	\$ 1,008.27 /	106	\$ 9.51
Capital Improvements	\$ 5,000.00 /	106	\$ 47.17
TOTAL INCIDENTAL COSTS	\$ 7,218.19	COST PER PARCEL	\$ 68.09

TOTAL PROJECTED COSTS	\$ 17,300.90	COST PER PARCEL	\$ 163.22
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MAXIMUM ANNUAL ASSESSMENT FY 15-16	\$ 12,412.60
MAXIMUM PER PARCEL ASSESSMENT FY 15-16	\$ 117.10

ANNUAL ASSESSMENT FY 15-16	\$ 12,412.60
PER PARCEL ASSESSMENT FY 15-16	\$ 117.10

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 39
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 2,398.92 /	128	\$ 18.74
Water	\$ 1,449.94 /	128	\$ 11.33
Backflow Certification	\$ 41.62 /	128	\$ 0.33
Tree Trimming	\$ - /	128	\$ -
Electricity	\$ 318.83 /	128	\$ 2.49
Field Inspection/Management	\$ 239.89 /	128	\$ 1.87
Repair and Replacement	\$ 1,156.32 /	128	\$ 9.03
TOTAL MAINTENANCE COSTS	\$ 5,605.52	COST PER PARCEL	\$ 43.79

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 672.66 /	128	\$ 5.26
Contingency	\$ 560.55 /	128	\$ 4.38
Capital Improvements	\$ 5,000.00 /	128	\$ 39.06
TOTAL INCIDENTAL COSTS	\$ 6,233.21	COST PER PARCEL	\$ 48.70
TOTAL PROJECTED COSTS	\$ 11,838.74	COST PER PARCEL	\$ 92.49

MAXIMUM ANNUAL ASSESSMENT FY 15-16	\$ 6,974.72
MAXIMUM PER PARCEL ASSESSMENT FY 15-16	\$ 54.49

ANNUAL ASSESSMENT FY 15-16	\$ 6,974.72
PER PARCEL ASSESSMENT FY 15-16	\$ 54.49

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 43
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Trails/Fence	\$ 23,242.18 /	516	\$ 45.04
Water	\$ 15,897.76 /	516	\$ 30.81
Calsense Subscription and Monitoring	\$ 364.14 /	516	\$ 0.71
Tree Trimming	\$ 8,572.90 /	516	\$ 16.61
Streetlights LS-1 9500 Lumen HPSV	\$ 2,333.92 /	516	\$ 4.52
Streetlights LS-1 22000 Lumen HPSV	\$ 1,521.22 /	516	\$ 2.95
Electricity	\$ 134.28 /	516	\$ 0.26
Field Inspection/Management	\$ 2,324.22 /	516	\$ 4.50
Repair and Replacement	\$ 11,853.51 /	516	\$ 22.97
TOTAL MAINTENANCE COSTS	\$ 66,244.14	COST PER PARCEL	\$ 128.37

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 7,949.30 /	516	\$ 15.41
Contingency	\$ 6,624.41 /	516	\$ 12.84
Capital Improvements	\$ 10,000.00 /	516	\$ 19.38
TOTAL INCIDENTAL COSTS	\$ 24,573.71	COST PER PARCEL	\$ 47.63

TOTAL PROJECTED COSTS **\$ 90,817.85** **COST PER PARCEL** **\$ 176.00**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 82,431.00**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 159.75**

ANNUAL ASSESSMENT FY 15-16 **\$ 82,431.00**
PER PARCEL ASSESSMENT FY 15-16 **\$ 159.75**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 44
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Fossil Filters	\$ 4,482.04 /	1173	\$ 3.82
Field Inspection/Management	\$ 89.64 /	1173	\$ 0.08
Repair and Replacement	\$ 134.46 /	1173	\$ 0.11
TOTAL MAINTENANCE COSTS	\$ 4,706.15	COST PER PARCEL	\$ 4.01

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 564.74 /	1173	\$ 0.48
Contingency	\$ 470.61 /	1173	\$ 0.40
Capital Improvements	\$ 6.73 /	1173	\$ 0.01
TOTAL INCIDENTAL COSTS	\$ 1,042.08	COST PER PARCEL	\$ 0.89
TOTAL PROJECTED COSTS	\$ 5,748.23	COST PER PARCEL	\$ 4.90

MAXIMUM ANNUAL ASSESSMENT FY 15-16 \$ 70,731.90
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 \$ 60.30

ANNUAL ASSESSMENT FY 15-16 \$ 5,748.23
PER PARCEL ASSESSMENT FY 15-16 \$ 4.90

Locations 2B, 2C, 3A, & 3D of Zone 44 are not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 997 parcels will not be submitted and therefore not collected. The projected per parcel amounts include all Locations.

Due to reserves, the zone will be assessed at the minimum amount to record the assessment.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 45
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 21,736.78 /	209	\$ 104.00
Water	\$ 11,525.36 /	209	\$ 55.15
Calsense Subscription and Monitoring	\$ 145.66 /	209	\$ 0.70
Backflow Certification	\$ 83.23 /	209	\$ 0.40
Tree Trimming	\$ - /	209	\$ -
Electricity	\$ 338.70 /	209	\$ 1.62
Field Inspection/Management	\$ 590.89 /	209	\$ 2.83
Repair and Replacement	\$ 8,757.08 /	209	\$ 41.90
TOTAL MAINTENANCE COSTS	\$ 43,177.69	COST PER PARCEL	\$ 206.60

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 5,181.32 /	209	\$ 24.79
Contingency	\$ 4,317.77 /	209	\$ 20.66
Capital Improvements	\$ 15,000.00 /	209	\$ 71.77
TOTAL INCIDENTAL COSTS	\$ 24,499.09	COST PER PARCEL	\$ 117.22

TOTAL PROJECTED COSTS **\$ 67,676.78** **COST PER PARCEL** **\$ 323.82**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 53,729.72**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 257.08**

ANNUAL ASSESSMENT FY 15-16 **\$ 53,729.72**
PER PARCEL ASSESSMENT FY 15-16 **\$ 257.08**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 53
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 5,182.61 /	32	\$ 161.96
Water	\$ 1,450.83 /	32	\$ 45.34
Calsense Subscription and Monitoring	\$ 182.07 /	32	\$ 5.69
Backflow Certification	\$ 41.62 /	32	\$ 1.30
Fossil Filters	\$ 534.92 /	32	\$ 16.72
Electricity	\$ 322.92 /	32	\$ 10.09
Field Inspection/Management	\$ 518.26 /	32	\$ 16.20
Repair and Replacement	\$ 3,159.78 /	32	\$ 98.74
TOTAL MAINTENANCE COSTS	\$ 11,393.01	COST PER PARCEL	\$ 356.04

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,367.16 /	32	\$ 42.72
Contingency	\$ 1,139.30 /	32	\$ 35.60
Capital Improvements	\$ 1,879.92 /	32	\$ 58.75
TOTAL INCIDENTAL COSTS	\$ 4,386.38	COST PER PARCEL	\$ 137.07

TOTAL PROJECTED COSTS **\$ 15,779.39** **COST PER PARCEL** **\$ 493.11**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 14,177.60**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 443.05**

ANNUAL ASSESSMENT FY 15-16 **\$ 14,177.60**
PER PARCEL ASSESSMENT FY 15-16 **\$ 443.05**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 55
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Fossil Filters	\$ 1,613.66 /	86	\$ 18.76
Field Inspection/Management	\$ 161.37 /	86	\$ 1.88
Repair and Replacement	\$ 322.73 /	86	\$ 3.75
TOTAL MAINTENANCE COSTS	\$ 2,097.76	COST PER PARCEL	\$ 24.39

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 251.73 /	86	\$ 2.93
Contingency	\$ 209.78 /	86	\$ 2.44
Capital Improvements	\$ - /	86	\$ -
TOTAL INCIDENTAL COSTS	\$ 461.51	COST PER PARCEL	\$ 5.37

TOTAL PROJECTED COSTS **\$ 2,559.27** **COST PER PARCEL** **\$ 29.76**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 5,933.14**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 68.99**

ANNUAL ASSESSMENT FY 15-16 **\$ 438.60**
PER PARCEL ASSESSMENT FY 15-16 **\$ 5.10**

Due to reserves, the zone will be assessed at the minimum amount to record the assessment.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 57
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 5,832.08 /	54	\$ 108.00
Water	\$ 939.33 /	54	\$ 17.40
Calsense Subscription and Monitoring	\$ 242.76 /	54	\$ 4.50
Backflow Certification	\$ 41.62 /	54	\$ 0.77
Tree Trimming	\$ 2,078.72 /	54	\$ 38.49
Fossil Filters	\$ 285.82 /	54	\$ 5.29
Electricity	\$ 899.13 /	54	\$ 16.65
Field Inspection/Management	\$ 583.21 /	54	\$ 10.80
Repair and Replacement	\$ 1,540.91 /	54	\$ 28.54
TOTAL MAINTENANCE COSTS	\$ 12,443.56	COST PER PARCEL	\$ 230.44

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,493.23 /	54	\$ 27.65
Contingency	\$ 1,244.36 /	54	\$ 23.04
Capital Improvements	\$ 5,000.00 /	54	\$ 92.59
TOTAL INCIDENTAL COSTS	\$ 7,737.58	COST PER PARCEL	\$ 143.28

TOTAL PROJECTED COSTS **\$ 20,181.15** **COST PER PARCEL** **\$ 373.72**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 15,485.04**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 286.76**

ANNUAL ASSESSMENT FY 15-16 **\$ 15,485.04**
PER PARCEL ASSESSMENT FY 15-16 **\$ 286.76**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 58
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 1,804.34 /	9	\$ 200.48
Water	\$ 2,255.23 /	9	\$ 250.58
Backflow Certification	\$ 41.62 /	9	\$ 4.62
Tree Trimming	\$ - /	9	\$ -
Streetlights LS-1 8000 Lumen LPSV	\$ 769.33 /	9	\$ 85.48
Streetlights LS-1 22500 Lumen LPSV	\$ 1,255.21 /	9	\$ 139.47
Electricity	\$ 317.93 /	9	\$ 35.33
Field Inspection/Management	\$ 180.43 /	9	\$ 20.05
Repair and Replacement	\$ 360.87 /	9	\$ 40.10
TOTAL MAINTENANCE COSTS	\$ 6,984.96	COST PER PARCEL	\$ 776.11

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 838.19 /	9	\$ 93.13
Contingency	\$ 698.50 /	9	\$ 77.61
Capital Improvements	\$ 2,000.00 /	9	\$ 222.22
TOTAL INCIDENTAL COSTS	\$ 3,536.69	COST PER PARCEL	\$ 392.96

TOTAL PROJECTED COSTS **\$ 10,521.65** **COST PER PARCEL** **\$ 1,169.07**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 6,699.60**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 744.40**

ANNUAL ASSESSMENT FY 15-16 **\$ 6,699.60**
PER PARCEL ASSESSMENT FY 15-16 **\$ 744.40**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 66
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 2,539.21 /	31	\$ 81.91
Water	\$ 1,450.98 /	31	\$ 46.81
Backflow Certification	\$ 51.00 /	31	\$ 1.65
Electricity	\$ 217.65 /	31	\$ 7.02
Field Inspection/Management	\$ 327.92 /	31	\$ 10.58
Repair and Replacement	\$ 1,358.86 /	31	\$ 43.83
TOTAL MAINTENANCE COSTS	\$ 5,945.61	COST PER PARCEL	\$ 191.80

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 713.47 /	31	\$ 23.02
Contingency	\$ 594.56 /	31	\$ 19.18
Capital Improvements	\$ 5,000.00 /	31	\$ 161.29
TOTAL INCIDENTAL COSTS	\$ 6,308.04	COST PER PARCEL	\$ 203.49

TOTAL PROJECTED COSTS **\$ 12,253.65** **COST PER PARCEL** **\$ 395.29**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 7,254.93**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 234.03**

ANNUAL ASSESSMENT FY 15-16 **\$ 7,254.93**
PER PARCEL ASSESSMENT FY 15-16 **\$ 234.03**

Zone 66 is not yet maintained and is in the inspection stage.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 68
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Bio-Swales	\$ 5,365.66 /	23	\$ 233.29
Water	\$ 2,980.92 /	23	\$ 129.61
Backflow Certification	\$ 51.00 /	23	\$ 2.22
Electricity	\$ 447.14 /	23	\$ 19.44
Field Inspection/Management	\$ 673.84 /	23	\$ 29.30
Repair and Replacement	\$ 2,697.32 /	23	\$ 117.27
TOTAL MAINTENANCE COSTS	\$ 12,215.88	COST PER PARCEL	\$ 531.13

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,465.91 /	23	\$ 63.74
Contingency	\$ 1,221.59 /	23	\$ 53.11
Capital Improvements	\$ 5,000.00 /	23	\$ 217.39
TOTAL INCIDENTAL COSTS	\$ 7,687.49	COST PER PARCEL	\$ 334.24

TOTAL PROJECTED COSTS **\$ 19,903.37** **COST PER PARCEL** **\$ 865.37**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 14,904.69**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 648.03**

ANNUAL ASSESSMENT FY 15-16 **\$ 14,904.69**
PER PARCEL ASSESSMENT FY 15-16 **\$ 648.03**

Zone 68 is not yet maintained.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 72
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Traffic Signal #1454 Mt Vernon Ave/Palmyrita Ave	\$ 9,080.33 /	447	\$ 20.31
Traffic Signal #1455 Mt Vernon Ave/Pigeon Pass Rd	\$ 11,804.43 /	447	\$ 26.41
Traffic Signal #1456 Mt Vernon Ave/Spring St	\$ 11,804.43 /	447	\$ 26.41
Traffic Signal #1457 Mt Vernon Ave/Center St	\$ 11,804.43 /	447	\$ 26.41
Traffic Signal Spring Mountain Rd/Pigeon Pass Rd	\$ 45,401.64 /	447	\$ 101.57
Fossil Filters	\$ 10,355.04 /	447	\$ 23.17
Field Inspection/Management	\$ 1,035.50 /	447	\$ 2.32
Repair and Replacement	\$ 828.40 /	447	\$ 1.85
TOTAL MAINTENANCE COSTS	\$ 102,114.20	COST PER PARCEL	\$ 228.45

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 12,253.70 /	447	\$ 27.41
Contingency	\$ 10,211.42 /	447	\$ 22.84
Capital Improvements	\$ - /	447	\$ -
TOTAL INCIDENTAL COSTS	\$ 22,465.12	COST PER PARCEL	\$ 50.25
TOTAL PROJECTED COSTS	\$ 124,579.32	COST PER PARCEL	\$ 278.70

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 104,803.62**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 234.46**

ANNUAL ASSESSMENT FY 15-16 **\$ 104,803.62**
PER PARCEL ASSESSMENT FY 15-16 **\$ 234.46**

Zone 72 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 447 parcels will not be submitted and therefore not collected.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 74
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF PARCELS	COST PER PARCEL	
Landscaping/Trails/Fence	\$ 11,338.37	/	206	\$ 55.04	
Water	\$ 8,839.98	/	206	\$ 42.91	
Calsense Subscription and Monitoring	\$ 285.60	/	206	\$ 1.39	
Backflow Certification	\$ 204.00	/	206	\$ 0.99	
Tree Trimming	\$ 13,209.00	/	206	\$ 64.12	
Graffiti Abatement	\$ 102.00	/	206	\$ 0.50	
Electricity	\$ 600.94	/	206	\$ 2.92	
Field Inspection/Management	\$ 2,831.15	/	206	\$ 13.74	
Repair and Replacement	\$ 5,147.55	/	206	\$ 24.99	
TOTAL MAINTENANCE COSTS	\$ 42,558.60			COST PER PARCEL	\$ 206.60

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF PARCELS	COST PER PARCEL	
Administrative Costs	\$ 5,107.03	/	206	\$ 24.79	
Contingency	\$ 4,255.86	/	206	\$ 20.66	
Capital Improvements	\$ 607.92	/	206	\$ 2.95	
TOTAL INCIDENTAL COSTS	\$ 9,970.81			COST PER PARCEL	\$ 48.40

TOTAL PROJECTED COSTS	\$ 52,529.40	COST PER PARCEL	\$ 255.00
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MAXIMUM ANNUAL ASSESSMENT FY 15-16	\$ 123,045.86
MAXIMUM PER PARCEL ASSESSMENT FY 15-16	\$ 597.31

ANNUAL ASSESSMENT FY 15-16	\$ 52,529.40
PER PARCEL ASSESSMENT FY 15-16	\$ 255.00

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 83
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Landscaping	\$ 1,941.75 /	12.4	\$ 156.59
Water	\$ 1,294.50 /	12.4	\$ 104.39
Backflow Certification	\$ 51.00 /	12.4	\$ 4.11
Tree Trimming	\$ 323.62 /	12.4	\$ 26.10
Electricity	\$ 194.17 /	12.4	\$ 15.66
Field Inspection/Management	\$ 292.56 /	12.4	\$ 23.59
Repair and Replacement	\$ 1,206.70 /	12.4	\$ 97.31
TOTAL MAINTENANCE COSTS	\$ 5,304.30	COST PER ACRE	\$ 427.75

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Administrative Costs	\$ 636.52 /	12.4	\$ 51.33
Contingency	\$ 530.43 /	12.4	\$ 42.78
Capital Improvements	\$ 1,000.00 /	12.4	\$ 80.65
TOTAL INCIDENTAL COSTS	\$ 2,166.95	COST PER ACRE	\$ 174.76
TOTAL PROJECTED COSTS	\$ 7,471.25	COST PER ACRE	\$ 602.51

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 6,472.43**
MAXIMUM PER ACRE ASSESSMENT FY 15-16 **\$ 521.97**

ANNUAL ASSESSMENT FY 15-16 **\$ 6,472.43**
PER ACRE ASSESSMENT FY 15-16 **\$ 521.97**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 84
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 9,173.12 /	128	\$ 71.66
Water	\$ 4,488.16 /	128	\$ 35.06
Backflow Certification	\$ 52.02 /	128	\$ 0.41
Tree Trimming	\$ 1,872.84 /	128	\$ 14.63
Graffiti Abatement	\$ 299.21 /	128	\$ 2.34
Fossil Filters	\$ 1,907.18 /	128	\$ 14.90
Electricity	\$ 897.63 /	128	\$ 7.01
Field Inspection/Management	\$ 2,992.11 /	128	\$ 23.38
Repair and Replacement	\$ 5,984.21 /	128	\$ 46.75
TOTAL MAINTENANCE COSTS	\$ 27,666.48	COST PER PARCEL	\$ 216.14

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 3,319.98 /	128	\$ 25.94
Contingency	\$ 2,766.65 /	128	\$ 21.61
Capital Improvements	\$ - /	128	\$ -
TOTAL INCIDENTAL COSTS	\$ 6,086.63	COST PER PARCEL	\$ 47.55

TOTAL PROJECTED COSTS **\$ 33,753.11** **COST PER PARCEL** **\$ 263.69**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 33,752.32**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 263.69**

ANNUAL ASSESSMENT FY 15-16 **\$ 33,752.32**
PER PARCEL ASSESSMENT FY 15-16 **\$ 263.69**

Zone 84 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 128 parcels will not be submitted and therefore not collected.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 86
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Traffic Signal #1350 Leon Rd/Domenigoni Pky	\$ 520.20 /	68	\$ 7.65
Traffic Signal Leon Rd/Olive Ave	\$ 520.20 /	68	\$ 7.65
Bridge Lights 22500 LPSV	\$ 5,788.17 /	68	\$ 85.12
Fossil Filters	\$ 2,876.40 /	68	\$ 42.30
Field Inspection/Management	\$ 287.64 /	68	\$ 4.23
Repair and Replacement	\$ 575.28 /	68	\$ 8.46
TOTAL MAINTENANCE COSTS	\$ 10,567.89	COST PER PARCEL	\$ 155.41

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,268.15 /	68	\$ 18.65
Contingency	\$ 1,056.79 /	68	\$ 15.54
Capital Improvements	\$ 2,500.00 /	68	\$ 36.76
TOTAL INCIDENTAL COSTS	\$ 4,824.94	COST PER PARCEL	\$ 70.95
TOTAL PROJECTED COSTS	\$ 15,392.83	COST PER PARCEL	\$ 226.36

MAXIMUM ANNUAL ASSESSMENT FY 15-16 \$ 14,688.00
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 \$ 216.00

ANNUAL ASSESSMENT FY 15-16 \$ 14,688.00
PER PARCEL ASSESSMENT FY 15-16 \$ 216.00

Zone 86 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 68 parcels will not be submitted and therefore not collected.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 87
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Landscaping	\$ 11,062.22 /	167.49	\$ 66.05
Water	\$ 6,037.68 /	167.49	\$ 36.05
Backflow Certification	\$ 52.02 /	167.49	\$ 0.31
Tree Trimming	\$ 3,485.47 /	167.49	\$ 20.81
Electricity	\$ 368.74 /	167.49	\$ 2.20
Field Inspection/Management	\$ 1,843.70 /	167.49	\$ 11.01
Repair and Replacement	\$ 7,374.81 /	167.49	\$ 44.03
TOTAL MAINTENANCE COSTS	\$ 30,224.64	COST PER ACRE	\$ 180.46

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF ACRES	COST PER ACRE
Administrative Costs	\$ 3,626.96 /	167.49	\$ 21.65
Contingency	\$ 3,022.46 /	167.49	\$ 18.05
Capital Improvements	\$ - /	167.49	\$ -
TOTAL INCIDENTAL COSTS	\$ 6,649.42	COST PER ACRE	\$ 39.70

TOTAL PROJECTED COSTS **\$ 36,874.06** **COST PER ACRE** **\$ 220.16**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 36,874.60**
MAXIMUM PER ACRE ASSESSMENT FY 15-16 **\$ 220.16**

ANNUAL ASSESSMENT FY 15-16 **\$ 36,874.06**
PER ACRE ASSESSMENT FY 15-16 **\$ 220.16**

Zone 87 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 7 parcels totaling 167.49 acres will not be submitted and therefore not collected.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 89
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF ACRES	COST PER ACRE
Streetlights LS-1 8000 Lumen LPSV	\$ 475.07	/	46.83	\$ 10.14
Streetlights LS-1 22500 Lumen LPSV	\$ 1,108.50	/	46.83	\$ 23.67
Fossil Filters	\$ 323.56	/	46.83	\$ 6.91
Field Inspection/Management	\$ 32.36	/	46.83	\$ 0.69
Repair and Replacement	\$ 64.71	/	46.83	\$ 1.38
TOTAL MAINTENANCE COSTS	\$ 2,004.21		COST PER ACRE	\$ 42.79

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF ACRES	COST PER ACRE
Administrative Costs	\$ 240.50	/	46.83	\$ 5.14
Contingency	\$ 501.05	/	46.83	\$ 10.70
Capital Projects	\$ -	/	46.83	\$ -
TOTAL INCIDENTAL COSTS	\$ 741.56		COST PER ACRE	\$ 15.84

TOTAL PROJECTED COSTS **\$ 2,745.76** **COST PER ACRE** **\$ 58.63**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 4,722.34**
MAXIMUM PER ACRE ASSESSMENT FY 15-16 **\$ 100.84**

ANNUAL ASSESSMENT FY 15-16 **\$ 2,745.76**
PER ACRE ASSESSMENT FY 15-16 **\$ 58.63**

Due to reserves, the zone will be assessed at the minimum amount to record the assessment.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 91
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Trails	\$ 5,662.13 /	25	\$ 226.49
Water	\$ 2,832.38 /	25	\$ 113.30
Backflow Certification	\$ 102.00 /	25	\$ 4.08
Tree Trimming	\$ 867.00 /	25	\$ 34.68
Graffiti Abatement	\$ 459.09 /	25	\$ 18.36
Electricity	\$ 306.06 /	25	\$ 12.24
Field Inspection/Management	\$ 765.15 /	25	\$ 30.61
Repair and Replacement	\$ 1,530.31 /	25	\$ 61.21
TOTAL MAINTENANCE COSTS	\$ 12,524.13	COST PER PARCEL	\$ 500.97

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,502.90 /	25	\$ 60.12
Contingency	\$ 1,252.41 /	25	\$ 50.10
Capital Improvements	\$ 2,500.00 /	25	\$ 100.00
TOTAL INCIDENTAL COSTS	\$ 5,255.31	COST PER PARCEL	\$ 210.22

TOTAL PROJECTED COSTS **\$ 17,779.43** **COST PER PARCEL** **\$ 711.19**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 15,303.00**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 612.12**

ANNUAL ASSESSMENT FY 15-16 **\$ 15,303.00**
PER PARCEL ASSESSMENT FY 15-16 **\$ 612.12**

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 92
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping/Trails	\$ 4,618.48 /	22	\$ 209.93
Water	\$ 2,689.77 /	22	\$ 122.26
Backflow Certification	\$ 102.00 /	22	\$ 4.64
Tree Trimming	\$ 1,683.00 /	22	\$ 76.50
Graffiti Abatement	\$ 441.96 /	22	\$ 20.09
Electricity	\$ 294.64 /	22	\$ 13.39
Field Inspection/Management	\$ 736.59 /	22	\$ 33.48
Repair and Replacement	\$ 1,473.19 /	22	\$ 66.96
TOTAL MAINTENANCE COSTS	\$ 12,039.63	COST PER PARCEL	\$ 547.25

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 1,444.76 /	22	\$ 65.67
Contingency	\$ 1,203.96 /	22	\$ 54.73
Capital Improvements	\$ 2,000.00 /	22	\$ 90.91
TOTAL INCIDENTAL COSTS	\$ 4,648.72	COST PER PARCEL	\$ 211.31
TOTAL PROJECTED COSTS	\$ 16,688.34	COST PER PARCEL	\$ 758.56

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 14,731.86**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 669.63**

ANNUAL ASSESSMENT FY 15-16 **\$ 14,731.86**
PER PARCEL ASSESSMENT FY 15-16 **\$ 669.63**

Zone 92 is not yet maintained. Should that status remain the same prior to submission of fixed charges to the County of Riverside Auditor-Controller's Office, the assessment for 22 parcels will not be submitted and therefore not collected.

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 94
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF ACRES	COST PER ACRE
Streetlights LS-1 22000 Lumen HPSV	\$ 1,036.14	/	7.66	\$ 135.27
Fossil Filters	\$ 287.64	/	7.66	\$ 37.55
Field Inspection/Management	\$ -	/	7.66	\$ -
Repair and Replacement	\$ -	/	7.66	\$ -
TOTAL MAINTENANCE COSTS	\$ 1,323.78		COST PER ACRE	\$ 172.82

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST		NO. OF ACRES	COST PER ACRE
Administrative Costs	\$ 158.85	/	7.66	\$ 20.74
Maintained Positive Fund Balance	\$ 794.27	/	7.66	\$ 103.69
Contingency	\$ 330.95	/	7.66	\$ 43.20
Capital Projects	\$ 3,561.90	/	7.66	\$ 465.00
TOTAL INCIDENTAL COSTS	\$ 4,845.96		COST PER ACRE	\$ 632.63

TOTAL PROJECTED COSTS	\$ 6,169.75	COST PER ACRE	\$ 805.45
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MAXIMUM ANNUAL ASSESSMENT FY 15-16	\$ 6,169.75
MAXIMUM PER ACRE ASSESSMENT FY 15-16	\$ 805.45

ANNUAL ASSESSMENT FY 15-16	\$ 6,169.75
PER ACRE ASSESSMENT FY 15-16	\$ 805.44

**LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 97
ANNUAL BUDGET
FISCAL YEAR 2015-16**

MAINTENANCE OF IMPROVEMENTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Landscaping	\$ 18,477.50 /	132	\$ 139.98
Water	\$ 4,619.38 /	132	\$ 35.00
Calsense Subscription and Monitoring	\$ 364.14 /	132	\$ 2.76
Backflow Certification	\$ 41.62 /	132	\$ 0.32
Tree Trimming	\$ - /	132	\$ -
Graffiti Abatement	\$ 510.00 /	132	\$ 3.86
Electricity	\$ 705.29 /	132	\$ 5.34
Field Inspection/Management	\$ 3,155.70 /	132	\$ 23.91
Repair and Replacement	\$ 9,732.87 /	132	\$ 73.73
TOTAL MAINTENANCE COSTS	\$ 37,606.50	COST PER PARCEL	\$ 284.90

INCIDENTAL COSTS

FUNCTION	PROJECTED ANNUAL COST	NO. OF PARCELS	COST PER PARCEL
Administrative Costs	\$ 4,512.78 /	132	\$ 34.19
Contingency	\$ 3,760.65 /	132	\$ 28.49
Capital Improvements	\$ 5,000.00 /	132	\$ 37.88
TOTAL INCIDENTAL COSTS	\$ 13,273.43	COST PER PARCEL	\$ 100.56

TOTAL PROJECTED COSTS **\$ 50,879.93** **COST PER PARCEL** **\$ 385.46**

MAXIMUM ANNUAL ASSESSMENT FY 15-16 **\$ 46,797.96**
MAXIMUM PER PARCEL ASSESSMENT FY 15-16 **\$ 354.53**

ANNUAL ASSESSMENT FY 15-16 **\$ 46,797.96**
PER PARCEL ASSESSMENT FY 15-16 **\$ 354.53**

Zone 97 includes future median landscaping on Cajalco Rd, which when completed may increase the per parcel assessment by \$45.00, adjusted for inflation. At FY 15-16 this amount would be \$53.87, which when added to the current \$354.53 would be a total of \$408.40.

PART IV – VOLUME 1
ASSESSMENT DIAGRAMS
FISCAL YEAR 2015–16
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED
COUNTY OF RIVERSIDE, CALIFORNIA

Assessment Diagrams

A reduced copy of the Assessment Diagram is filed herewith and made a part hereof.

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 any parcel has changed subsequent to the date of this Report, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate.

Information identified on these maps was received from several sources including the owner/developer, Riverside County Transportation Department, and the Riverside County Assessor.

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

ZONE 1

PORTION OF SECTIONS 7, 8 & 18 , T.5S., R.7E.

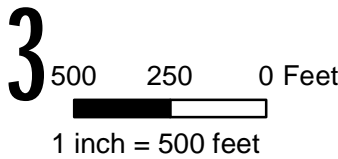
TRACT MAP NOS. 02954, 02565, 15002, 14315, 13178 & 26329

450 PARCELS (includes 348 condos)/82.78 ACRES

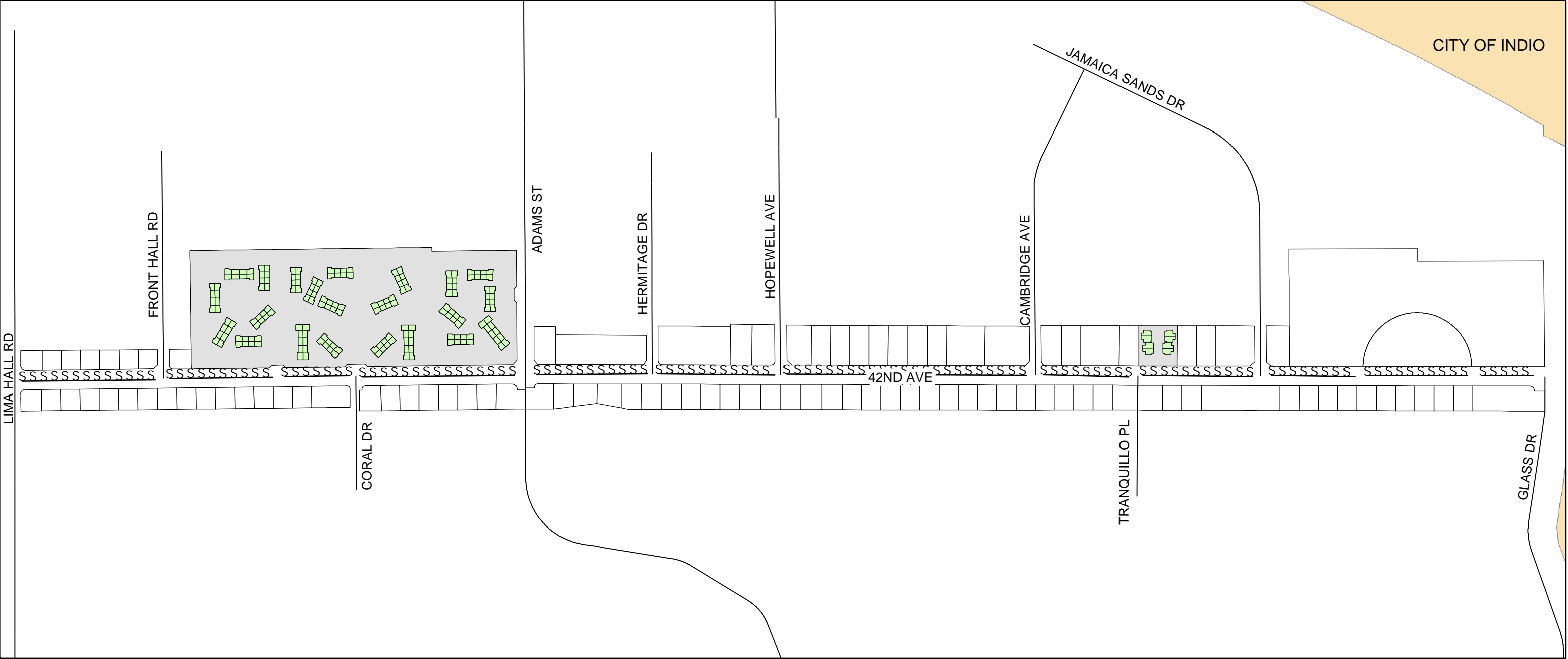


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ASSESSMENT DIAGRAM



~~~~~ DENOTES LANDSCAPED AND MAINTAINED MEDIAN      ■ DENOTES COMMON LOT PARCEL NOT ASSESSED

## ZONE 3, LOCATION 2

PORTION OF SECTION 29, T.6S., R.4W.

TRACT MAP NO. 22273 - 77 PARCELS

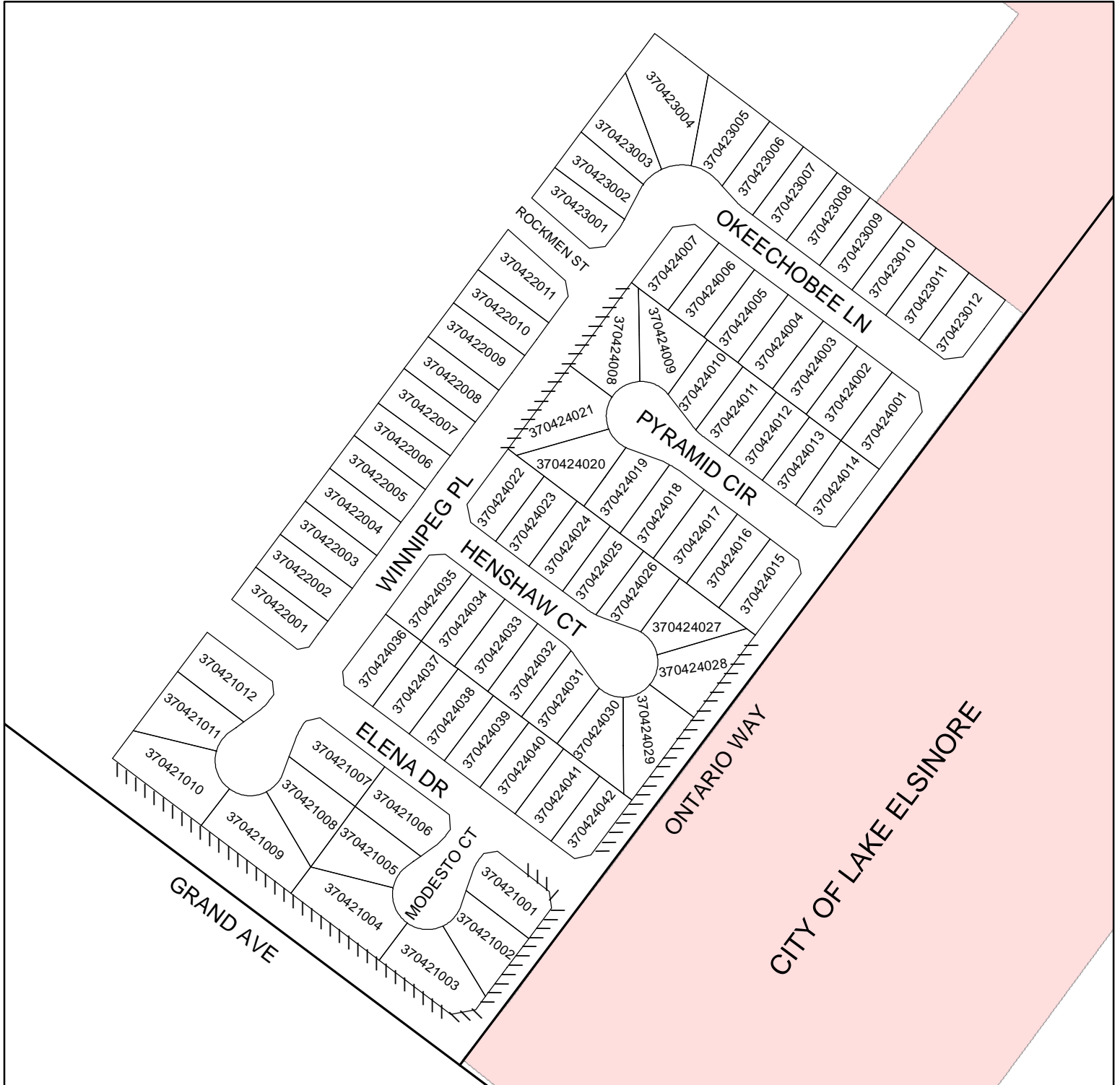
3  
200 100 0 Feet  
1 inch = 200 feet



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## ASSESSMENT DIAGRAM



\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY



# ZONE 3, LOCATION 9

PORTION OF SECTION 25, T.4S., R.3W.

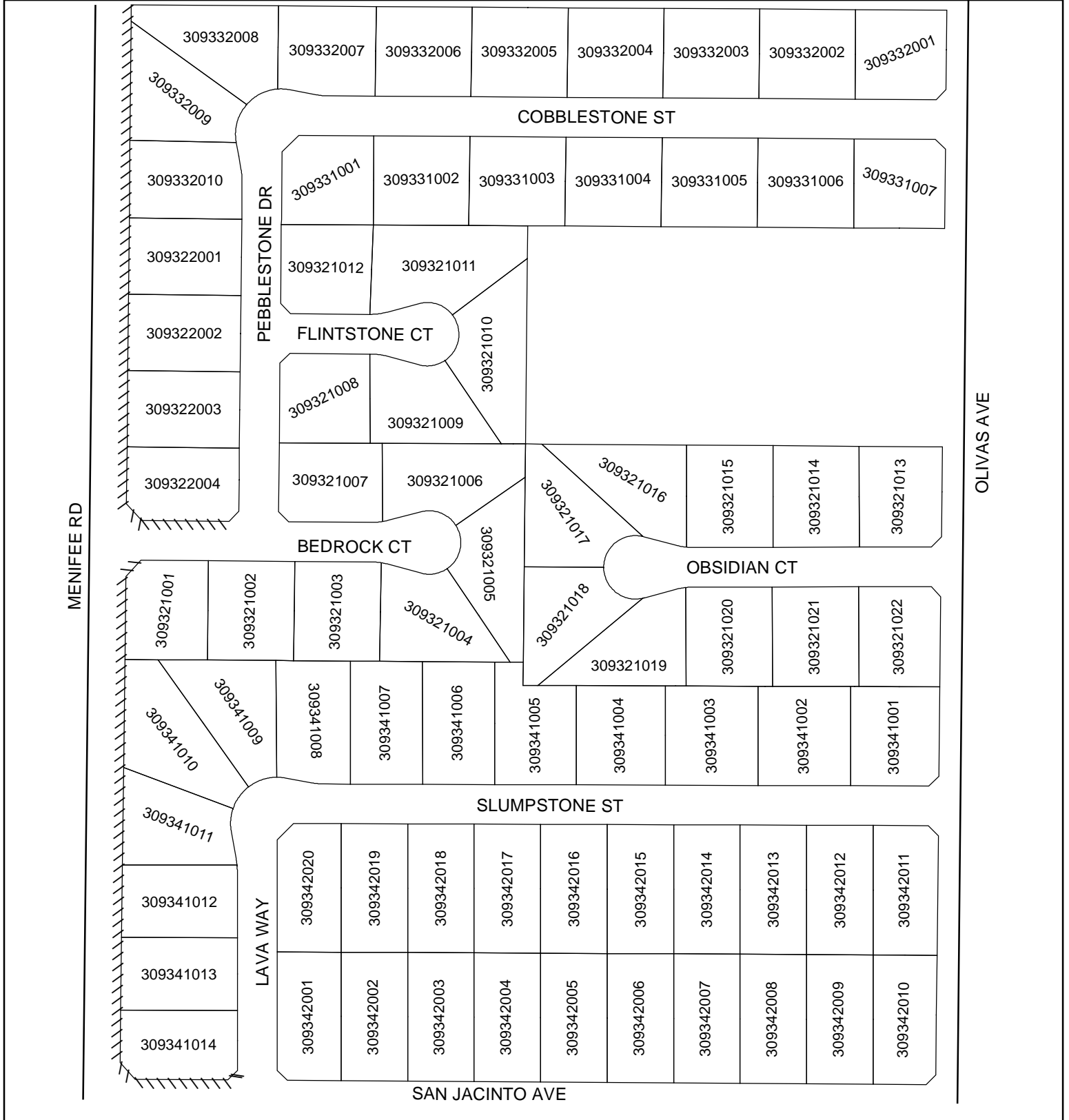
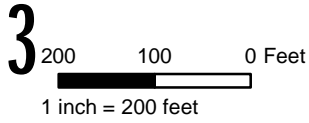
TRACT MAP NOS. 22964 & 23476 - 77 PARCELS



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## ASSESSMENT DIAGRAM

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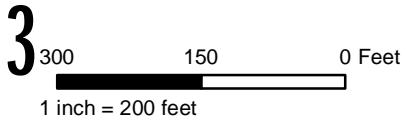
////// DENOTES LANDSCAPED AND MAINTAINED PARKWAY

# **ZONE 3, LOCATION 44**

PORTION OF SECTION 3, T.5S., R.3W.

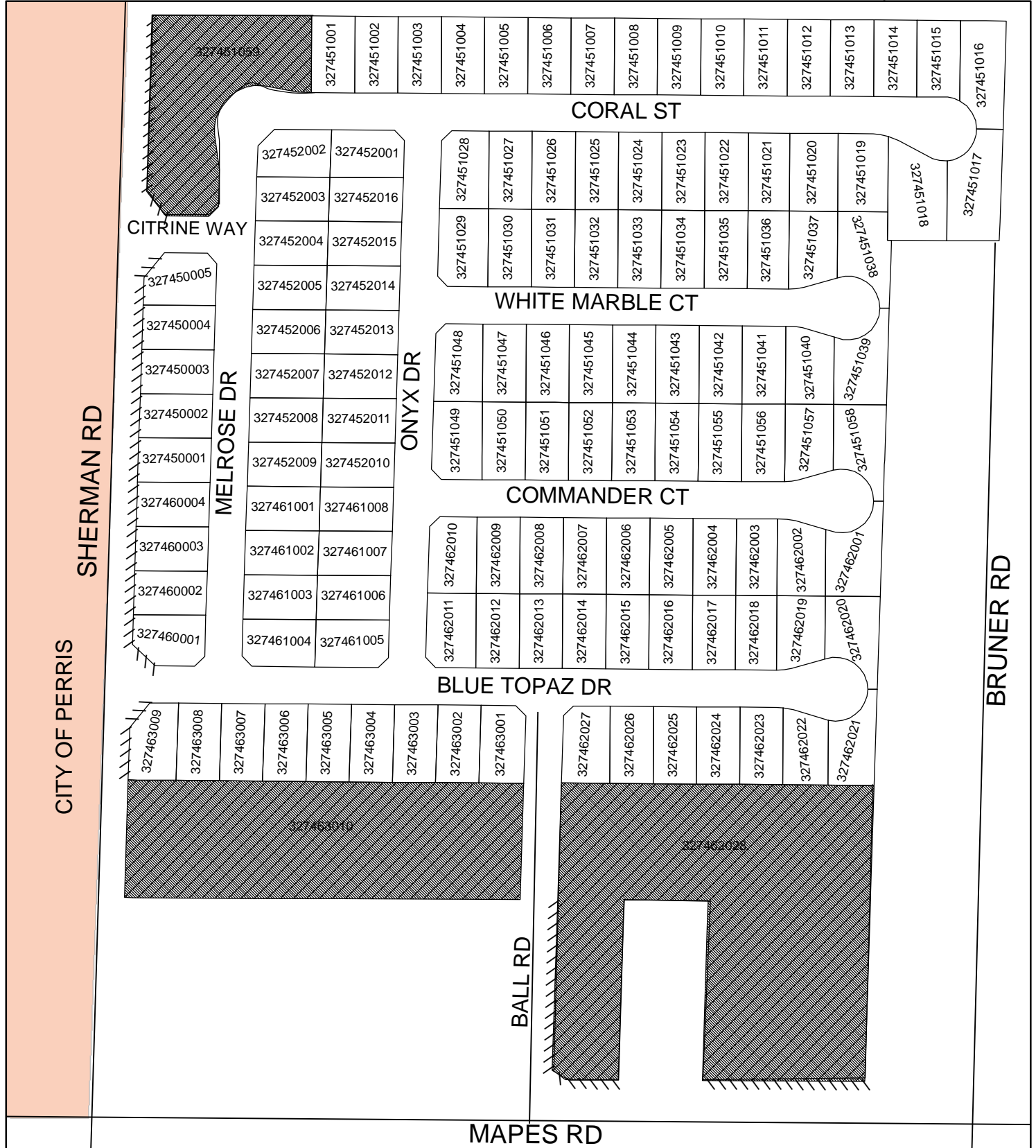
TRACT MAP NO. 25901 - 127 PARCELS

## **ASSESSMENT DIAGRAM**



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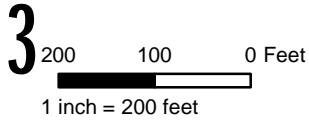
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# ZONE 3, LOCATION 48

PORTION OF SECTION 25, T.4S., R.3W.

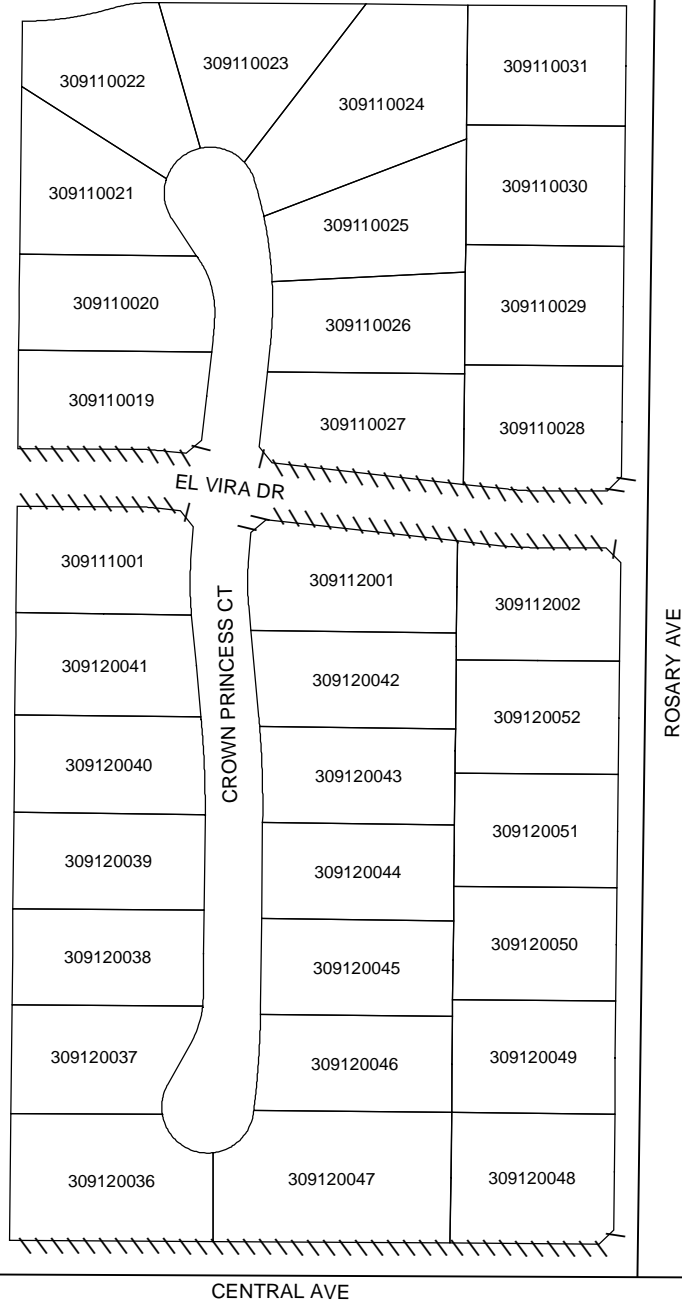
TRACT MAP NO. 29534 - 33 PARCELS



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## ASSESSMENT DIAGRAM



\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

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

## ZONE 8

PORTION OF SECTIONS 27, 28, 29, 32, 33, & 34, T.3S., R.6W.

2,462 PARCELS

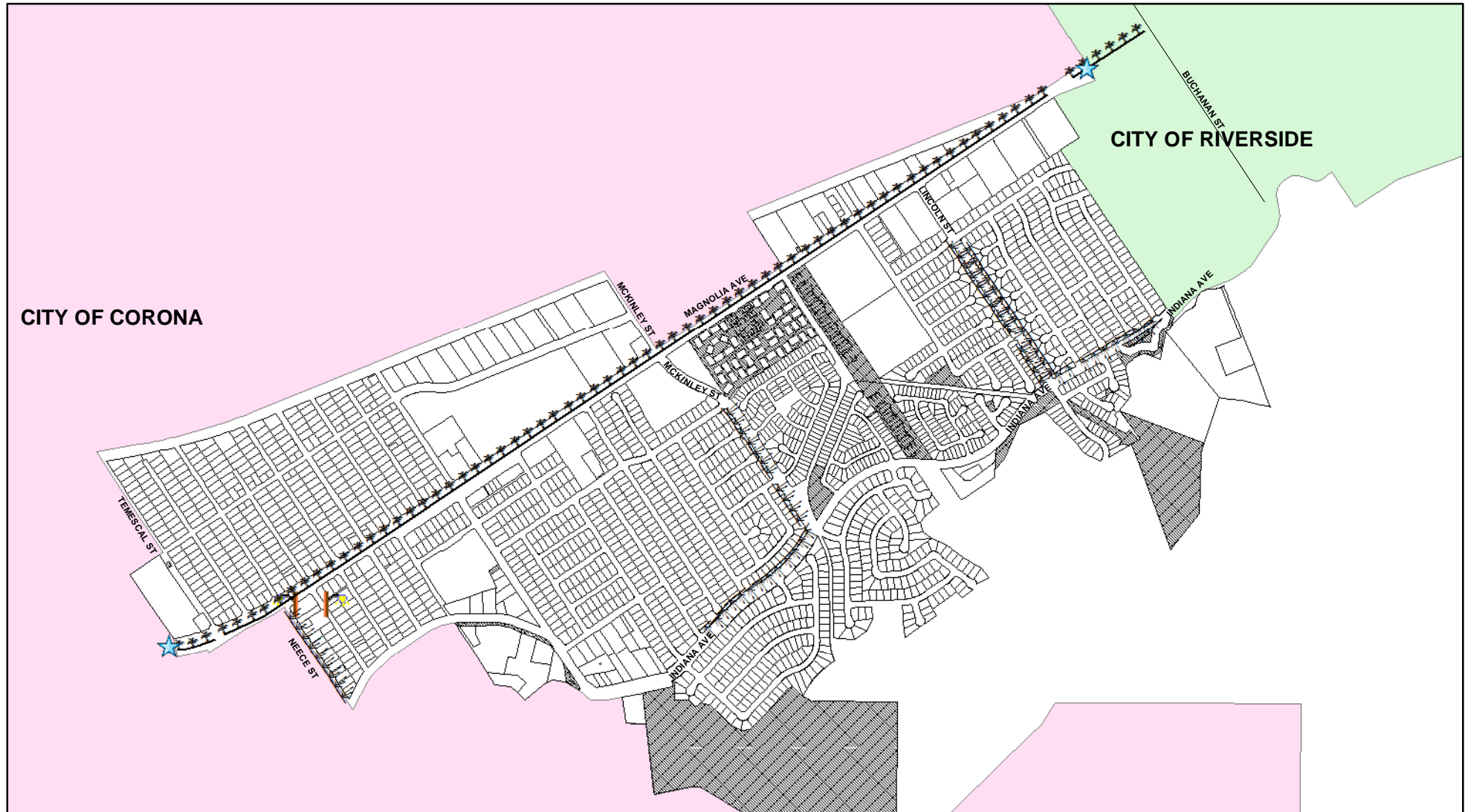
## ASSESSMENT DIAGRAM



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3 1,400 700 0 Feet  
1 inch = 1,400 feet



\\\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

SSSSS DENOTES LANDSCAPED AND MAINTAINED MEDIAN



DENOTES MAINTAINED ROW STREETLIGHT



DENOTES MAINTAINED MONUMENT



DENOTES PARCEL NOT ASSESSED

402 internal streetlights not pictured

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

**ZONE 10**

PORTION OF SECTION 27, T.4S., R.6W.

PARCEL MAP NOS. 28834, 28834-1, & 28834-2  
28 PARCELS

**3**  
500 250 0 Feet  
1 inch = 500 feet



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**ASSESSMENT DIAGRAM**



\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY



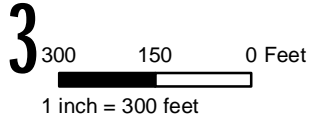
- \\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY  
 ■■■■■ DENOTES MAINTAINED MULTI-PURPOSE TRAIL AND FENCE

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

## ZONE 11, LOCATION 2

PORTION OF SECTION 5, T.4S., R.4W.

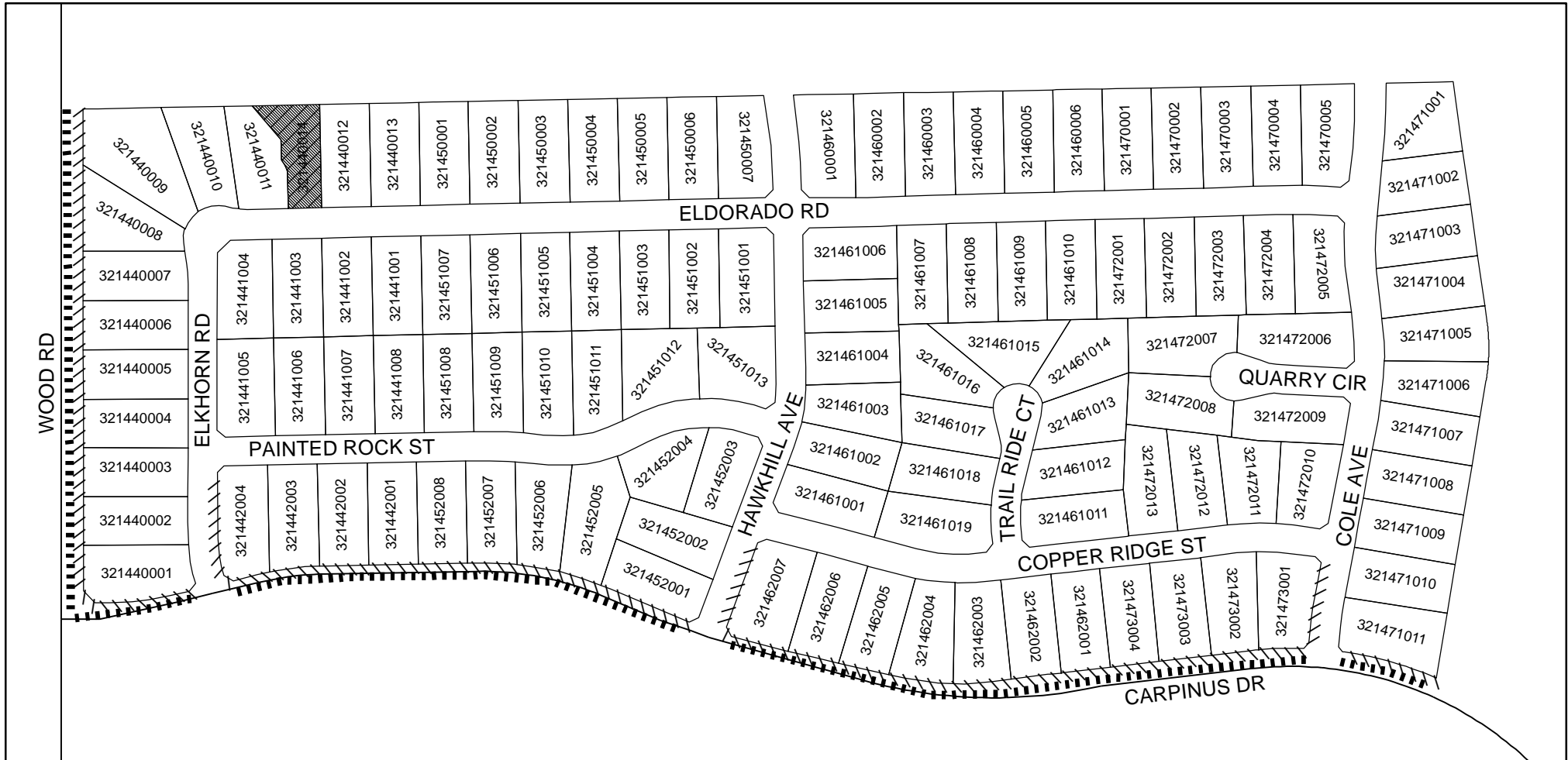
TRACT MAP NO. 29646 & 29646-1- 118 PARCELS



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## ASSESSMENT DIAGRAM

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\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

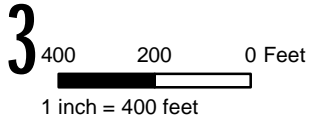
■■■■■ DENOTES MAINTAINED MULTI-PURPOSE TRAIL

▨ DENOTES PARCEL NOT ASSESSED

# ZONE 15 LOCATION 1

PORTION OF SECTION 25, T.3S., R.6W.

TRACT MAP NO. 29420 - 61 PARCELS



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## ASSESSMENT DIAGRAM

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\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY  
! DENOTES MAINTAINED FOSSIL FILTER

▨ DENOTES PARCEL NOT ASSESSED



## ZONE 15, LOCATION 2

PORTION OF SECTION 3, T.3S., R.6W.

TRACT MAP NO. 28493 - 28 PARCELS

3

200 100 0 Feet

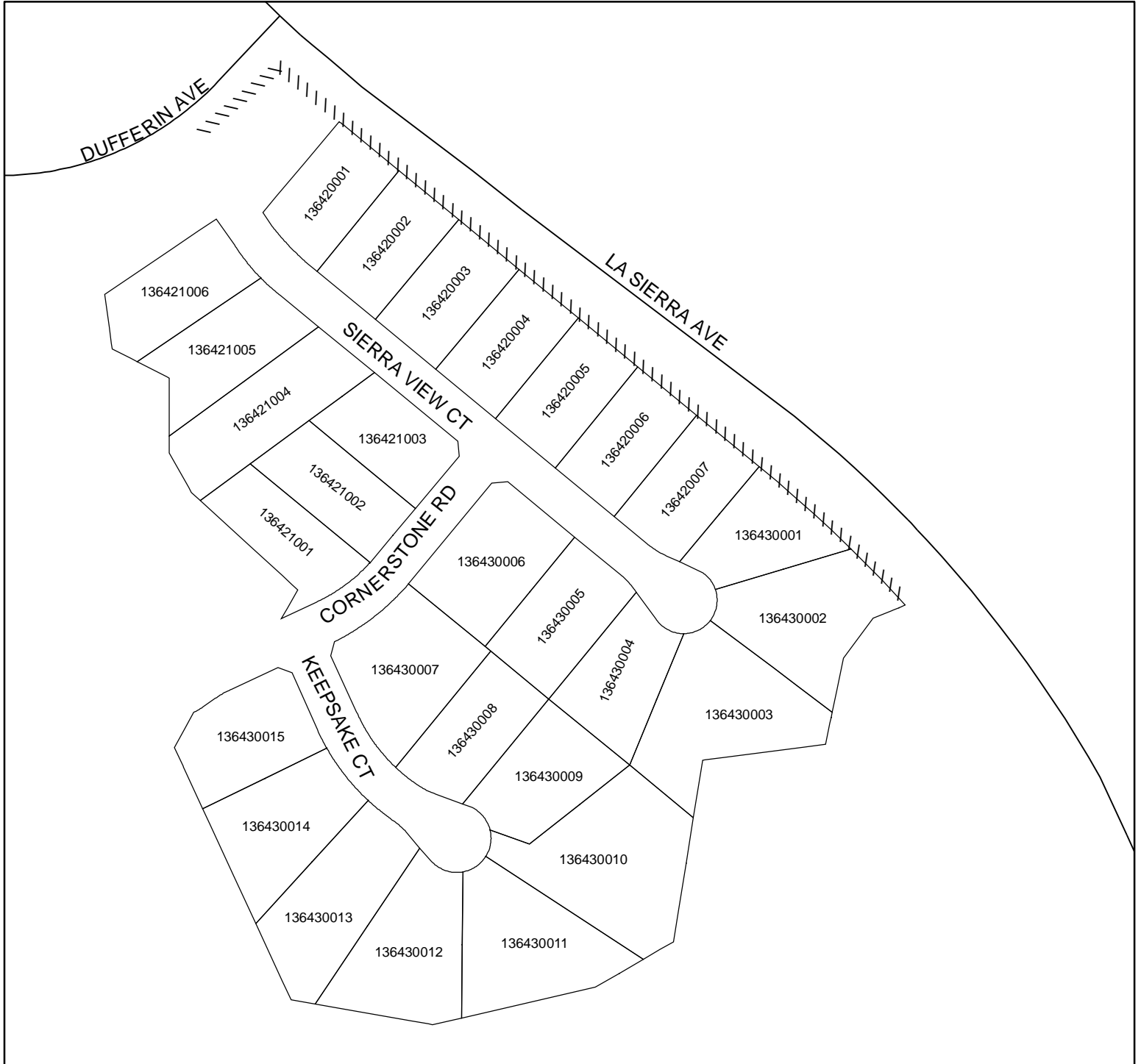
1 inch = 200 feet



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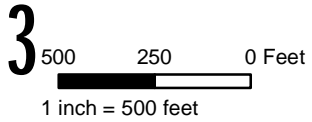
\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

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

**ZONE 15, LOCATION 3**

PORTION OF SECTION 26, T.3S., R.6W.

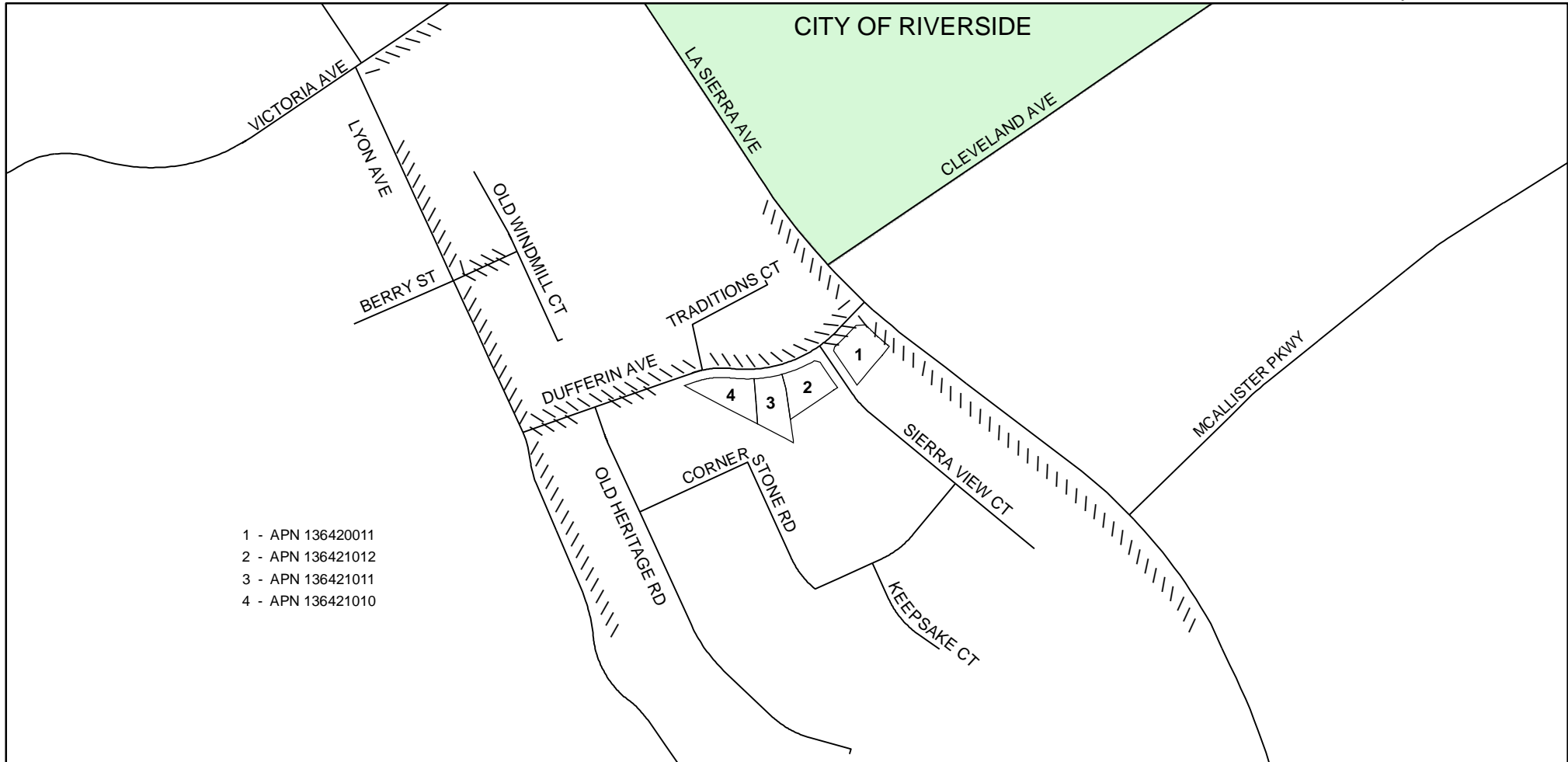
PARCEL MAP NO. 31652- 4 PARCELS



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**ASSESSMENT DIAGRAM**

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- 1 - APN 136420011
- 2 - APN 136421012
- 3 - APN 136421011
- 4 - APN 136421010

\\\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

# ZONE 15, LOCATION 4

PORTION OF SECTION 25, T.6S., R.3W.

TRACT MAP NO. 32128 - 28 PARCELS



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3 200 100 0 Feet  
1 inch = 200 feet

## ASSESSMENT DIAGRAM

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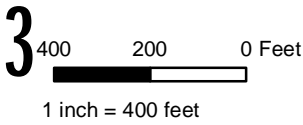


\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY  
! DENOTES MAINTAINED FOSSIL FILTER

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

**ZONE 19**

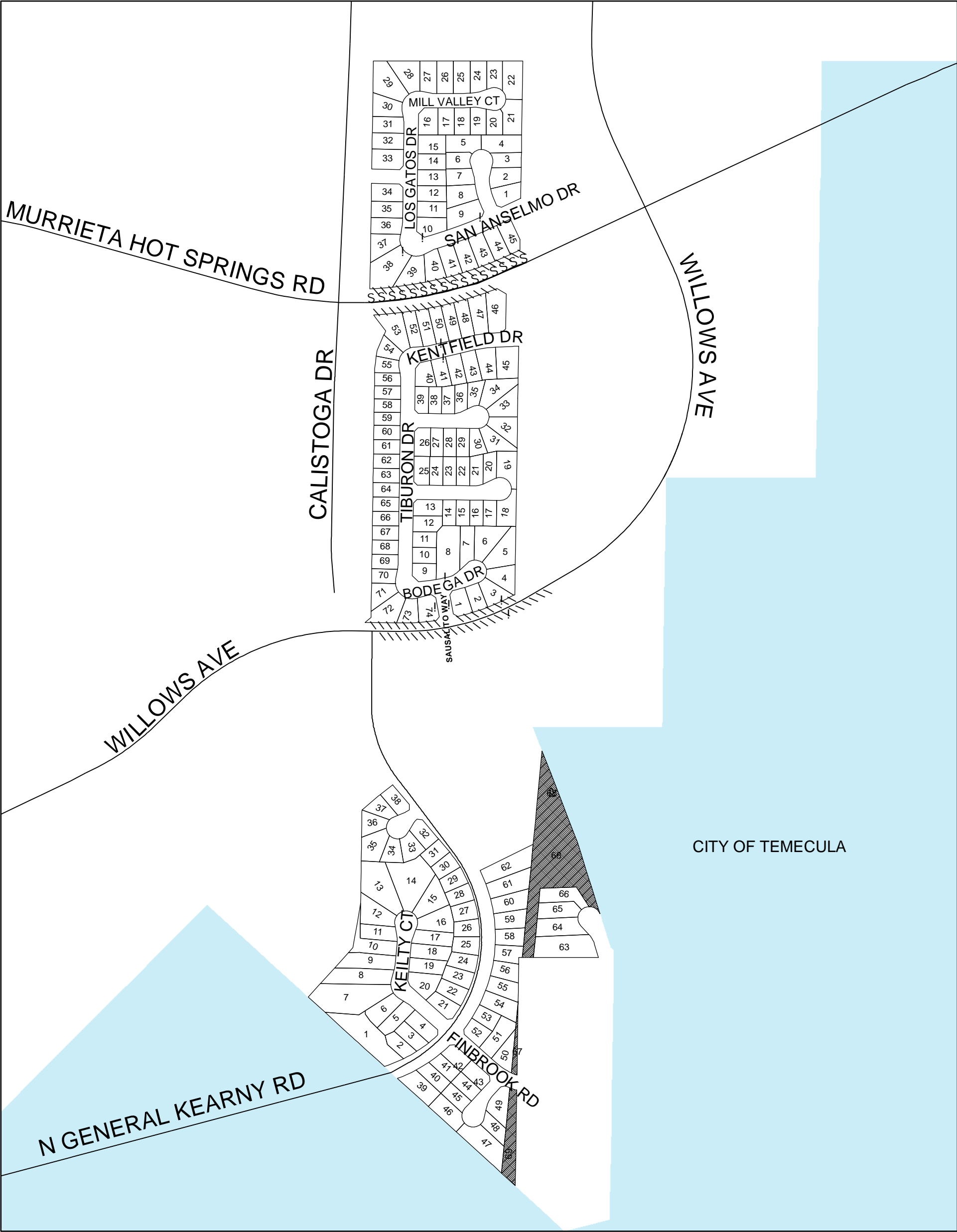
PORTION OF SECTION 19, T.7S., R.2W.  
TRACT MAP NO. 29411, 29412 & 29245 - 185 PARCELS



**ASSESSMENT DIAGRAM**

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY    S.S.S.S DENOTES LANDSCAPED AND MAINTAINED MEDIAN    ! DENOTES MAINTAINED FOSSIL FILTER

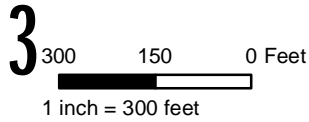
▨ DENOTES PARCEL NOT ASSESSED

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

**ZONE 24, LOCATION 1**

PORTION OF SECTIONS 14 & 15, T.8S., R.2W.

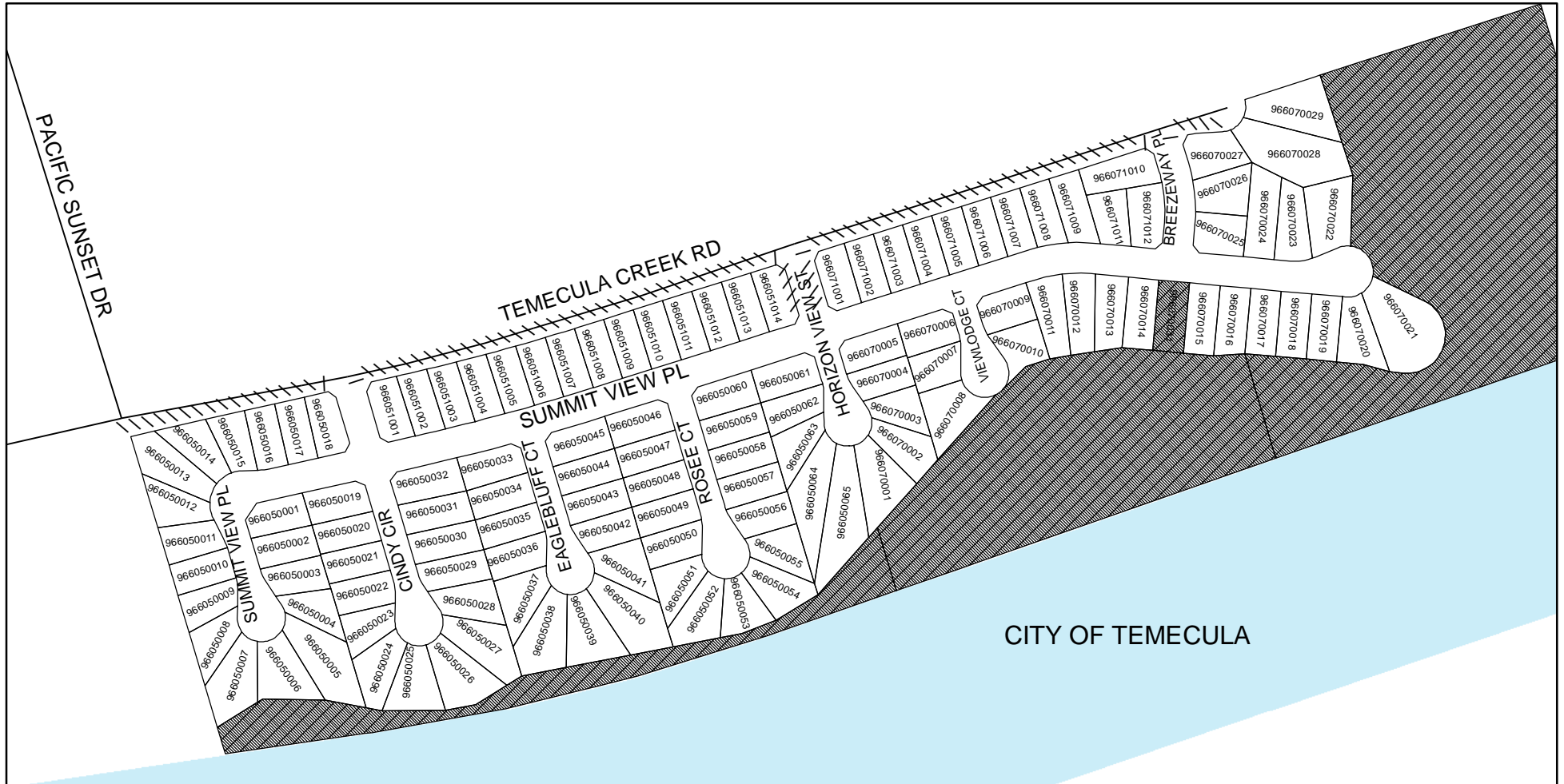
TRACT MAP NO. 30052 - 120 PARCELS



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**ASSESSMENT DIAGRAM**



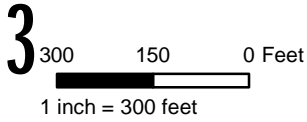
\\\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

XXXX DENOTES PARCEL NOT ASSESSED

# **ZONE 24, LOCATION 2**

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

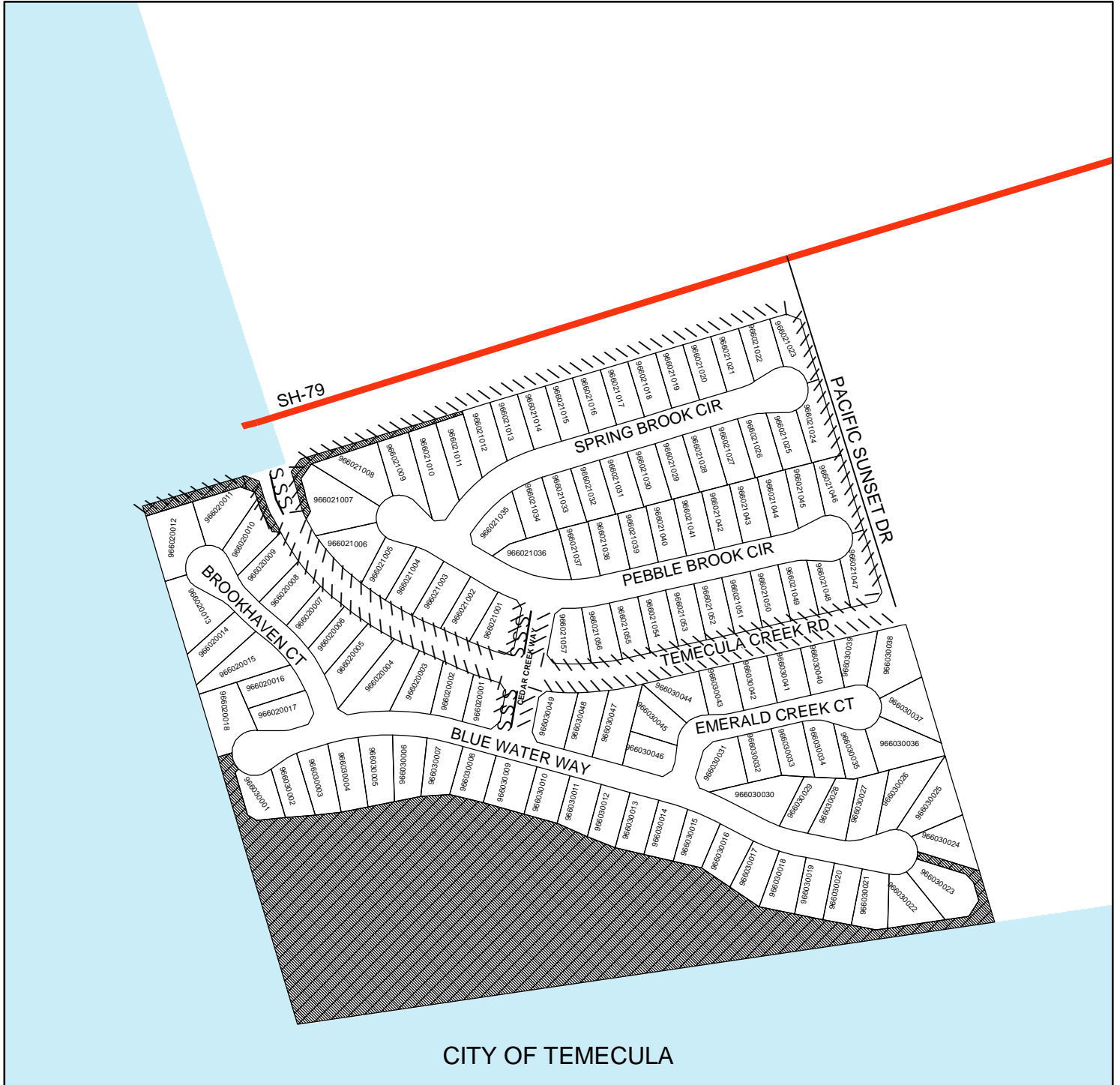
TRACT MAP NO. 29031 - 124 PARCELS



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## **ASSESSMENT DIAGRAM**



\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY  
 ■ DENOTES PARCEL NOT ASSESSED

SSSS DENOTES LANDSCAPED AND MAINTAINED MEDIAN



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

## ZONE 24, LOCATION 3

PORTION OF SECTIONS 10 & 11 #, T.8S., R.2W.

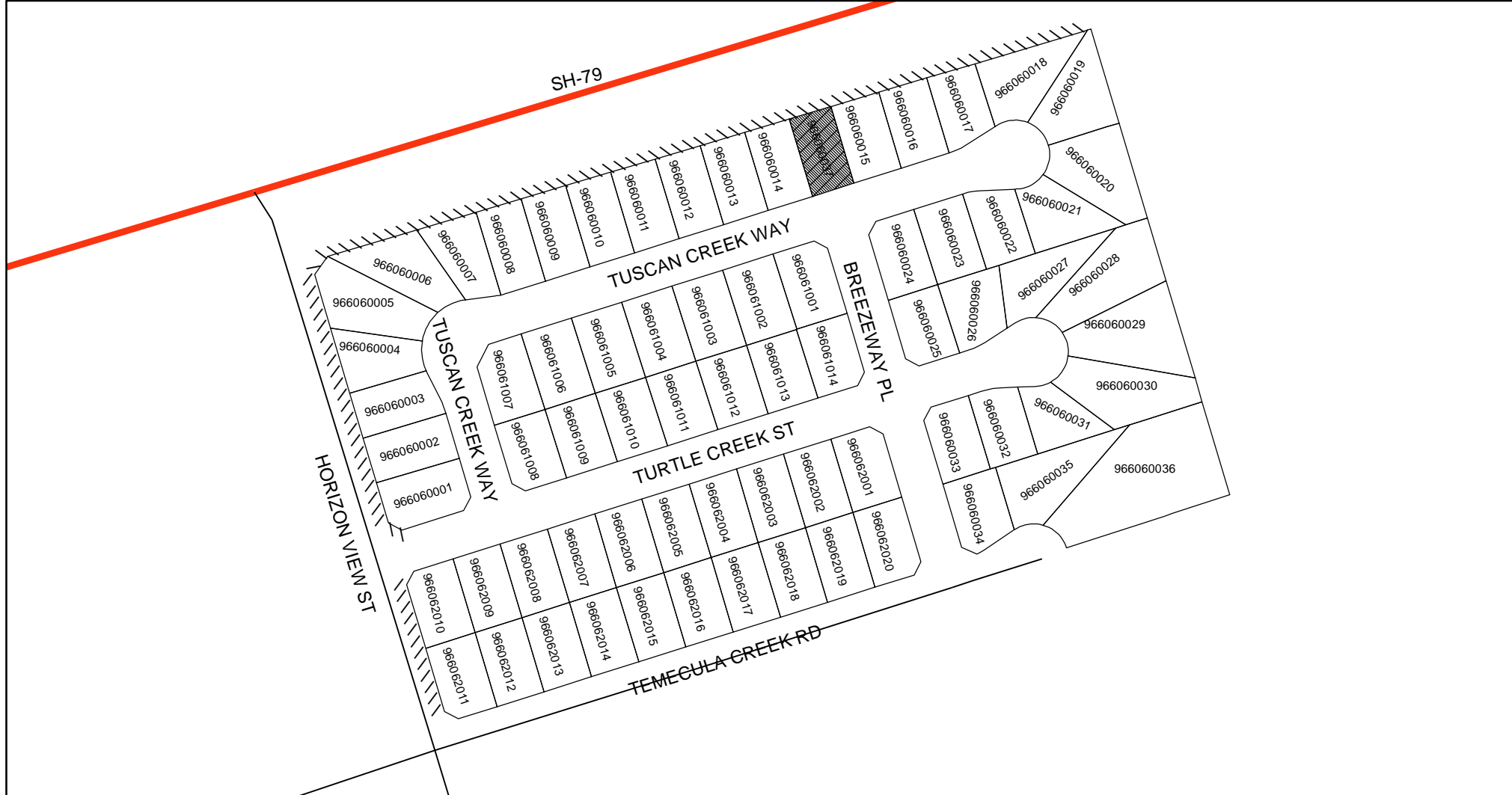
TRACT MAP NO. 30448 - 70 PARCELS

3  
200 100 0 Feet  
1 inch = 200 feet

## ASSESSMENT DIAGRAM

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\\\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

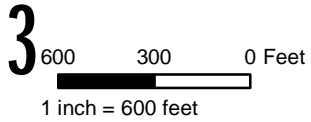
■ DENOTES PARCEL NOT ASSESSED

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

## ZONE 26 LOCATION 1

PORTION OF SECTION 35 & 36, T.3S., R.5W.

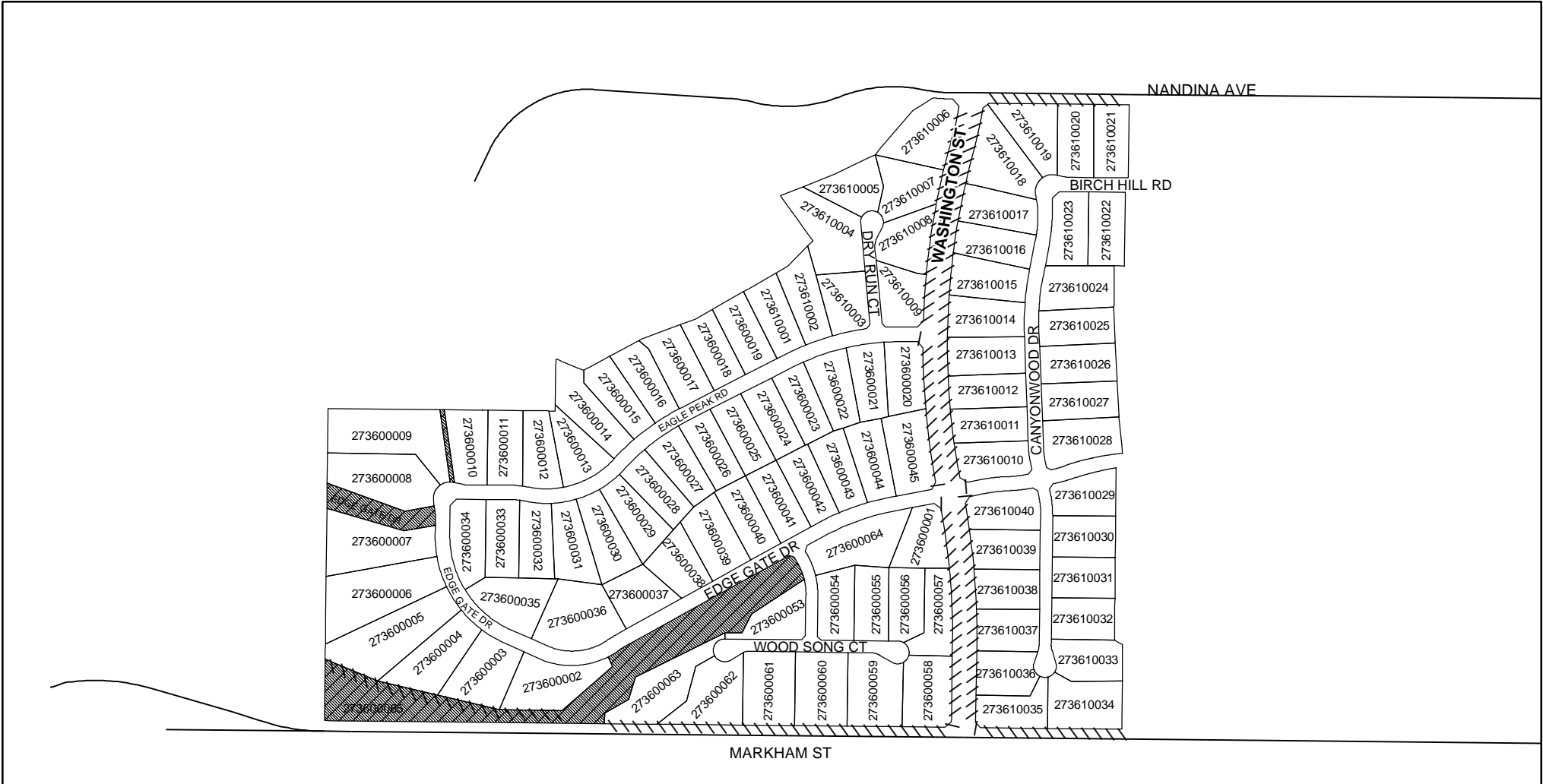
TRACT MAP NOS. 29622 & 29622-1 - 97 PARCELS



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## ASSESSMENT DIAGRAM



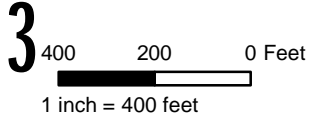
\\\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

■ DENOTES PARCEL NOT ASSESSED



# ZONE 26 LOCATION 2

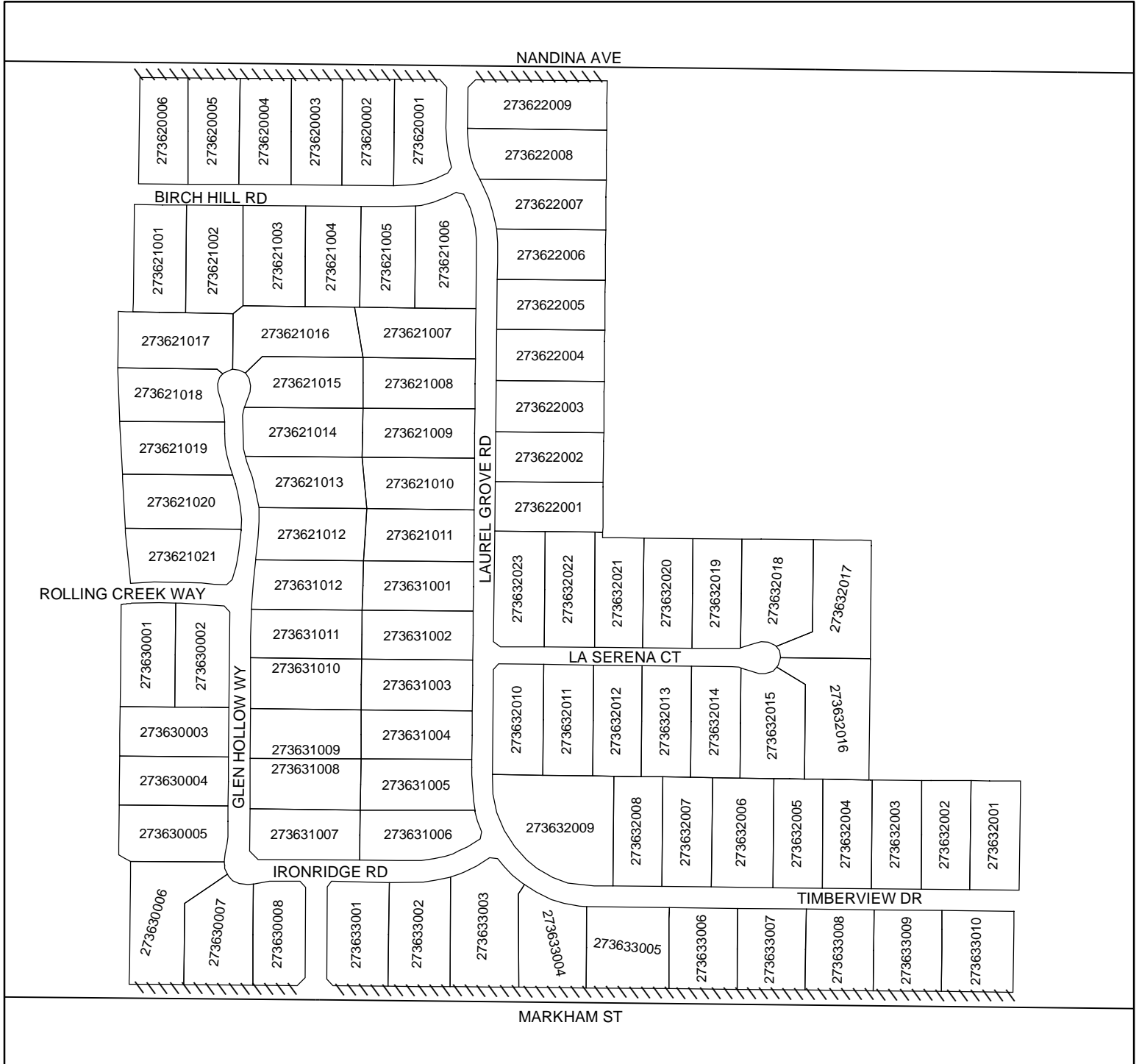
PORTION OF SECTION 36, T.3S., R.5W.  
TRACT MAP NO. 29622-2 - 89 PARCELS



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## ASSESSMENT DIAGRAM

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

# **ZONE 26, LOCATION 3**

PORTION OF SECTION 36, T.3S., R.5W.

TRACT MAP NO. 29622-3 - 90 PARCELS

3

500 250 0 Feet

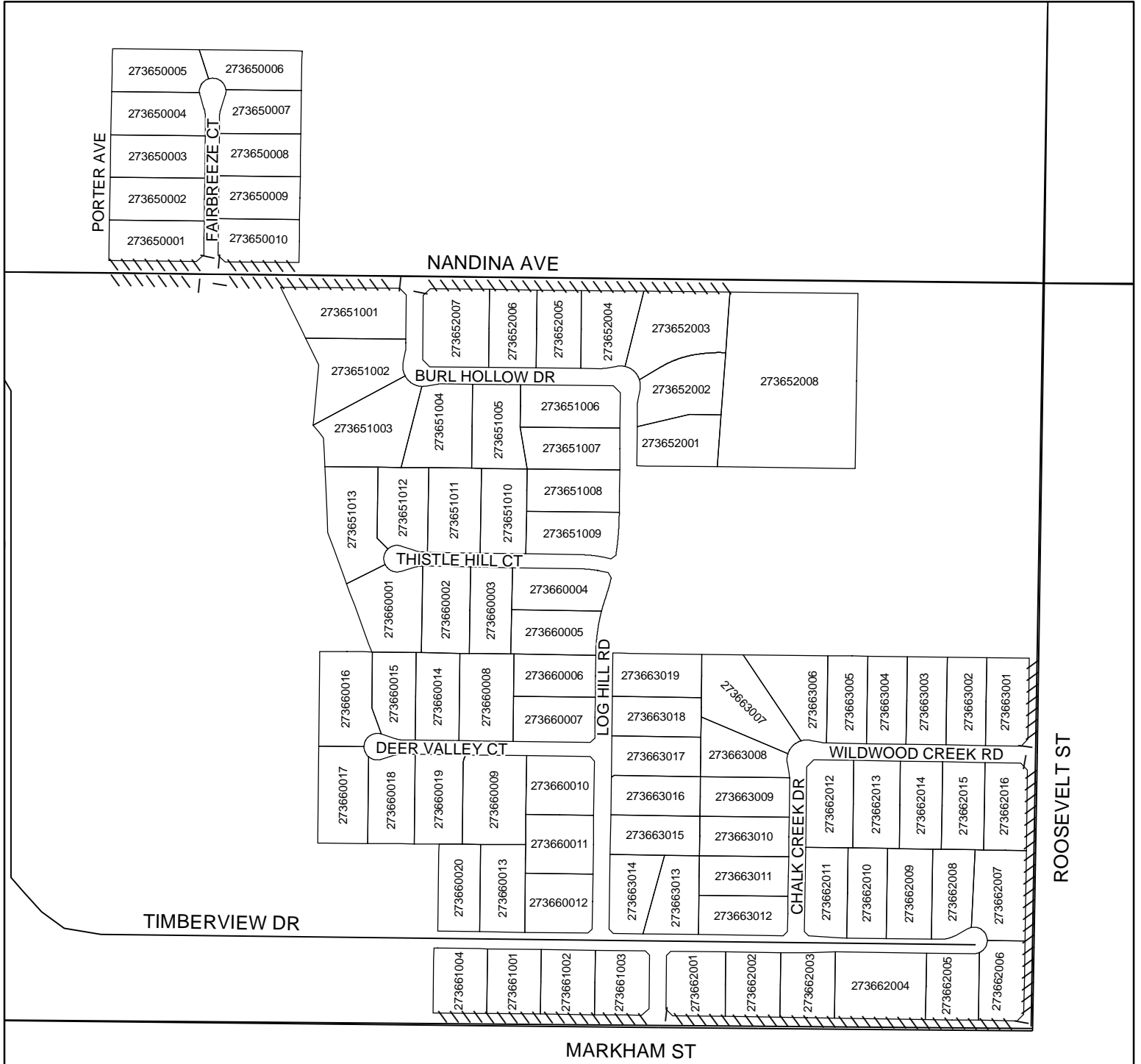
1 inch = 500 feet



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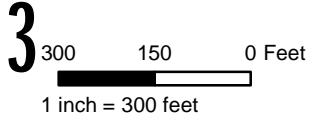


////// DENOTES LANDSCAPED AND MAINTAINED PARKWAY



# **ZONE 26, LOCATION 5**

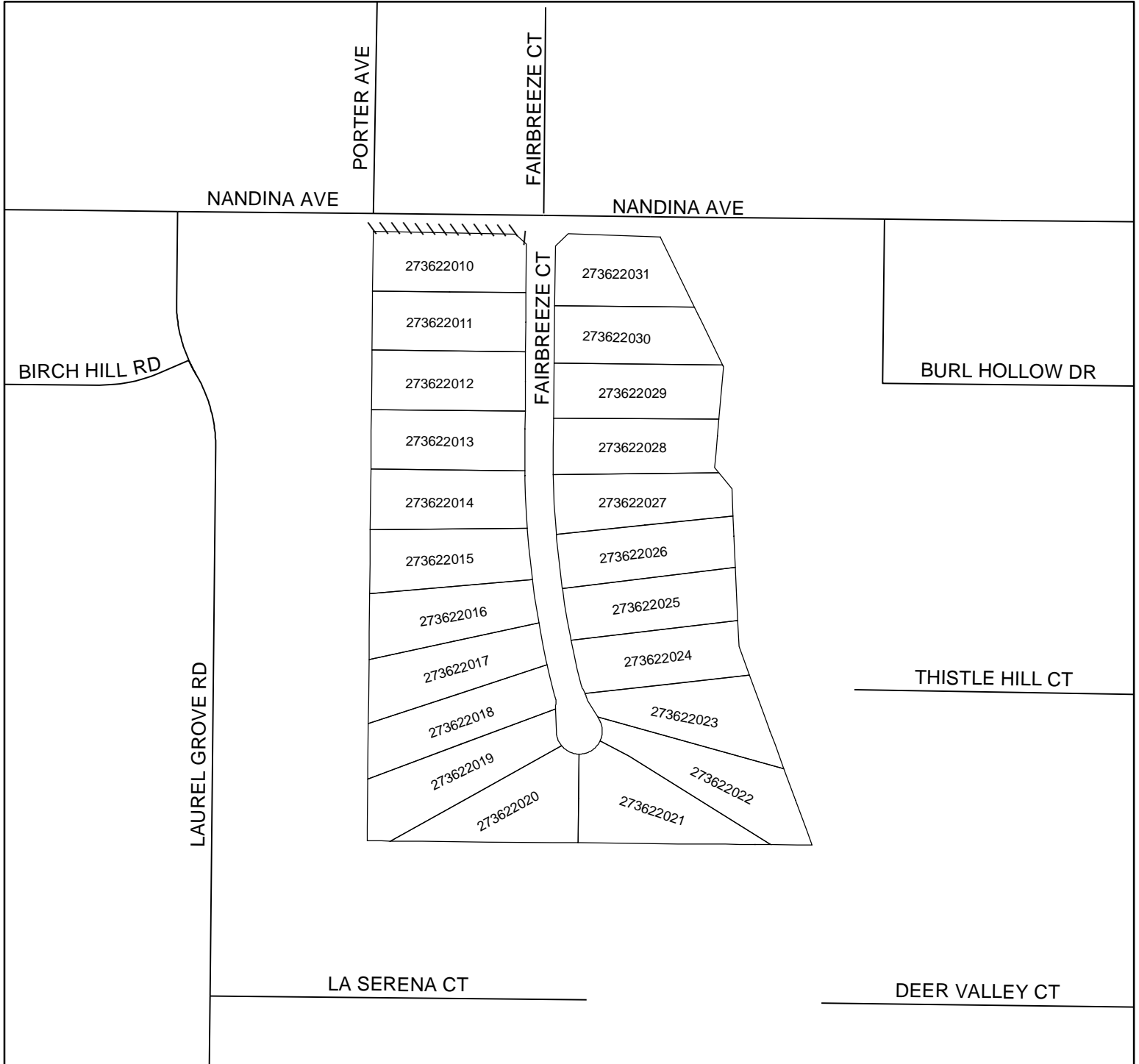
PORTION OF SECTION 36, T.3S., R.5W.  
TRACT MAP NO. 32172 - 22 PARCELS



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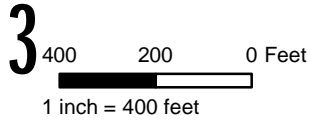


\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

## ZONE 26, LOCATION 6

PORTION OF SECTION 36, T.3S., R.5W.

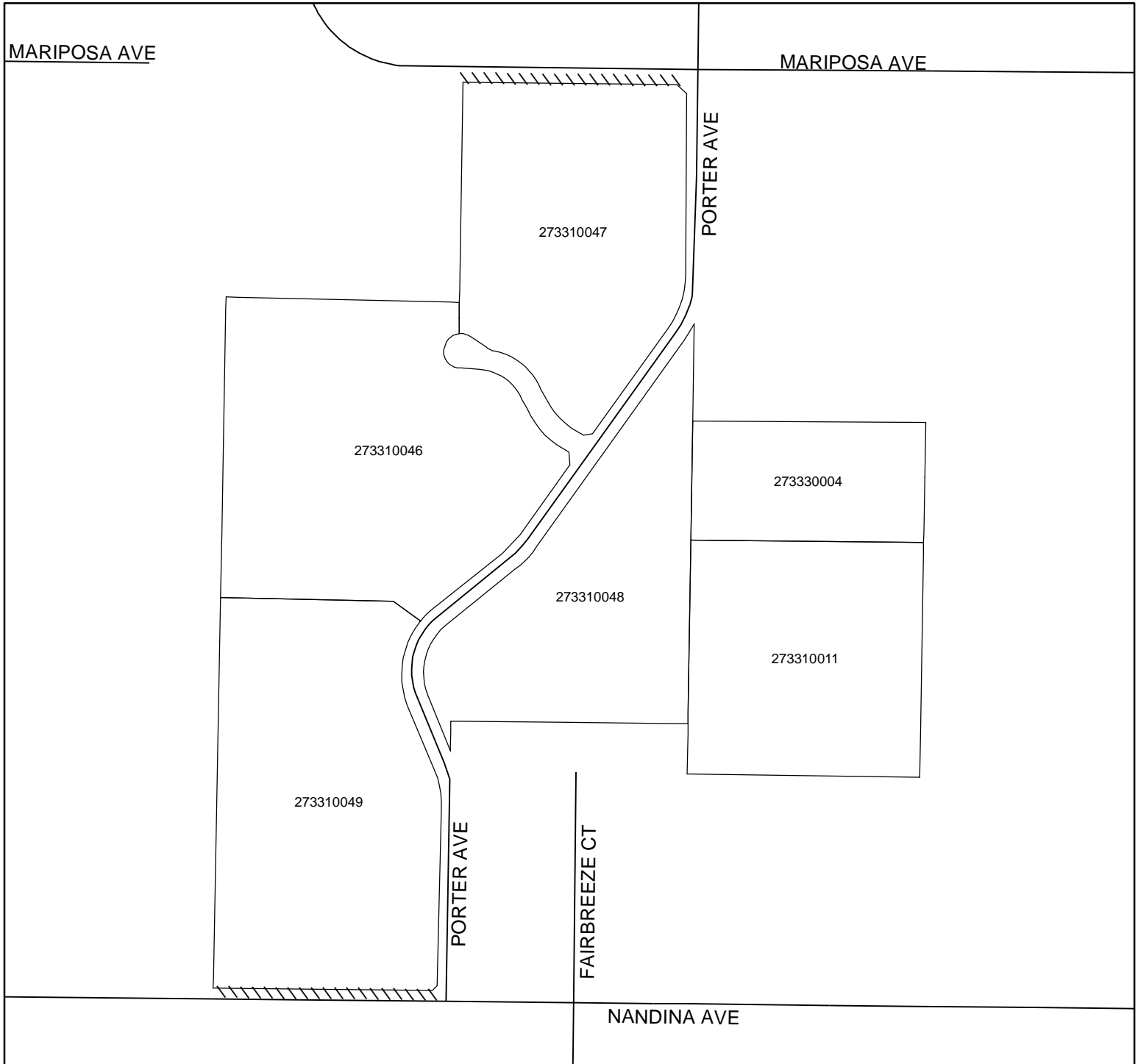
TRACT MAP NO. 31842 - 52 PARCELS



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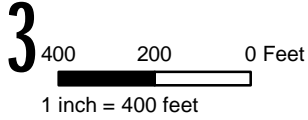


\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

# ZONE 28

PORTION OF SECTION 3 & 10, T.6S., R.5W.

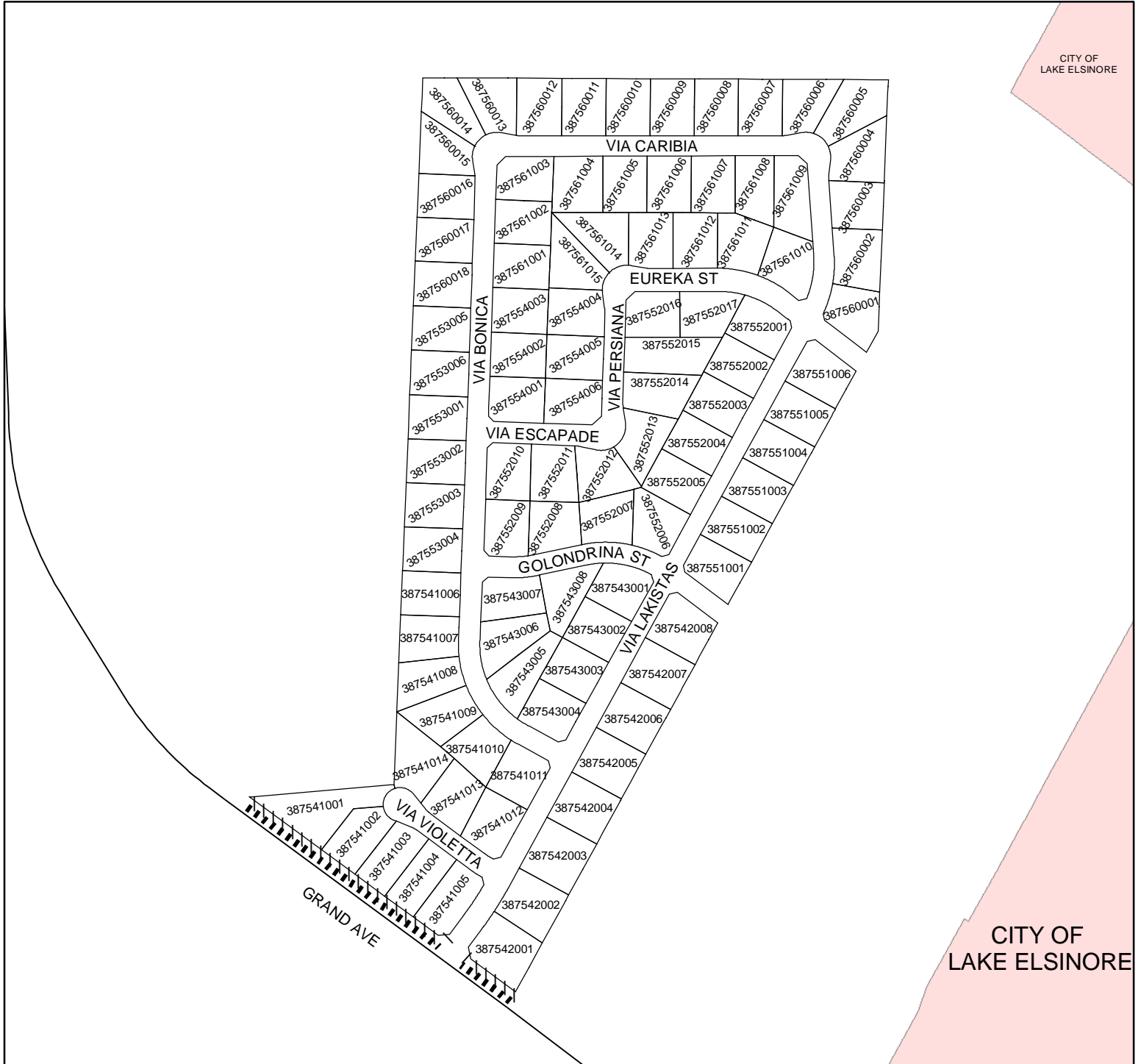
TRACT MAP NOS. 28748 & 28748-1 - 98 PARCELS



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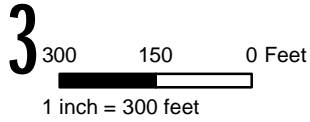
\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

■■■■■ DENOTES MAINTAINED MULTI-PURPOSE TRAIL

# ZONE 29 LOCATION 1

PORTION OF SECTION 19 & 20, T.6S., R.4W.

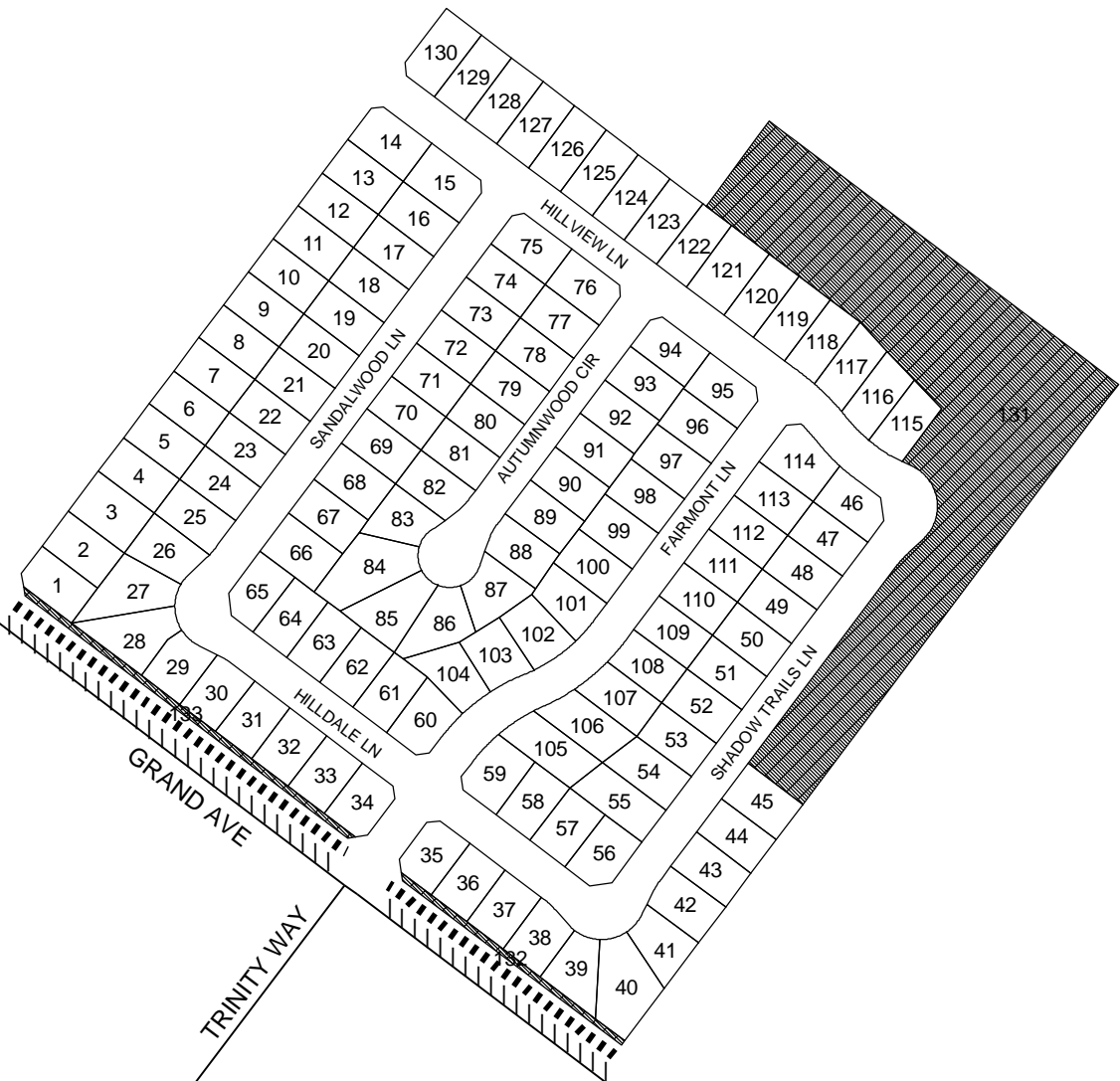
TRACT MAP NO. 29032 - 130 PARCELS



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\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

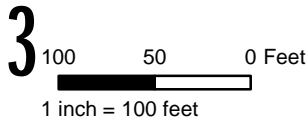


DENOTES PARCEL NOT ASSESSED

■■■■■ DENOTES MAINTAINED MULTI-PURPOSE TRAIL

ZONE 31, LOCATION 1

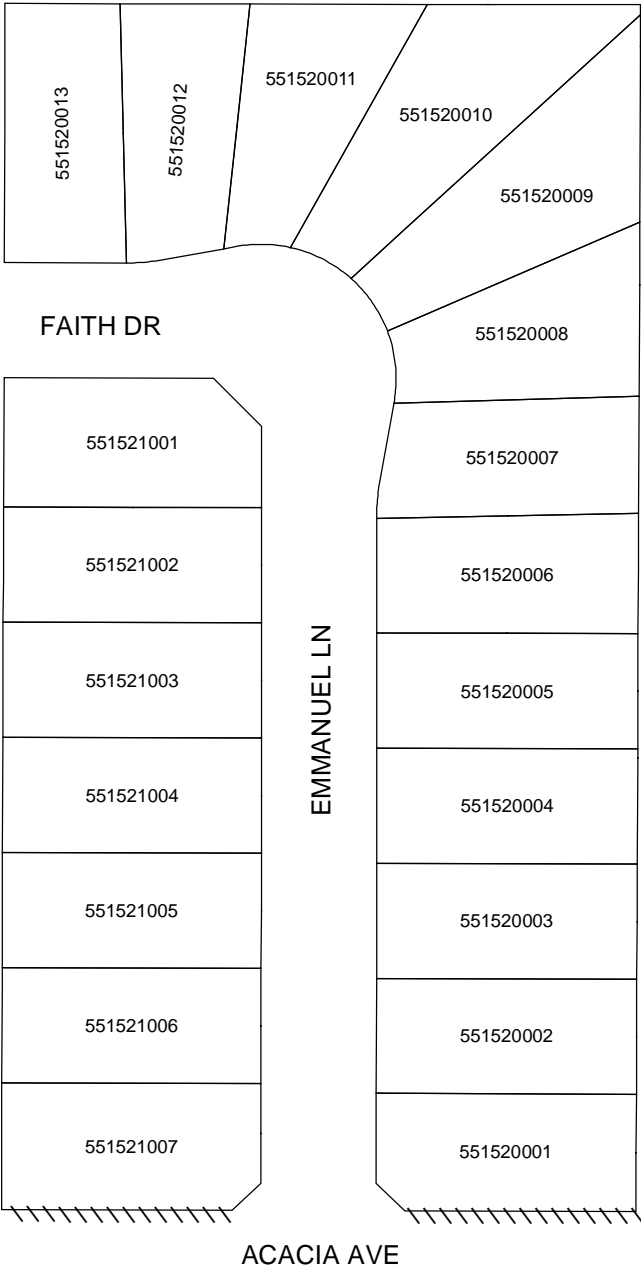
PORTION OF SECTION 7, T.5S., R.1E.  
TRACT MAP NO. 26327 - 20 PARCELS



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\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY



# **ZONE 31, LOCATION 2**

PORTION OF SECTION 7, T.5S., R.1E.

TRACT MAP NO. 31625 - 24 PARCELS

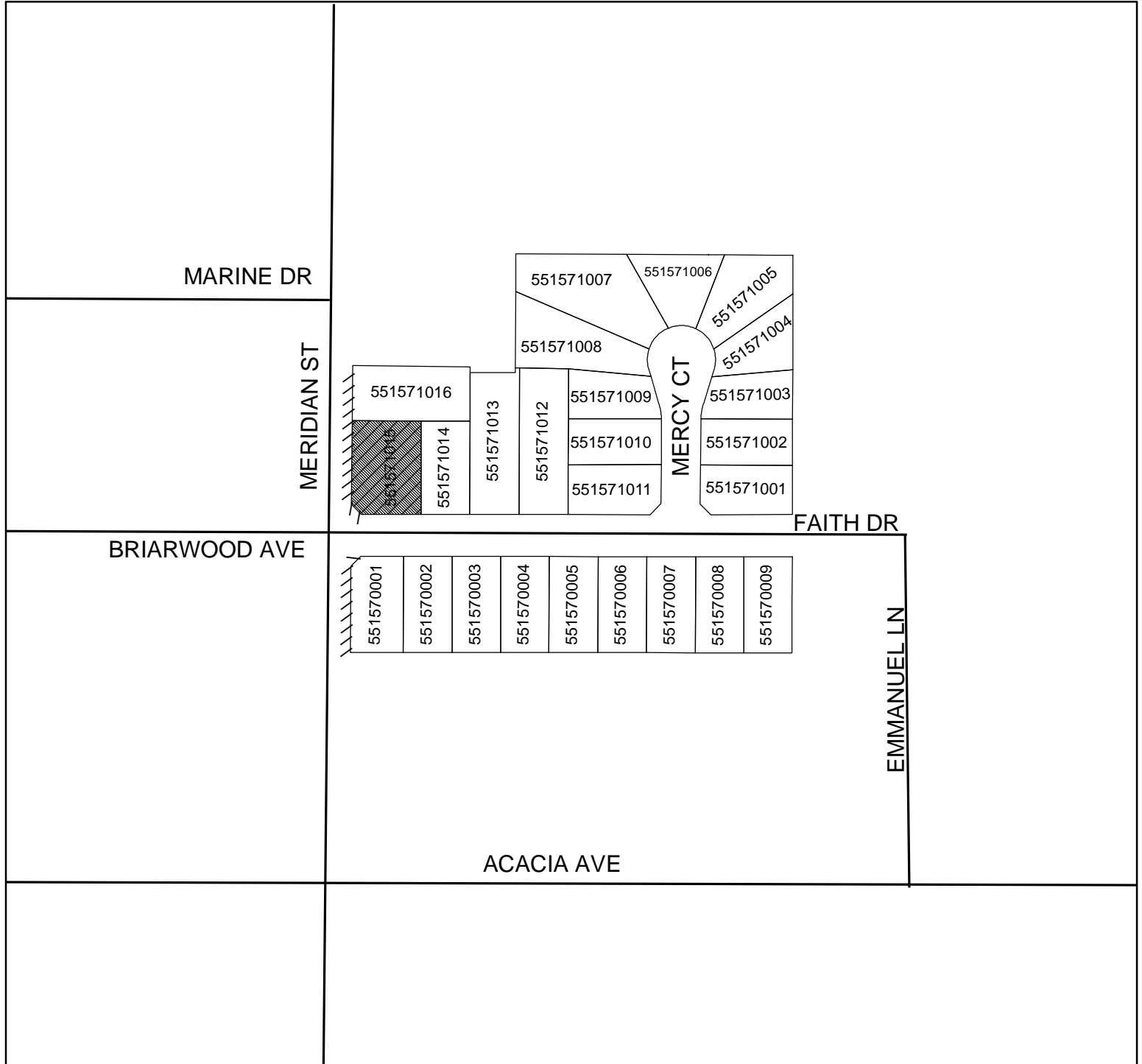


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## **ASSESSMENT DIAGRAM**

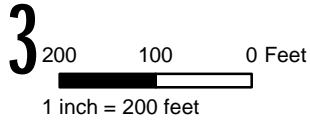
Printed by bahn on 4/1/15



# **ZONE 31, LOCATION 3**

PORTION OF SECTION 23, T.5S., R.1W.

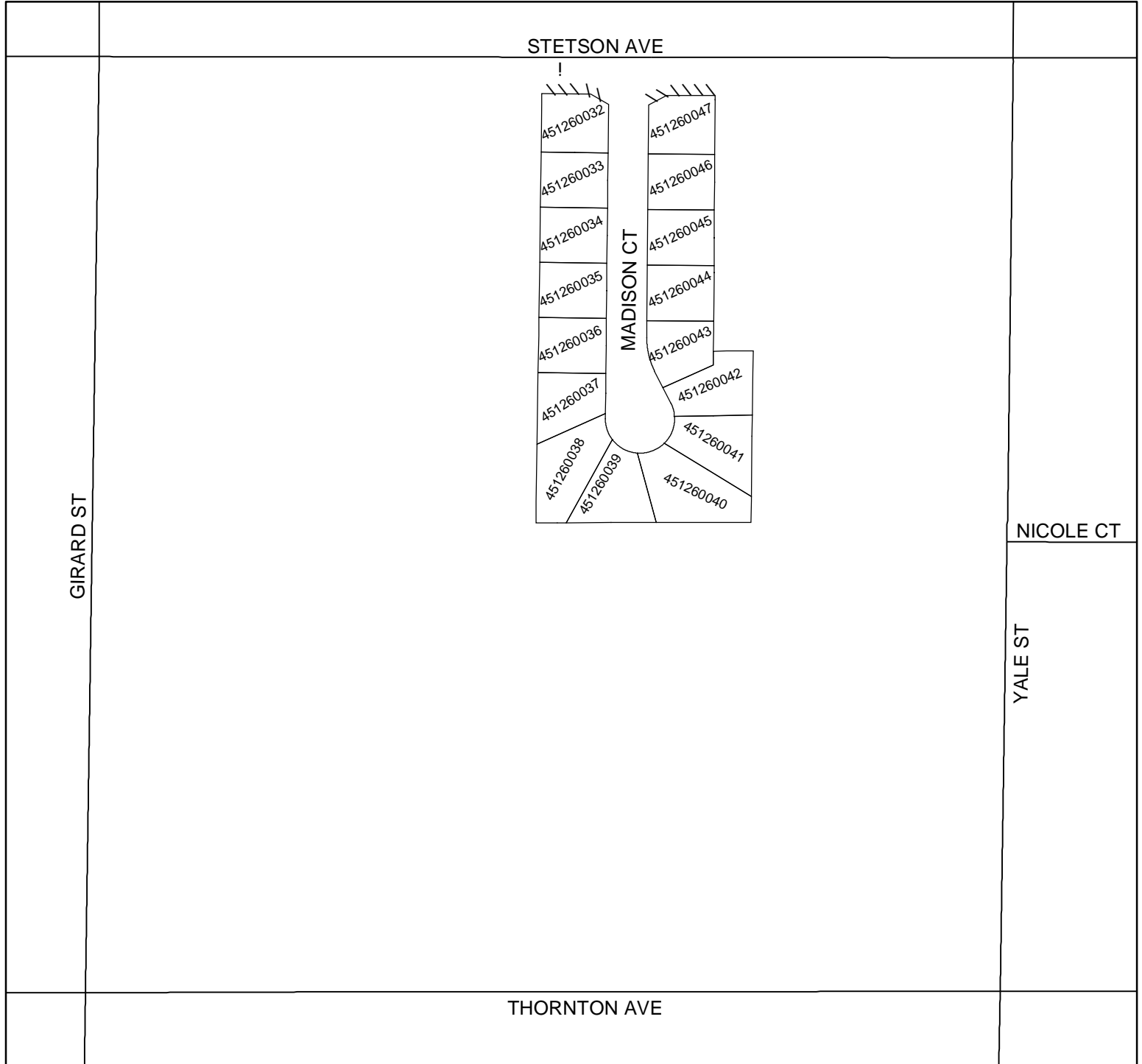
TRACT MAP NO. 32285 - 16 PARCELS



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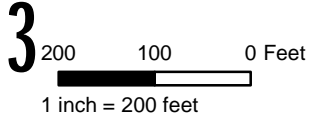


\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

! DENOTES MAINTAINED FOSSIL FILTER

# ZONE 36, LOCATION 1

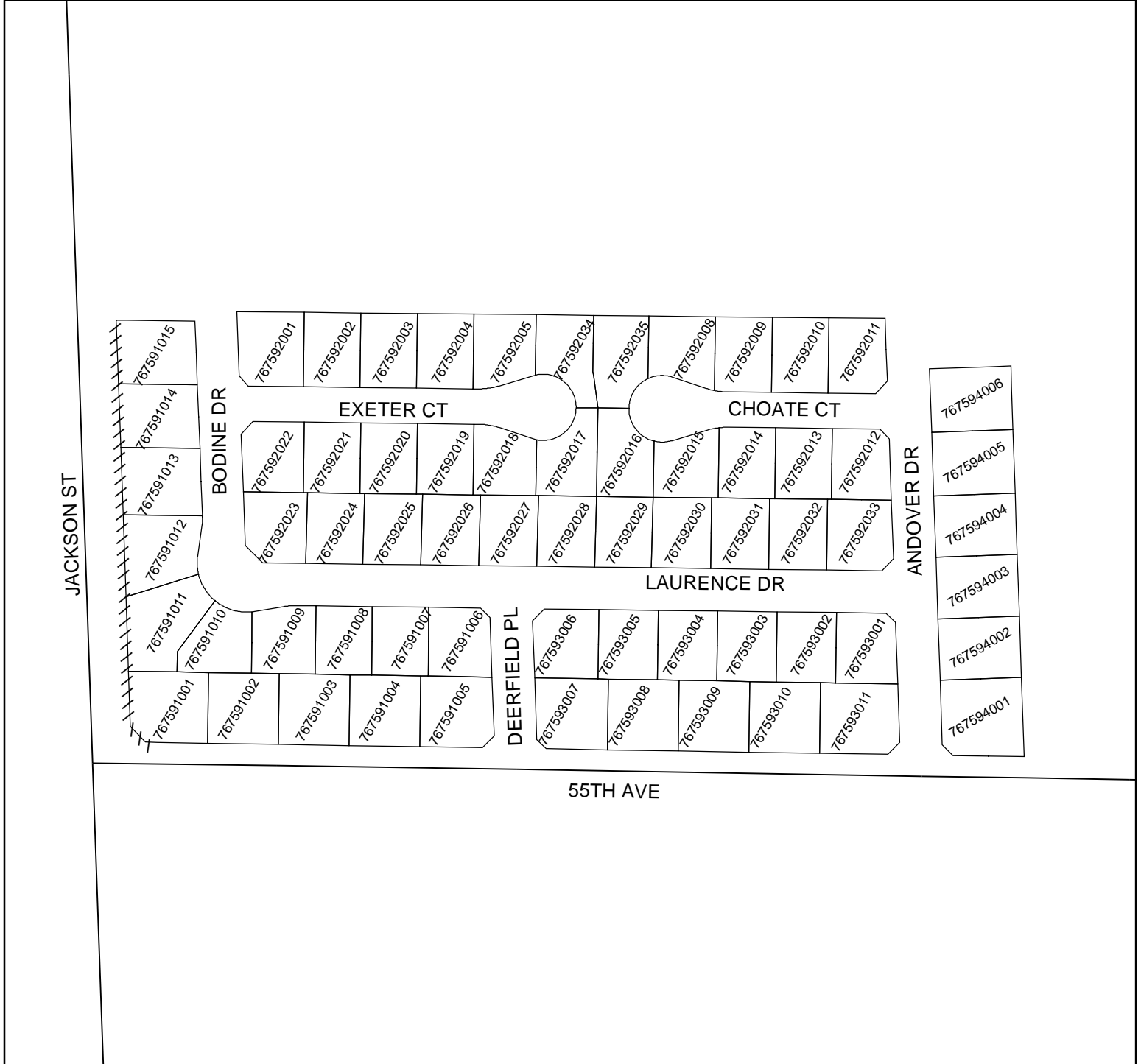
PORTION OF SECTION 13, T.6S., R.7E.  
TRACT MAP NO. 25145 - 65 PARCELS



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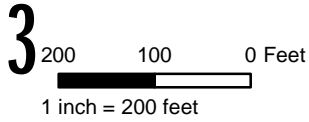


\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

# **ZONE 36, LOCATION 2**

PORTION OF SECTION 8, T.7S., R.9E.

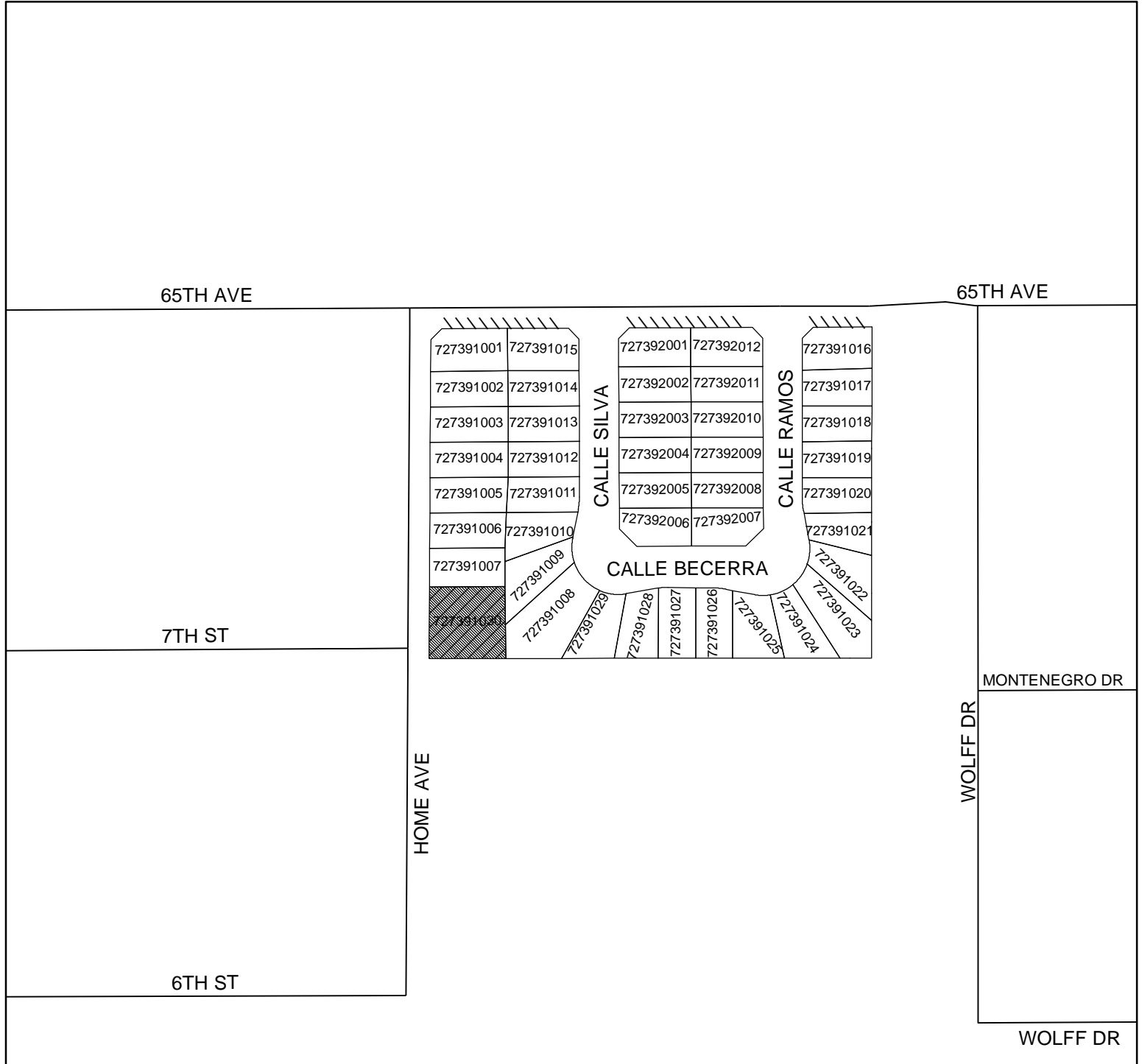
TRACT MAP NO. 34120 - 41 PARCELS



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## **ASSESSMENT DIAGRAM**

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- \\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY
- DENOTES PARCEL NOT ASSESSED

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

## ZONE 39

PORTION OF SECTION 10, T.4S., R.4W.

TRACT MAP NOS. 23234, 23234-1, 23234-3, 23234-3 & 23234-4  
128 PARCELS

3

200 100 0 Feet  
1 inch = 200 feet



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## ASSESSMENT DIAGRAM

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

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

## ZONE 43

PORTION OF SECTIONS 21, 27, 28, & 29, T.4S., R.6W.

TRACT MAP NOS. 30241 & PHASES 1 THROUGH 6, 30444, & 31025

516 PARCELS

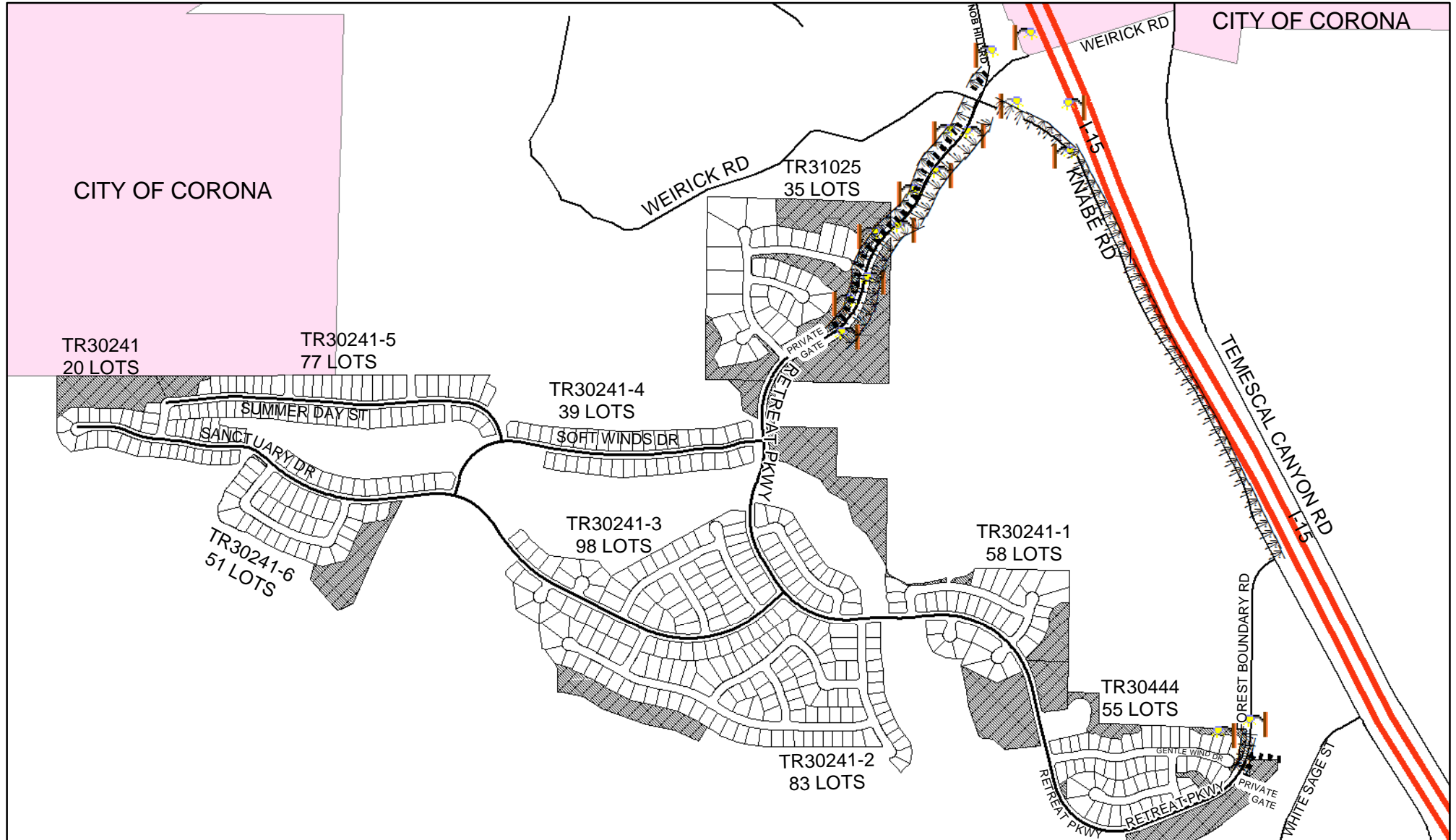
## ASSESSMENT DIAGRAM

3  
1,000 500 0 Feet  
1 inch = 1,000 feet

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CITY OF CORONA



\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY  
■ DENOTES PARCEL NOT ASSESSED

■■■■■ DENOTES MAINTAINED MULTI-PURPOSE TRAIL AND FENCE

■ ■ ■ ■ ■ DENOTES MAINTAINED STREETLIGHT

# ZONE 44 INDEX MAP

PORTION OF SECTIONS 31, 32, & 33 T.5S., R.2W.,  
AND SECTIONS 29 & 32 T.6S., R.2W.

TRACT MAP NOS. 30322, 30322-1, 30808-1, -2,  
30791, 30966, 31892, & 32171 - 1,173 PARCELS



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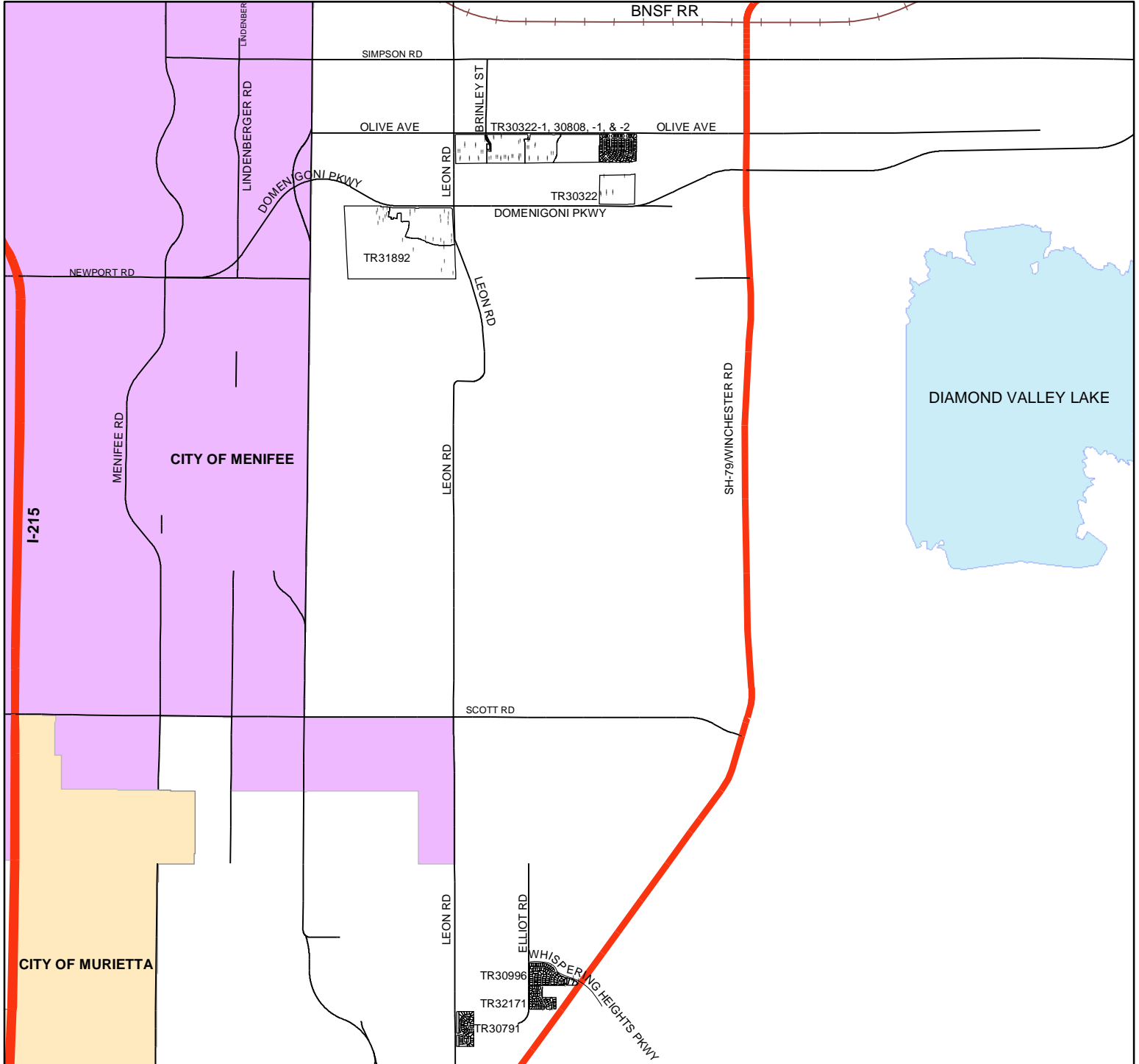
3

5,102 2,551 0 Feet

1 inch = 5,102 feet

## ASSESSMENT DIAGRAM

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● DENOTES MAINTAINED FOSSIL FILTER

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

**ZONE 44, LOCATION 2B**

PORTION OF SECTION 31, T.5S., R.2W.

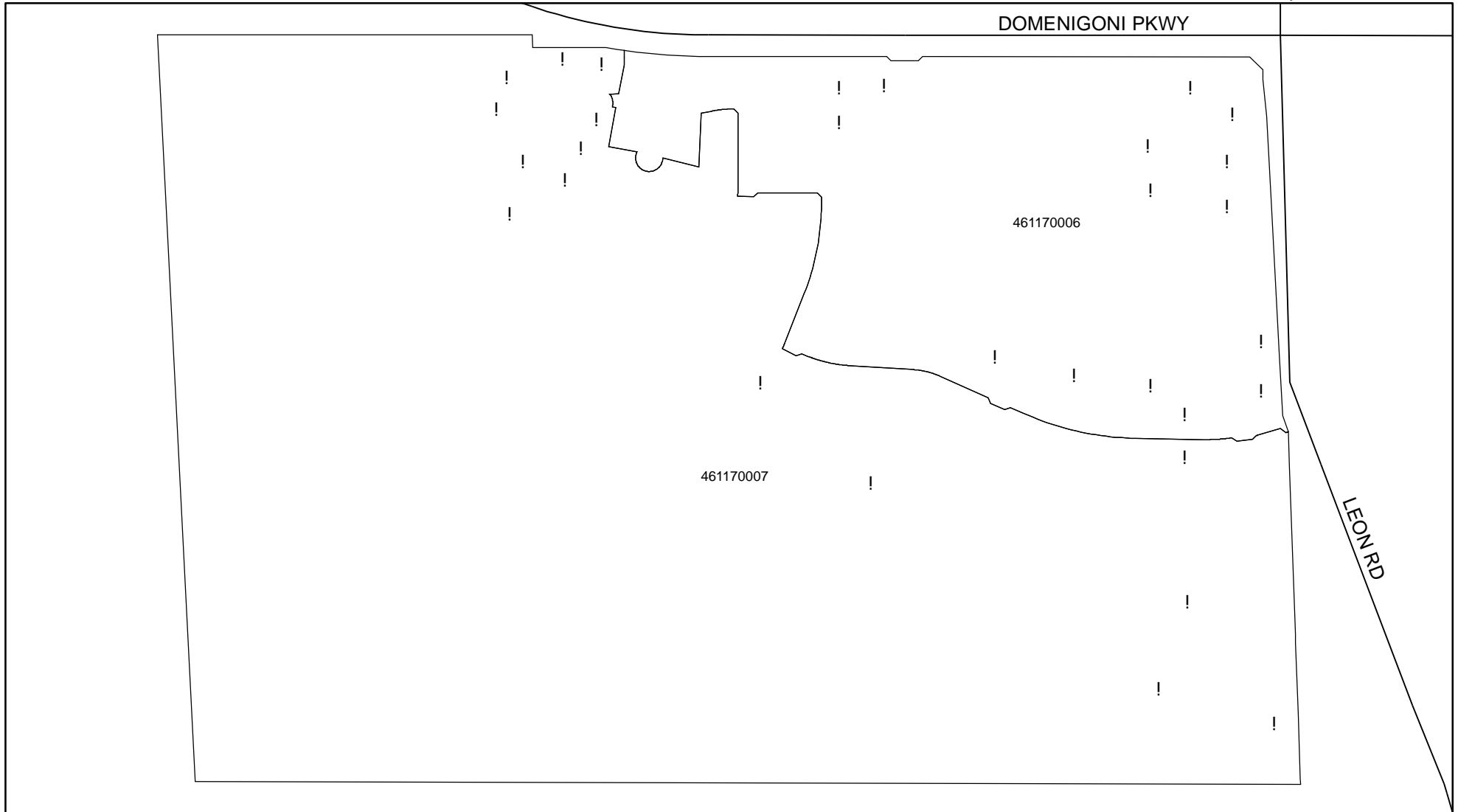
TRACT MAP NO. 31892 - 379 PARCELS

**3** 500 250 0 Feet  
1 inch = 500 feet

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! DENOTES MAINTAINED FOSSIL FILTER

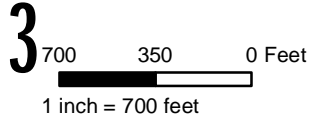


# LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

## ZONE 44, LOCATION 2C

PORTION OF SECTIONS 32 & 33, T.5S., R.2W.

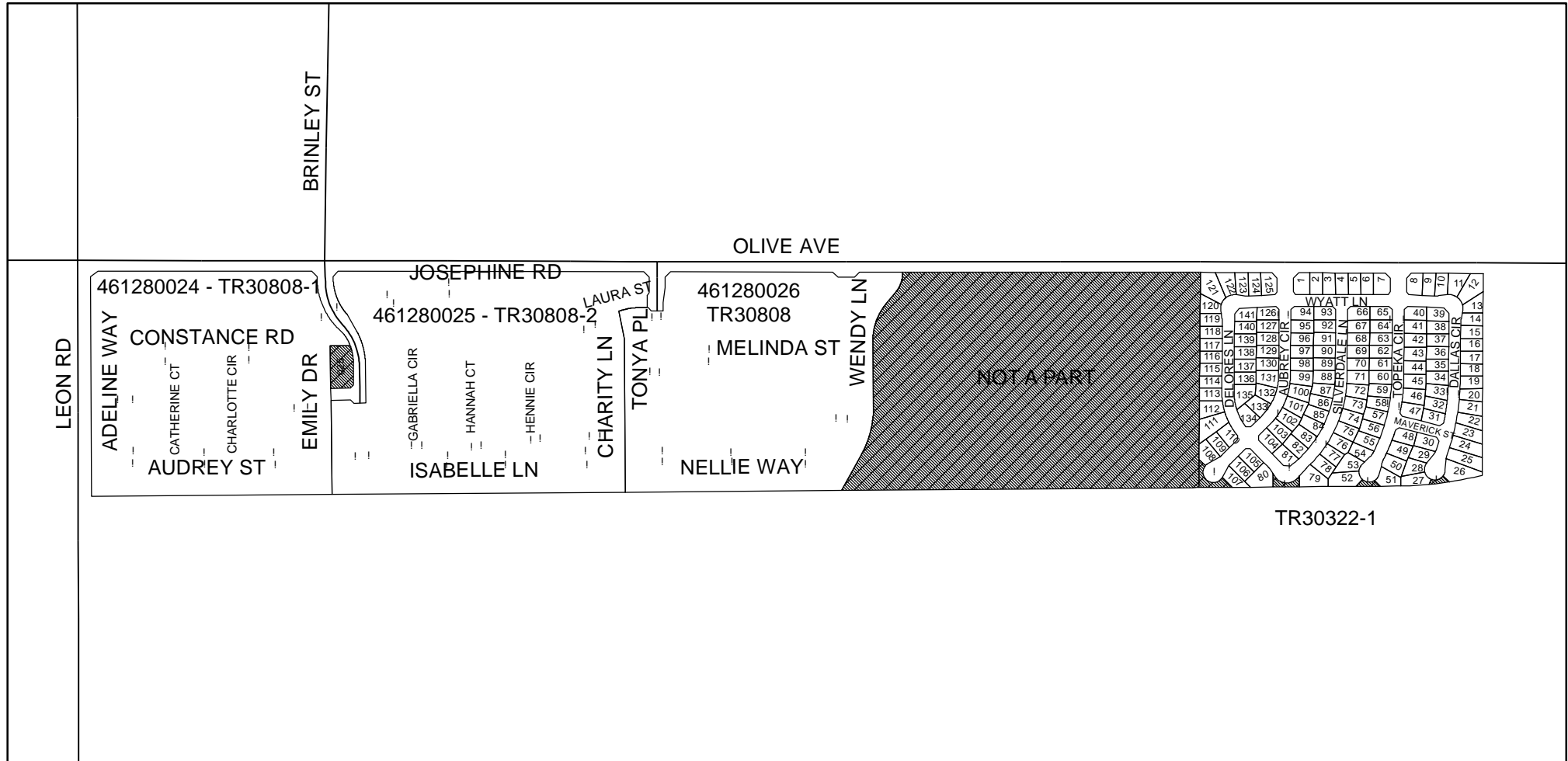
TRACT MAP NOS. 30322-1, 30808, 30808-1 & 30808-2  
487 PARCELS



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! DENOTES MAINTAINED FOSSIL FILTER

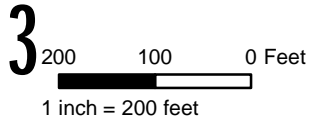
■ DENOTES PARCEL NOT ASSESSED

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

## ZONE 44, LOCATION 2D

PORTION OF SECTION 29, T.6S., R.2W.

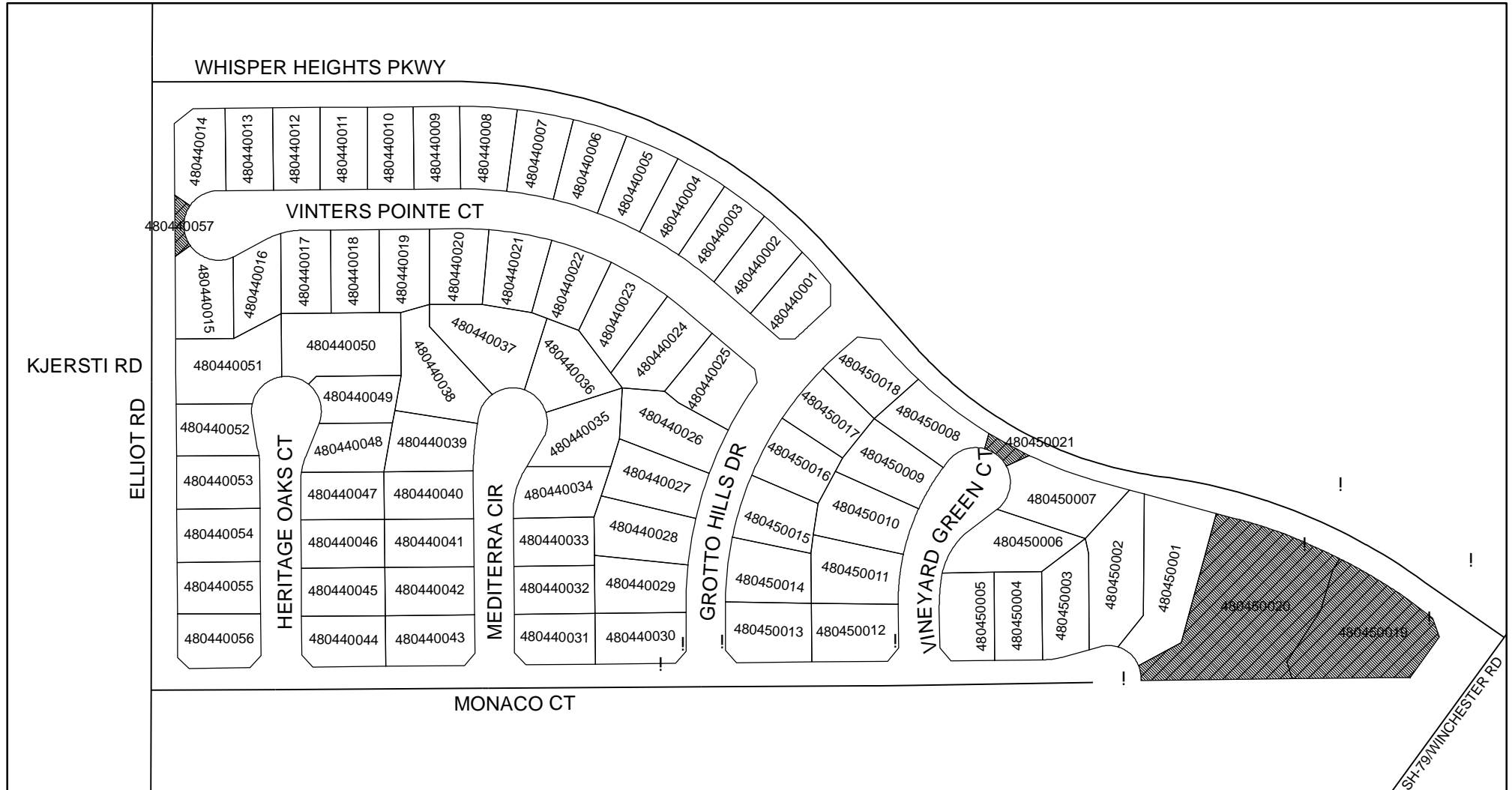
TRACT MAP NO. 30996 - 74 PARCELS



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## ASSESSMENT DIAGRAM



! DENOTES MAINTAINED FOSSIL FILTER ■ DENOTES PARCEL NOT ASSESSED

 DENOTES PARCEL NOT ASSESSED

## ZONE 44, LOCATION 3A

PORTION OF SECTION 33, T.5S., R.2W.

TRACT MAP NO. 30322 - 131 PARCELS

3

300 150 0 Feet

1 inch = 300 feet



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! DENOTES MAINTAINED FOSSIL FILTER

# **ZONE 44, LOCATION 3D**

PORTION OF SECTION 29, T.6S., R.2W

TRACT MAP NO. 32171 - 53 PARCELS

**3**  
200 100 0 Feet  
1 inch = 200 feet



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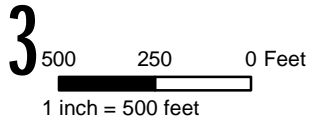
- ! DENOTES MAINTAINED FOSSIL FILTER
- DENOTES PARCEL NOT ASSESSED

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

## ZONE 45

PORTION OF SECTION 30, T.3S., R.6W.

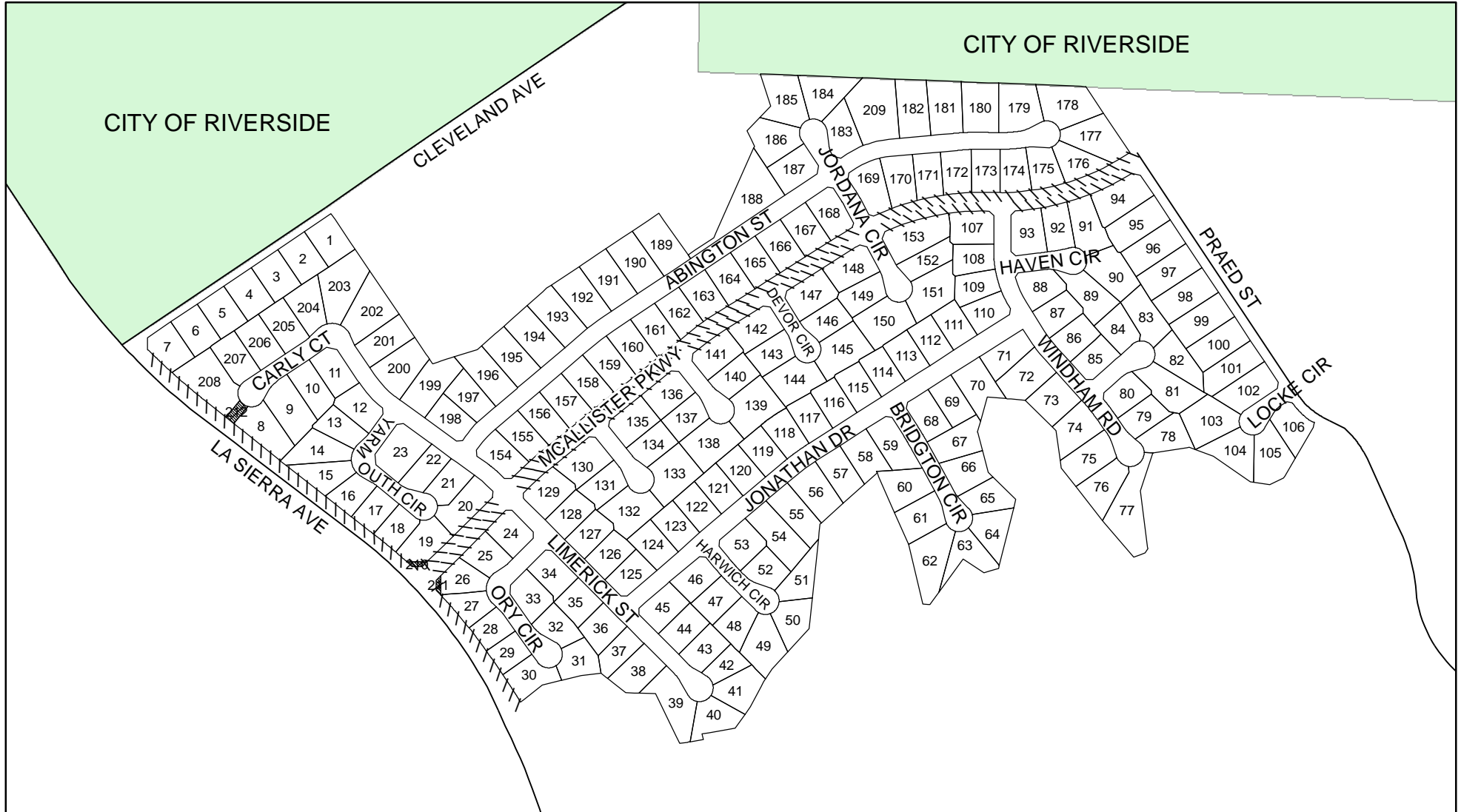
TRACT MAP NO. 30295 - 209 PARCELS



## ASSESSMENT DIAGRAM

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY ■ DENOTES PARCEL NOT ASSESSED

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

## ZONE 53

PORTION OF SECTION 5, T.7S., R.2W.  
TRACT MAP NOS. 31119 - 32 PARCELS

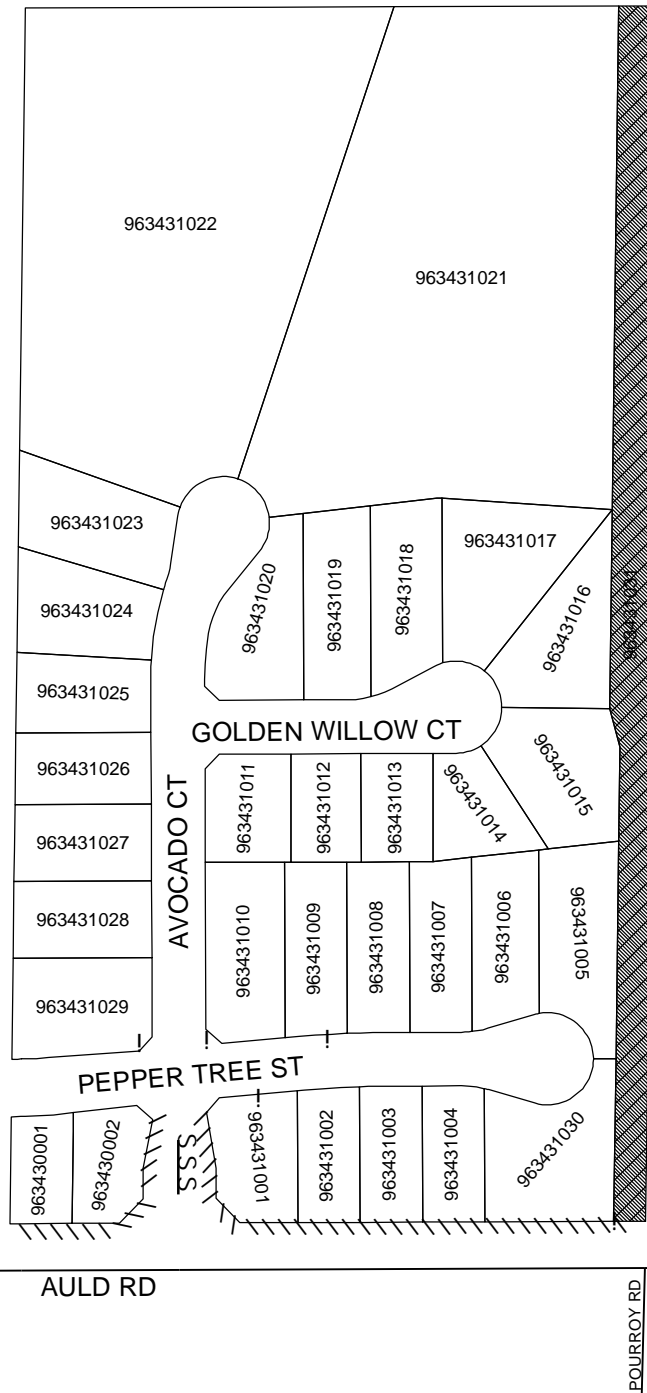
3 200 100 0 Feet  
1 inch = 200 feet



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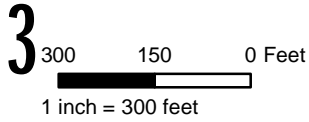
! DENOTES MAINTAINED FOSSIL FILTER

SSSS DENOTES LANDSCAPED AND MAINTAINED MEDIAN

■ DENOTES PARCEL NOT ASSESSED

# ZONE 55

PORTION OF SECTION 32, T.6S., R.2W.  
TRACT MAP NO. 31330 - 86 PARCELS



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- ! DENOTES MAINTAINED FOSSIL FILTER
- DENOTES PARCEL NOT ASSESSED



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

## ZONE 57

PORTION OF SECTION 10, T.8S., R.2W.  
TRACT MAP NOS. 31329 - 54 PARCELS

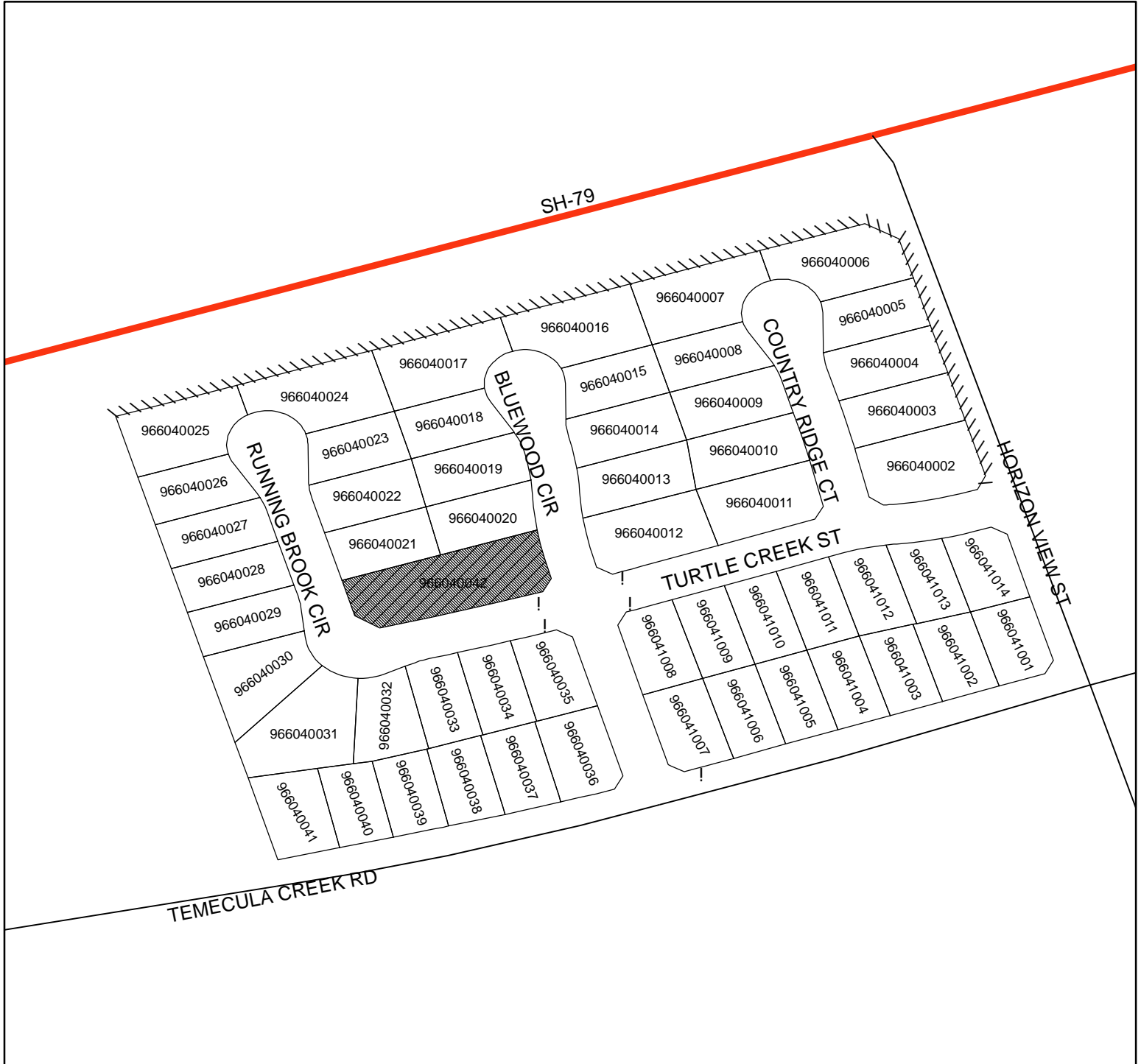
3 200 100 0 Feet  
1 inch = 200 feet



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## ASSESSMENT DIAGRAM

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\\\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

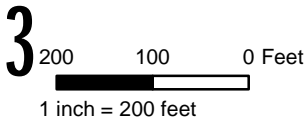
! DENOTES MAINTAINED FOSSIL FILTER

▨ DENOTES PARCEL NOT ASSESSED

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

**ZONE 58**

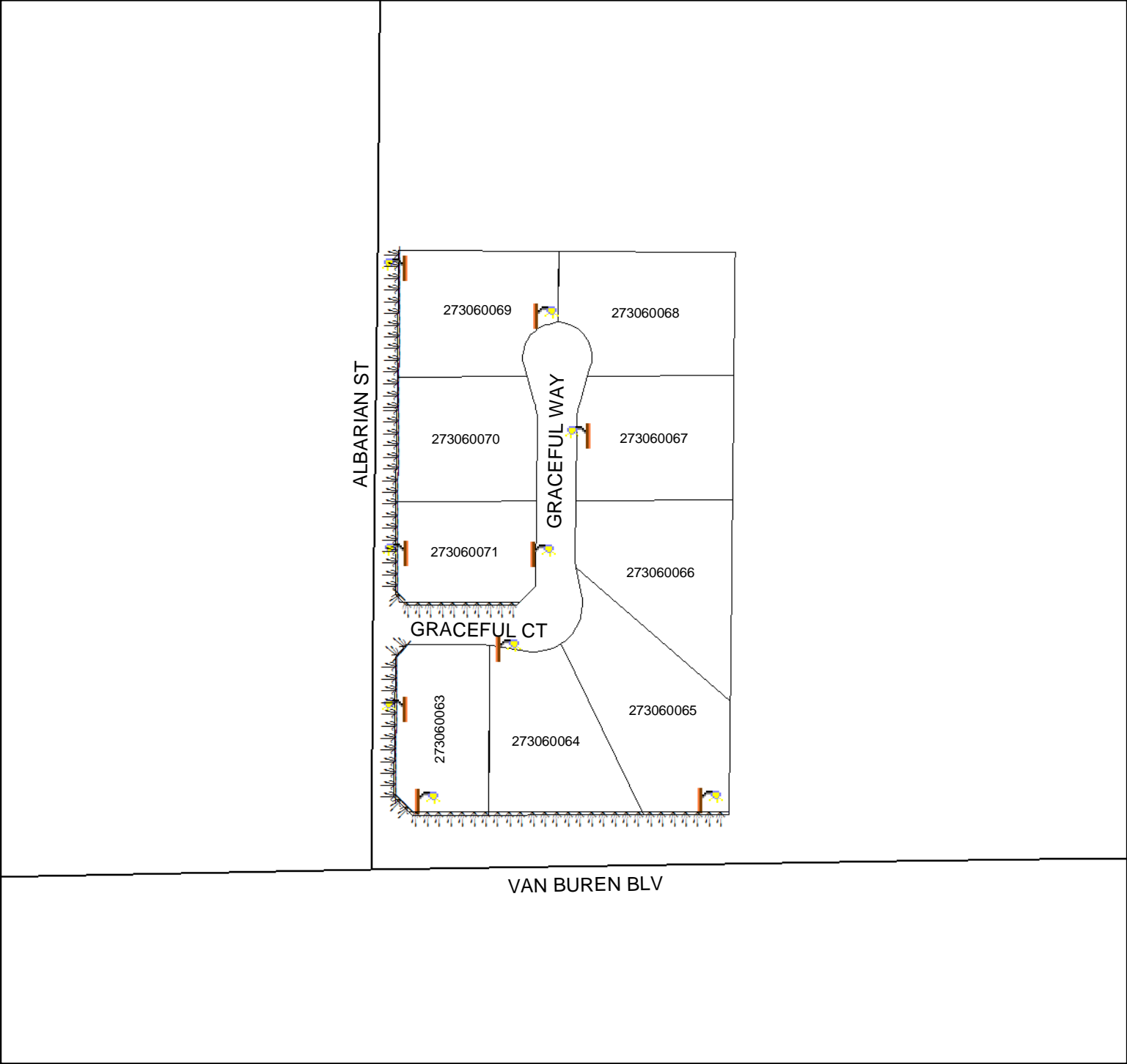
PORTION OF SECTION 26, T.3S., R.5W.  
TRACT MAP NO. 31322 - 9 PARCELS



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**ASSESSMENT DIAGRAM**

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

 DENOTES MAINTAINED STREETLIGHT

# ZONE 66

PORTION OF SECTION 8, T.5S., R.2W.  
TRACT MAP NO. 28477 - 31 PARCELS

3

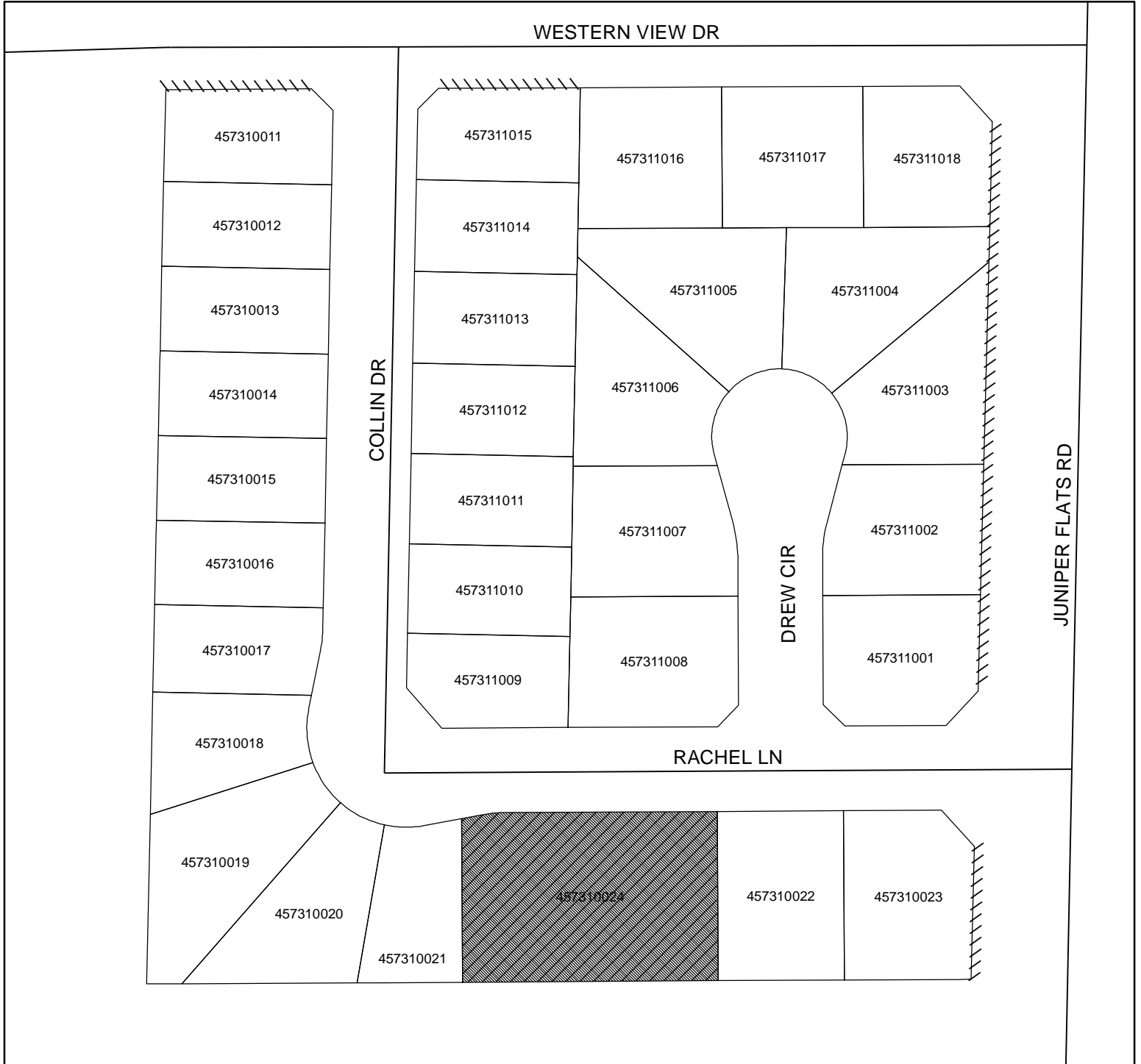
100 50 0 Feet  
1 inch = 100 feet



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## ASSESSMENT DIAGRAM

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY

▨ DENOTES PARCEL NOT ASSESSED

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

## ZONE 68

PORTION OF SECTION 26, T.3S., R.5W.  
TRACT MAP NO. 28767 - 23 LOTS

3 200 100 0 Feet  
1 inch = 200 feet



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### ASSESSMENT DIAGRAM

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\\\\\\\\ DENOTES LANDSCAPED AND MAINTAINED PARKWAY  
\*\*\*\*\* DENOTES LANDSCAPED AND MAINTAINED BIO-SWALES