

FORM APPROVED COUNTY COUNSEL  
 1/22/15  
 DATE  
 BY: JAMES E. BROWN

Departmental Concurrence

439



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

**FROM:** TLMA - Transportation Dept.

**SUBMITTAL DATE:**  
 January 13, 2016

**SUBJECT:** Initiate proceedings for the Annexation of Zone 195 (Lake Hills) to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, District 1 [\$7,962]; L&LMD No. 89-1-C - 100%

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

1. Resolution No. 2016-065 a Resolution of the County of Riverside initiating proceedings for the annexation of Zone 195 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and ordering preparation of the Engineer's Report regarding the proposed annexation of Zone 195.
2. Resolution No. 2016-066, a Resolution of the County of Riverside declaring its intent to order the annexation of Zone 195 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972 for the maintenance and servicing of landscaping and streetlights; adopting the preliminary engineer's report; giving notice of and setting the time and place of the public hearing on the annexation of Zone 195, ordering a mailed ballot election; and directing notice of the public hearing and ballot be mailed pursuant to Article XIII D of the California Constitution.

Patricia Romo  
 Assistant Director of Transportation

Juan C. Perez  
 Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 7,962	\$ N/A	\$ 7,962	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

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

**Budget Adjustment:** N/A  
**For Fiscal Year:** 16/17

**C.E.O. RECOMMENDATION:**

APPROVE  
 BY: Tina Grand  
 Tina Grand

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

3-31

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Initiate proceedings for the Annexation of Zone 195 (Lake Hills) to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, District 1 [\$7,962]; L&LMD No. 89 1 C – 100%

**DATE:** January 13, 2016

**PAGE:** 2 of 3

**BACKGROUND:**

**Summary**

Landscaping and Lighting Maintenance Districts (L&LMD's) are designed for the purpose of creating a funding mechanism to pay for the installation and maintenance of landscaping, streetlights, traffic signals, drainage inlet water quality filters, decorative fencing, and other roadside features within the road right of way. Within an established L&LMD, zones are created for specific developments, a fee structure is developed specific to the features within that zone, and the zone is then assessed through a tax levy on annual basis for the installation and maintenance of the features within that particular zone.

L&LMD No. 89-1-C was formed in 1994, Resolution No. 94-389, and currently consists of 124 individual zones with different fee structures spread throughout the County of Riverside (County). The property owner of Tract Map No. 30473, as described in the attached Exhibit "A", has petitioned the County to annex their property into L&LMD No. 89-1-C, creating Zone 195. The boundaries of Zone 195 will encompass the entire Tract Map No. 30473 and will include the maintenance and servicing of landscaping and streetlights.

Adoption of Resolution No. 2016-065 appoints the Director of the Transportation Department, or his designee, as the Engineer to prepare a Report regarding the proposed annexation of Zone 195 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C").

Resolution No. 2016-066 declares the Board of Supervisors' intention of ordering the annexation of Zone 195 to L&LMD No. 89-1-C. The annexation of Zone 195 to L&LMD No. 89-1-C will fund the maintenance and servicing of landscaping and streetlights within public right-of-way located easterly of La Sierra Ave in the Lake Hills area and includes 32 single-family residential lots.

Consistent with the Board of Supervisors' direction regarding compliance with Article XIID of the California Constitution and the Landscaping and Lighting Act of 1972, the attached resolutions have been prepared and a public hearing scheduled for 9:30 a.m. on March 15, 2016 to receive testimony for and against the proposed assessment. Each property owner within the proposed Zone 195 will receive a notice of the public hearing and mail-in ballot, an impartial analysis, a copy of Resolution No. 2016-066, and an information sheet.

Ballots must be returned prior to the conclusion of the public hearing. If, at the time designated for the tabulation of the ballots, the ballots submitted in favor of the annexation and levy of the assessment exceed the ballots submitted in opposition of said annexation and levy, Zone 195 will be annexed to L&LMD No. 89-1-C.

The individuals/entities which own all of the property within the proposed boundaries of Zone 195 have executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election and public hearing to be held on March 15, 2016.

**Reference**

At the direction of the County of Riverside Board of Supervisors, L&LMD No. 89-1-C was formed in 1994 by Resolution No. 94-389 authorizing the annexation of new zones into L&LMD No. 89-1-C for the purpose of levying assessments to pay for the installation and maintenance of landscaping, streetlights and other right-of-way approved improvements.

The zone specific Engineer's Report for fiscal year 2016-2017 was prepared in compliance with the requirement of Article 4, Chapter, 1, of the Landscaping and Lighting Act of 1972, which is Part 2, Division 15 of the California Streets and Highways Code. The County initiates annexation proceedings for the annual levy of assessments by passing a resolution, which proposes the new levy under the Landscaping and Lighting Act of 1972. This resolution also describes the improvements, describes the location of the zone within 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Initiate proceedings for the Annexation of Zone 195 (Lake Hills) to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, District 1 [\$7,962]; L&LMD No. 89 1 C – 100%  
**DATE:** January 13, 2016  
**PAGE:** 3 of 3

In November 1996, California voters passed 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 Landscaping and Lighting Act of 1972. A County may levy annual assessments for an assessment district after complying with the requirements of the Landscaping and Lighting Act of 1972, and the provisions of Proposition 218 Right to Vote on Taxes Act.

**Impact on Residents and Businesses**

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

Only the property owner within the proposed boundaries of Zone 195, which are represented by Tract Map No. 30473, as described in the attached Exhibit "A" (a two page exhibit containing a description and diagram) are impacted by the cost of this annexation. By setting up an assessment for the maintenance of certain infrastructure required by the development, the County requires that the development pay for its maintenance impact, rather than the obligation falling upon public funding sources.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The proposed budget for fiscal year 2016-17 for Zone 195 is \$7,961.63. This will result in an assessment for fiscal year 2016-17 within Zone 195 of \$248.80 per parcel. The annual assessment may be adjusted annually by the greater of 2% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U), if any, as it stands as of March of each year over the base index for March of 2016.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

Location Map  
Exhibit A  
Resolution No. 2016-065  
Resolution No. 2016-066  
Engineer's Report

# Location Map



CITY OF RIVERSIDE

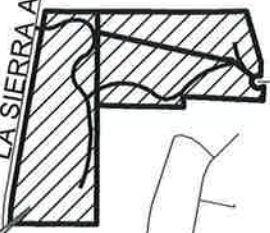
VICTORIA AVE

CLEVELAND AVE

MCALLISTER PKWY

LAKE KNOLL PKWY

LA SIERRA AVE



**TR 30473**

POINTE DR

GREENTREE DR

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MCALLISTER ST

EL SOBRANTE RD



# ZONE 195

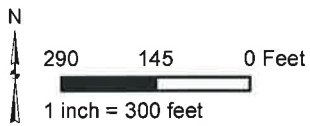
PORTION OF SECTIONS 25 & 30, T.3., R.5 & 6 W.

TR30473

32 PARCELS

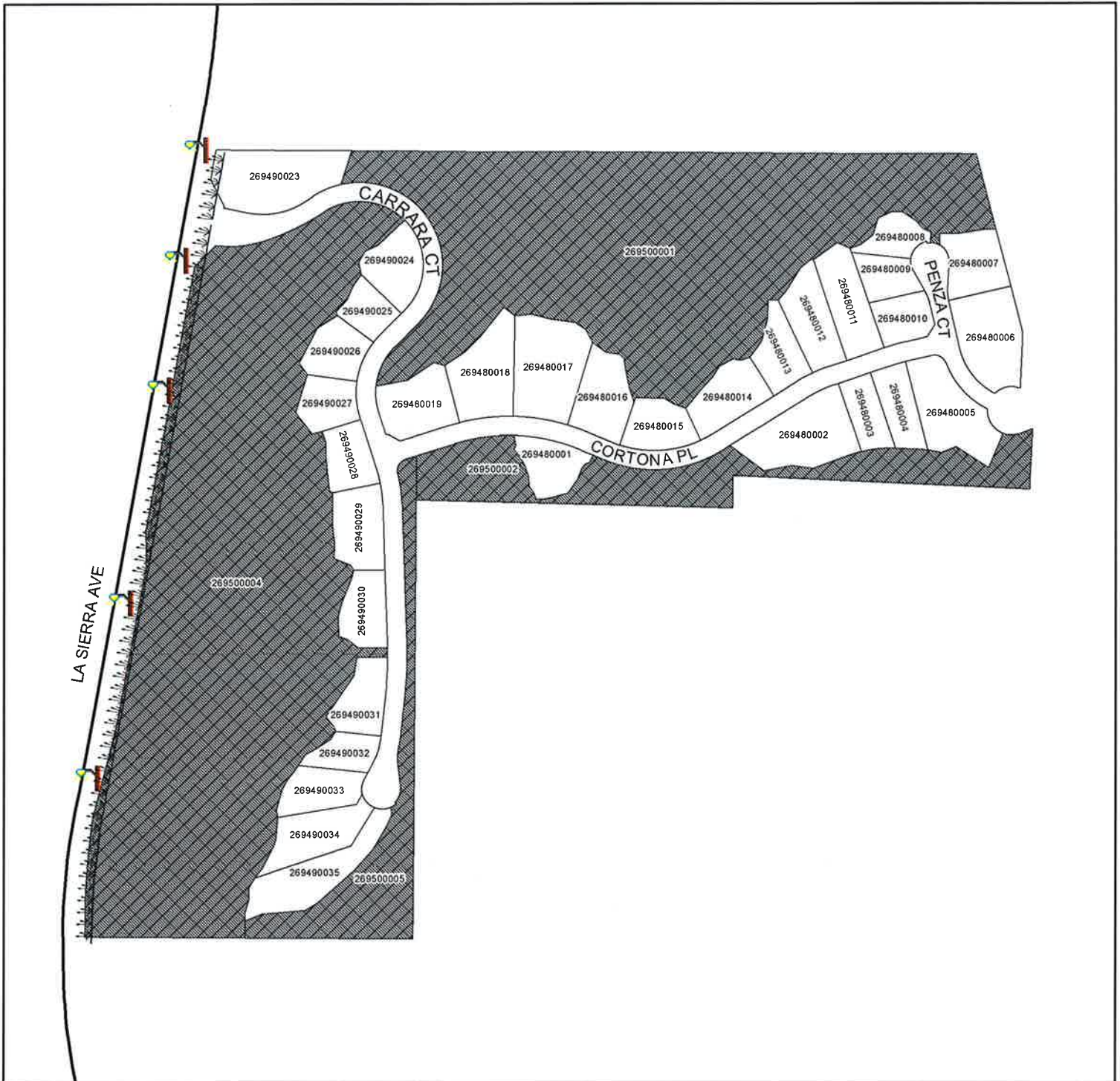


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## ASSESSMENT DIAGRAM

Printed by bhahn on 12/17/2015



- DENOTES MAINTAINED PARKWAY
- DENOTES MAINTAINED STREETLIGHT
- DENOTES NON-ASSESSED PARCEL

2 **RESOLUTION NO. 2016-065**

3 **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING**  
4 **PROCEEDINGS FOR THE ANNEXATION OF ZONE 195 TO LANDSCAPING AND LIGHTING**  
5 **MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE**  
6 **PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING**  
7 **PREPARATION OF ENGINEER’S REPORT REGARDING SAID ANNEXATION**

8 **WHEREAS**, the Board of Supervisors (hereinafter the “Board of Supervisors”) of the County of  
9 Riverside (hereinafter the “County”) has been advised by the Riverside County Transportation  
10 Department (hereinafter “Department”) that said Department has received an application from the  
11 owner (the “Applicant”) of all the property within the unincorporated area of the County (hereinafter  
12 “Zone 195”), as shown and described in Exhibit “A”, which is attached hereto and made a part hereof,  
13 to be annexed to Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereinafter  
14 “L&LMD No. 89-1-C”) of the County of Riverside, State of California, and the Board of Supervisors has  
15 determined that it is necessary and desirable to initiate proceedings for the annexation of Zone 195 to  
16 L&LMD No. 89-1-C pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with  
17 Section 22500) of Division 15 of the Streets and Highways Code (hereinafter, respectively, the “Act”  
18 and the “Street and Highways Code”); and

19 **WHEREAS**, such proceedings shall comply with the requirements of Article XIII D of the  
20 California Constitution and Section 4000 of the Elections Code requiring voter approval of the proposed  
21 assessment to be levied by L&LMD No. 89-1-C for Zone 195; and

22 **WHEREAS**, the Applicants have executed a “Waiver and Consent Regarding Date of  
23 Assessment Ballot Election” allowing for the election to be held on March 15, 2016; and

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

FORM APPROVED COUNTY COUNSEL  
BY *W. A. Gardner* 12/21/15  
DALE A. GARDNER DATE

1 to serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of  
2 Zone 195 to L&LMD No. 89-1-C.

3 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the  
4 Board of Supervisors of the County of Riverside assembled in regular session on January 26, 2016 as  
5 follows:

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

8 **Section 2. Annexation.** The Board of Supervisors proposes to annex Zone 195 to  
9 L&LMD No. 89-1-C and to initiate and conduct proceedings therefore pursuant to the Act for the  
10 purpose of levying an annual assessment on all parcels within Zone 195 to pay the costs of the  
11 following services:

- 12 (a) The maintenance and servicing of landscaping within the public right-of-way  
13 including the trimming, fertilizing, weeding and replanting of trees, shrubs, grass,  
14 and other ornamental vegetation; and
- 15 (b) Providing electricity to and the maintenance and servicing of streetlights within  
16 the public right-of-way including incidental costs and expenses.

17 **Section 3. Boundaries and Designation.** The boundaries of Zone 195 that are  
18 proposed to be annexed to L&LMD No. 89-1-C shall include all of the property as shown and described  
19 in Exhibit "A".

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

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

**EXHIBIT "A"**

**DESCRIPTION OF BOUNDARIES**

The boundaries of Zone 195 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 32 parcel(s) as shown on Tract Map No. 30473 in the County of Riverside, State of California for fiscal year 2016-17.

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# ZONE 195

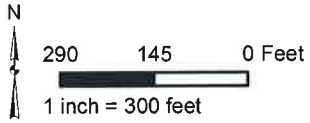
PORTION OF SECTIONS 25 & 30, T.3., R.5 & 6 W.

TR30473

32 PARCELS

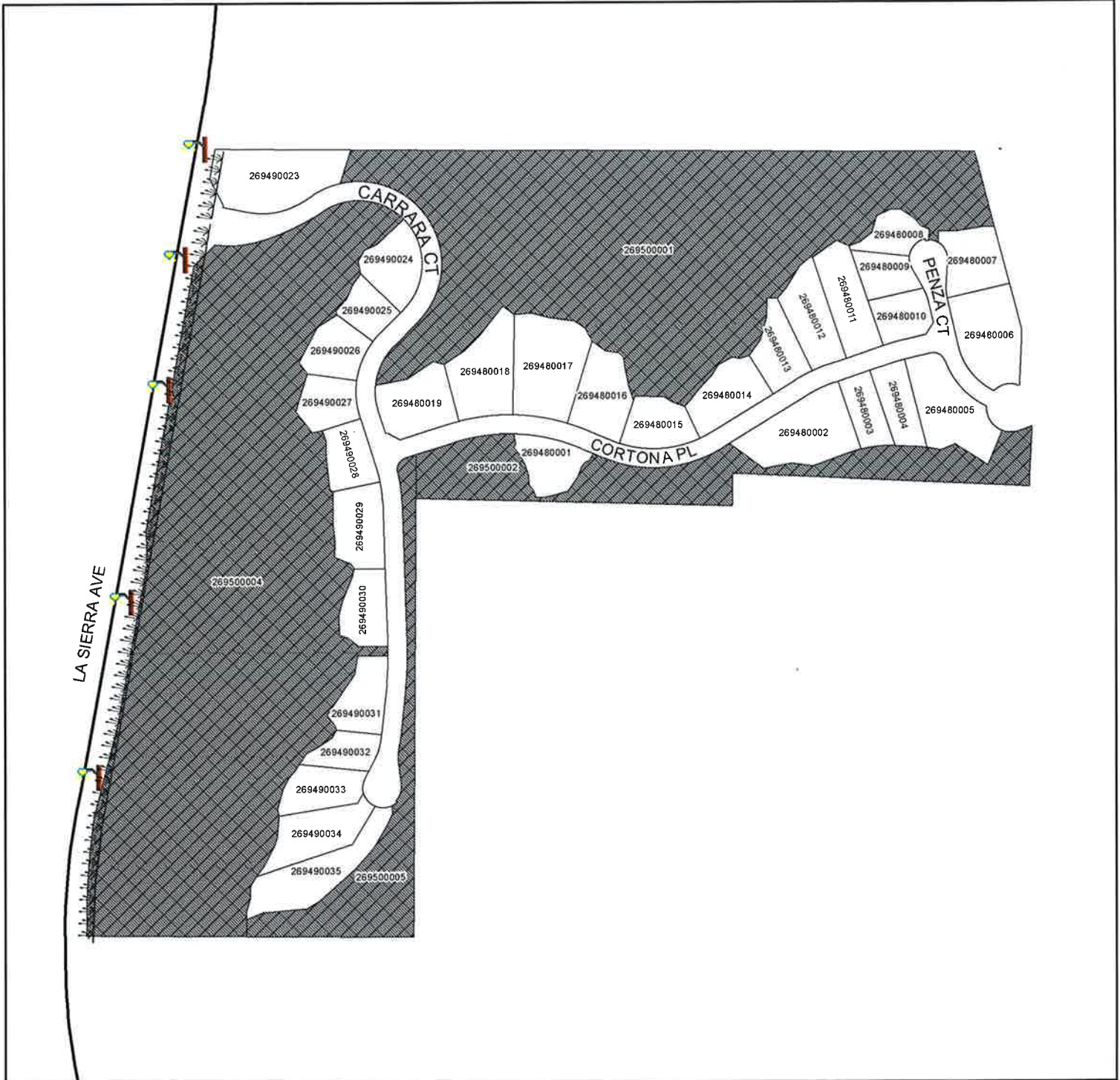


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## ASSESSMENT DIAGRAM

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- DENOTES MAINTAINED STREETLIGHT
- DENOTES NON-ASSESSED PARCEL

2 RESOLUTION NO. 2016-066

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING  
4 ITS INTENT TO ORDER THE ANNEXATION OF ZONE 195 TO LANDSCAPING AND LIGHTING  
5 MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE  
6 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE  
7 AND SERVICING OF LANDSCAPING AND STREETLIGHTS; ADOPTING THE PRELIMINARY  
8 ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE  
9 PUBLIC HEARING ON THE THE ANNEXATION OF ZONE 195 ; ORDERING AN ASSESSMENT  
10 PROCEEDING; ORDERING A MAILED BALLOT ELECTION; AND DIRECTING NOTICE OF THE  
11 PUBLIC HEARING AND THE ASSESSMENT BALLOT TO BE MAILED PURSUANT TO SAID ACT  
12 AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND SECTION 4000 OF THE  
13 ELECTIONS CODE

14 WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of  
15 Riverside (hereinafter the "County") has adopted Resolution No. 2016-065 on January 26, 2016  
16 initiating proceedings for the annexation of Zone 195 (hereinafter "Zone 195"), as described and shown  
17 in Exhibit "A", which is attached hereto and incorporated herein, to Landscaping and Lighting  
18 Maintenance District No. 89-1-Consolidated of the County of Riverside, State of California, (hereinafter  
19 "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter the "Act"),  
20 which is Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code  
21 (hereinafter the "Street and Highways Code"), and ordering the preparation of a report (hereinafter the  
22 "Report") regarding the proposed annexation of Zone 195 and the assessments to be levied within  
23 Zone 195 each fiscal year beginning fiscal year 2016-17 for the maintenance and servicing of  
24 landscaping and streetlights within the public right-of-way within said Zone; and

25 WHEREAS, such proceedings shall comply with the requirements of Article XIID of the  
26 California Constitution (hereinafter "Article XIID:"), the Act, and Section 4000 of the Elections Code  
requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 195;  
and

WHEREAS, the Board of Supervisors by Resolution No. 2016-065 directed the Director of the  
Transportation Department, or his designee (hereinafter the "Engineer"), to prepare and file the Report

FORM APPROVED COUNTY COUNSEL  
BY: DALE A. GARDNER  
DATE: 12/21/15

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

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

5 **WHEREAS**, the Applicants have executed a "Waiver and Consent Regarding Date of  
6 Assessment Ballot Election" allowing for the election to be held on March 15, 2016; and

7 **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution of intention  
8 pursuant to Section 22624 of the Streets and Highways Code, which fixes and gives notice, pursuant to  
9 Section 22626 of the Streets and Highways Code, of the time and place of a public hearing on said  
10 Report, the annexation of Zone 195, and the assessments to be levied on parcels within Zone 195  
11 beginning in fiscal year 2016-17;

12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the  
13 Board of Supervisors in regular session assembled on January 26, 2016 as follows:

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

- 15 (a) The foregoing recitals are true and correct;
- 16 (b) The Report contains all matters required by Sections 22565 through 22574 of the  
17 Streets and Highways Code and Section 4 of Article XIID and may, therefore, be  
18 approved by the Board of Supervisors;
- 19 (c) The annual assessment for fiscal year 2016-17 on all parcels within Zone 195 will be  
20 \$248.80 per parcel.

21 **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the  
22 annexation of Zone 195, as described and shown in Exhibit "A", to L&LMD No. 89-1-C, and to levy and  
23 collect an annual assessment on all assessable lots and parcels of property within Zone 195  
24 commencing with the fiscal year 2016-17 as set forth in the Report. The Report expressly states that  
25 there are no parcels or lots within Zone 195 that are owned by a federal, state or other local  
26 governmental agency that will benefit from the services to be financed by the annual assessments. The

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

4 **Section 3. Boundaries.** All the property within boundaries of Zone 195 is proposed to be  
5 annexed to L&LMD No. 89-1-C and shall include that property in the unincorporated area of the County  
6 as described and shown in Exhibit "A".

7 **Section 4. Description of Services to be Provided** . The services authorized for Zone 195  
8 of L&LMD No. 89-1-C are:

- 9 (a) The maintenance and servicing of landscaping within the public right-of-way including  
10 the trimming, fertilizing, weeding and replanting of trees, shrubs, grass, and other  
11 ornamental vegetation; and  
12 (b) Providing electricity to and the maintenance and servicing of streetlights within the public  
13 right-of-way including incidental costs and expenses.

14 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that  
15 benefits from the annexation of Zone 195 to L&LMD No. 89-1-C will be \$248.80 per parcel for fiscal  
16 year 2016-17. As stated in the Report, the total budget for Zone 195 for the fiscal year 2016-17 is  
17 \$7,961.63; there are 32 parcels that are to be assessed. Each succeeding fiscal year the special  
18 assessment may be subject to an annual adjustment that is the greater of two percent (2%) or the  
19 cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U")  
20 for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index")  
21 published by the Bureau of Labor Statistics of the United States Department of Labor. The annual  
22 CPI-U adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March  
23 of each year over the base Index for March of 2016. Any increase larger than the greater of 2% or the  
24 CPI-U annual adjustment requires a majority approval of all the property owners in Zone 195. The  
25 Board of Supervisors will levy the assessment in each subsequent fiscal year until the Board of  
26 Supervisors undertakes proceedings for the dissolution of Zone 195 of L&LMD No. 89-1-C. The annual



1 assessment will fund the services described in Section 4 of this Resolution. For further particulars,  
2 reference is to be made to the Report on file in the Office of the Clerk of the Board of Supervisors.

3 **Section 6. The Property to be Annexed.** The property to be annexed to L&LMD No.  
4 89-1-C is Zone 195. The boundaries of Zone 195 are located within the unincorporated area of the  
5 County and are described and shown in the Report and Exhibit "A".

6 **Section 7. Report.** The Report, which is on file with the Clerk of the Board of Supervisors  
7 and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to  
8 the Report for a full and detailed description of the services, the boundaries of Zone 195, and the  
9 annual assessment to be levied upon assessable lots and parcels within Zone 195 proposed to be  
10 annexed to L&LMD No. 89-1-C.

11 **Section 8. Public Hearing.** The question of whether Zone 195 shall be annexed to L&LMD  
12 No. 89-1-C and an annual assessment levied beginning with fiscal year 2016-17 shall be considered at  
13 a public hearing (hereinafter the "Public Hearing") to be held on March 15, 2016, at 9:30 a.m. at the  
14 meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside,  
15 California.

16 **Section 9. Majority Protest.** Each owner of record of property within Zone 195 is to receive  
17 by mail an assessment ballot that shall conform to the requirements of Section 4 of Article XIID and  
18 Section 4000 of the California Elections Code. The assessment ballots are to be returned prior to the  
19 Public Hearing. The agency shall not impose an assessment if there is a majority protest. A majority  
20 protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment  
21 exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be  
22 weighted according to the proportional financial obligation of the affected property.

23 **Section 10. Information.** Any property owner desiring additional information regarding  
24 Zone 195 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Brigitte  
25 Hahn, Senior Engineering Technician, Transportation Department of the County of Riverside, 4080  
26

1 Lemon Street, 8th Floor, Riverside, California, 92501, or by telephone at 951-955-6263, or by e-mail at  
2 bhahn@rctlma.org.

3           **Section 11. Notice of the Public Hearing.** Notice of Public Hearing with regard to the  
4 annexation of Zone 195 to L&LMD No. 89-1-C shall be given consistent with Section 22626 of the  
5 Streets and Highways Code and Section 4 of Article XIID. The Clerk of the Board of Supervisors shall  
6 give notice of the Public Hearing by causing a certified copy of this Resolution to be published once in  
7 an appropriate newspaper at least ten (10) days prior to the date of the Public Hearing that is March 15,  
8 2016. Publication of this Resolution is to be effected by the Clerk of the Board of Supervisors. Notice  
9 shall also be given by mailing first-class, postage prepaid, those notices, as prepared by County  
10 Counsel, assessment ballot and information sheets as required by Section 4 of Article XIID and  
11 Section 4000 of the California Elections Code to all owners of record of property within Zone 195 as  
12 shown on the last equalized assessment roll of the County. Mailing is to be made by the Engineer and  
13 deposited with the U. S. Post Office at least forty-five (45) days prior to the Public Hearing on March 15,  
14 2016.

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

**EXHIBIT "A"**

**DESCRIPTION OF BOUNDARIES**

The boundaries of Zone 195 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 32 parcel(s) as shown on Tract Map No. 30473 in the County of Riverside, State of California for fiscal year 2016-17.

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# ZONE 195

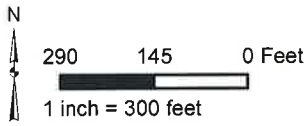
PORTION OF SECTIONS 25 & 30, T.3., R.5 & 6 W.

TR30473

32 PARCELS

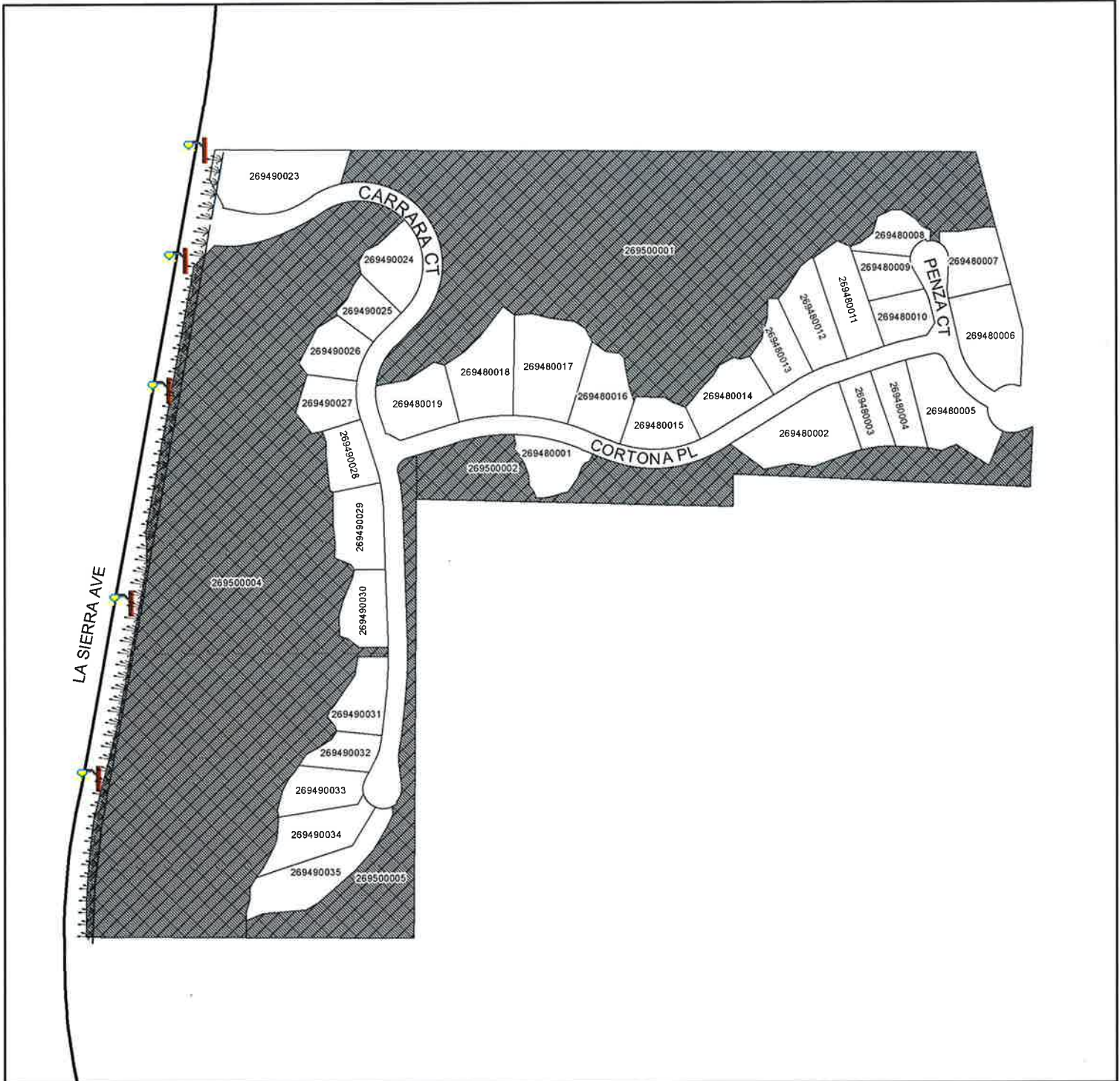


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## ASSESSMENT DIAGRAM

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- DENOTES MAINTAINED PARKWAY
- DENOTES MAINTAINED STREETLIGHT
- DENOTES NON-ASSESSED PARCEL

# COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT



## **ENGINEER'S REPORT FOR Landscaping & Lighting Maintenance District No. 89-1-Consolidated Zone 195 TR 30473**

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

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**December 2015**



**AGENCY: COUNTY OF RIVERSIDE, CALIFORNIA - TRANSPORTATION DEPARTMENT**

**PROJECT: ANNEXATION OF TRACT 30473 ("TR 30473") TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED ("L&LMD NO. 89-1-C") AS ZONE 195 ("ZONE")**

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

**ENGINEER'S REPORT**

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

This Report provides for the annexation of TR 30473 to L&LMD No. 89-1-C as Zone 195 and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2016 to June 30, 2017 (2016-2017) and all subsequent Fiscal Years, for this area to be known and designated as:

**L&LMD NO. 89-1-C ZONE 195  
TR 30473**

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

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

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

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

The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessor Roll for a description of the lots or parcels.

As of the date of this Report, there are no parcels or lots within Zone 195 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

DATED this 21th day of December, 2015.

PSOMAS



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

STEVEN B. FRIESON  
PROFESSIONAL CIVIL ENGINEER NO. 42110  
ENGINEER OF WORK  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

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# EXECUTIVE SUMMARY

## A. Introduction

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. WHEREAS, on this 26<sup>th</sup> day of January, 2016 the Riverside County Board of Supervisors, County of Riverside, State of California, ordering the preparation of the Report providing for the annexation of TR 30473 to L&LMD No. 89-1-C as Zone 195 did, pursuant to the provisions of the 1972 Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 2015-22 for a special assessment district zone known and designated as:

### **ZONE 195 TR 30473**

The annexation of Zone 195 includes all parcels of land within the residential subdivision known as TR 30473, also identified by the Assessor Parcel Number(s) valid as of the date of this Report: 136120002-5, 269350001-6, and 269350002-7. As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Psomas submits this Report, for the annexation of said Zone 195 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2016-2017 and all subsequent fiscal years, consisting of five (5) parts.

### **PART I**

**Plans and Specifications:** This section contains a description of Zone 195's boundaries and the proposed improvements within said Zone. Zone 195 shall consist of a benefit zone encompassing all of the properties within the residential development known as TR 30473. The proposed improvements described in this Report are based on current development and improvement plans provided to Psomas as of the date of this Report. Psomas relied upon the landscaping maintenance costs provided by the County of Riverside Transportation Department. Improvement plans include (1) unsigned Street Light Plan for Tract No. 30473 by VA Consulting, Inc., I.P. #050134 and (2) unrecorded Tract Map No. 30473 by VA Consulting, Inc., Surveyor's Statement dated April 23, 2015, I.P. #050134 ("Plans").

## PART II

**The Method of Apportionment:** A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum Assessment and assessment range formula established for Zone 195 is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Zone 195 at build-out. The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2016. The initial Maximum Assessment established within Zone 195 shall be \$7,962. Pursuant to the Plans of TR 30473, which is composed of 32 assessable parcels, and 4 non-assessable parcels, the initial Maximum Assessment shall be \$249 per parcel, subject to the inflationary factor.

## PART III

**The Cost Estimate:** An estimate of the cost of landscaping and street light maintenance, including incidental costs and expenses in connection therewith for fiscal year 2016-2017, is as set forth on the lists thereof, attached hereto.

## PART IV

**Assessment Diagram/Boundary Map:** The Assessment Diagram/Boundary Map shows the parcels of land included within the boundaries of Zone 195. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

## PART V

**Assessment Roll:** Separate numbers given the subdivisions and parcels of land/lot and the initial Maximum Assessment per parcel or lot to be applied on the tax roll for Fiscal Year 2016-2017 as provided in the Plans.



**B. Assessment Zone**

The services to be provided by L&LMD No. 89-1-C Zone 195 generally include landscaping and street light maintenance. The annexation of TR 30473 to L&LMD No. 89-1-C as Zone 195 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. Zone 195's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Psomas as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the proposed improvements.

# **PART I – PLANS AND SPECIFICATIONS**

## **A. Description of the Assessment Zone**

Zone 195 is located within the unincorporated area of the County of Riverside, State of California and is comprised of TR 30473. The area for TR 30473 is generally located north-east of La Sierra Avenue, south of Orchard View Lane, and west of Tulip Tree Circle. At full development, TR 30473 is projected to include 32 assessable residential lots/units and 4 non-assessable lots/units. Zone 195 consists of all lots/units, parcels and subdivision of land located in the following development areas:

- TR 30473 – Assessor Parcel Number(s) as of the date of this Report:

136120002-5  
269350001-6  
269350002-7

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

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

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

## **C. Improvements and Services for L&LMD No. 89-1-C Zone 195**

The services to be funded by L&LMD No. 89-1-C Zone 195 include the landscape and streetlight maintenance within the western perimeter of the residential subdivision designated as TR 30473.

## **PART II – METHOD OF APPORTIONMENT**

### **A. Benefit Analysis**

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

Landscaping and streetlights are the responsibility of Zone 195.

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the Zone to fairly apportion the costs based on the estimated benefit to each parcel.

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

#### **Special Benefit**

The landscaping and streetlight improvements within Zone 195 provide direct and special benefit to the lots or parcels within the Zone. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

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

facilities serving the lots or parcels. Therefore, each and every lot or parcel within the proposed Zone could not have been developed in the absence of the installation and expected maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within Zone 195 because of the nature of the improvements. The proper maintenance of landscaping and streetlights, and appurtenant facilities specially benefit parcels within the Zone 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 property protection and aesthetics, 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 Zone. Streetlights also provide safety for pedestrians and motorists living and owning property in the Zone 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 Zone 195. 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 users as well as a sense of safe motoring and pedestrian experience of traffic egress from and ingress into 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 Zone 195 is established to provide access to each parcel in Zone 195. 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 Zone 195, 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 Zone 195.

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

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

Based on the benefits described above, landscaping and streetlights are an integral part of the quality of life of the Zone. This quality of life is a special benefit to those parcels with a residential land use within the Zone and do not include government-owned easements, utility easements, and flood channel parcels. Government-owned easement, utility easements 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 and streetlights and are not assessed.

#### **SPECIAL BENEFITS OF L&LMD NO. 89-1-C ZONE 195 AUTHORIZED IMPROVEMENTS AND SERVICES:**

The special benefits of street lighting are the provision of energy, convenience, safety, security of property, improvements and goods. This includes the following:

- Enhanced deterrence of crime such as vandalism and other criminal activities which would reduce damage to improvements or property.
- Improved visibility to assist police in the protection of property.
- Increased nighttime safety on roads and streets by reducing nighttime accidents and personal property loss.
- Improved traffic circulation.
- Improved ability to see for pedestrians and motorists.
- Improved visibility for egress from and ingress to the property.

The special benefits associated with landscaping improvements are:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire protection.
- Increased sense of pride in ownership of property within the Zone resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties through well-maintained surrounding and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

### **General Benefit**

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

### **Summary**

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because the benefiting properties consist of a uniform land use (residential), it is determined that each of the residential parcels within the Zone benefit equally from the improvements. Therefore, the proportionate share of the costs and expenses for the provision of landscaping and streetlights, as well as costs and expenses for the maintenance of the landscaping and streetlights are apportioned equally on a per parcel basis.



## **B. Maximum Assessment Methodology**

The following methodology was adopted by Riverside County Board of Supervisors in the annual Report approved on November 29, 1994. Such methodology has been maintained in preparation of this Report. The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the Zone 195 costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Zone. For Zone 195, the initial Maximum Assessments for Fiscal Year 2016-2017 are as follows:

- The initial Maximum Assessment established within Zone 195 (TR 30473) shall be \$7,962.
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$249.

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2017-2018. The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

The Maximum Assessment is adjusted annually and is calculated independent of the Zone 195's annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Zone 195 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Zone 195 assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increased assessment, the County of Riverside must comply with the provisions of the Constitution Article XIII D Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for Zone 195. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 195.

**C. Annual Assessment**

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within Zone 195 over and above general benefit conferred upon the assessable real property within Zone 195 or to the public at large. The Assessment for each assessable parcel within Zone 195 is calculated by dividing the total Annual Balance to Levy by the total number of assessable subdivided parcels within Zone 195 to determine the Annual Assessment per assessable parcel.

$$\textit{Annual Balance to Levy} / \textit{Total number of assessable parcels} = \textit{Annual Assessment per assessable parcel}.$$

The Annual Balance to Levy is the Total Annual Landscaping and Streetlight Costs as seen in the following section Part III – Cost Estimate

## PART III – COST ESTIMATE

### L&LMD NO. 89-1-C ZONE 195 (TRACT 30473) FOR FISCAL YEAR 2016-2017

Cost Description <sup>1</sup>	Total Costs for Zone 195	Cost per Parcel/Lot <sup>2</sup> for Zone 195
Landscaping	\$5,701	\$178
Annual Energy Charge of \$219 per street light For 5 Street Lights - 200 Watt 22,000 lumen HPSV <sup>4</sup>	1,095	34
<b>Maintenance Total</b>	<b>\$6,796</b>	<b>\$212</b>
County Enrollment Costs	147	5
Administrative Costs	540	17
Contingency	479	15
<b>Administration Total</b>	<b>\$1,166</b>	<b>\$37</b>
<b>Total Annual Landscaping and Street Lighting Costs<sup>3</sup></b>	<b>\$7,962</b>	<b>\$249</b>
<b>Initial Maximum Assessment<sup>5</sup></b>	<b>\$7,962</b>	

<sup>1</sup> Projected base rates of services for Fiscal Year 2016-2017 were provided by the County of Riverside Transportation Department.

<sup>2</sup> Based on projected 32 assessable parcels/lots.

<sup>3</sup> All costs rounded up to nearest dollar.

<sup>4</sup> HPSV means high pressure sodium vapor.

<sup>5</sup> The initial Maximum Assessment may be adjusted by the greater of two percent, the cumulative percentage increase in the CPI-U for All Items, or the CPI-U for Electricity (as applicable) Index published by the BLS.

## **PART IV - ASSESSMENT DIAGRAM / BOUNDARY MAP**

### **FISCAL YEAR 2016-2017 L&LMD NO. 89-1-C ZONE 195**

The Assessment Diagram/Boundary Map for Zone 195 by this reference is incorporated and made a part of this Report. Only the parcels identified within the Zone 195 Assessment Diagram are within said boundary.

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

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

The Zone 195 Assessment Diagram/Boundary Map identifying the boundaries of parcels within TR 30473 in L&LMD No. 89-1-C Zone 195 is included in this Report for reference on the following page.

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED  
**ZONE 195**

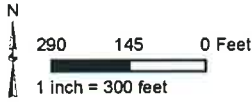
PORTION OF SECTIONS 25 & 30, T.3., R.5 & 6 W.

TR30473

32 PARCELS

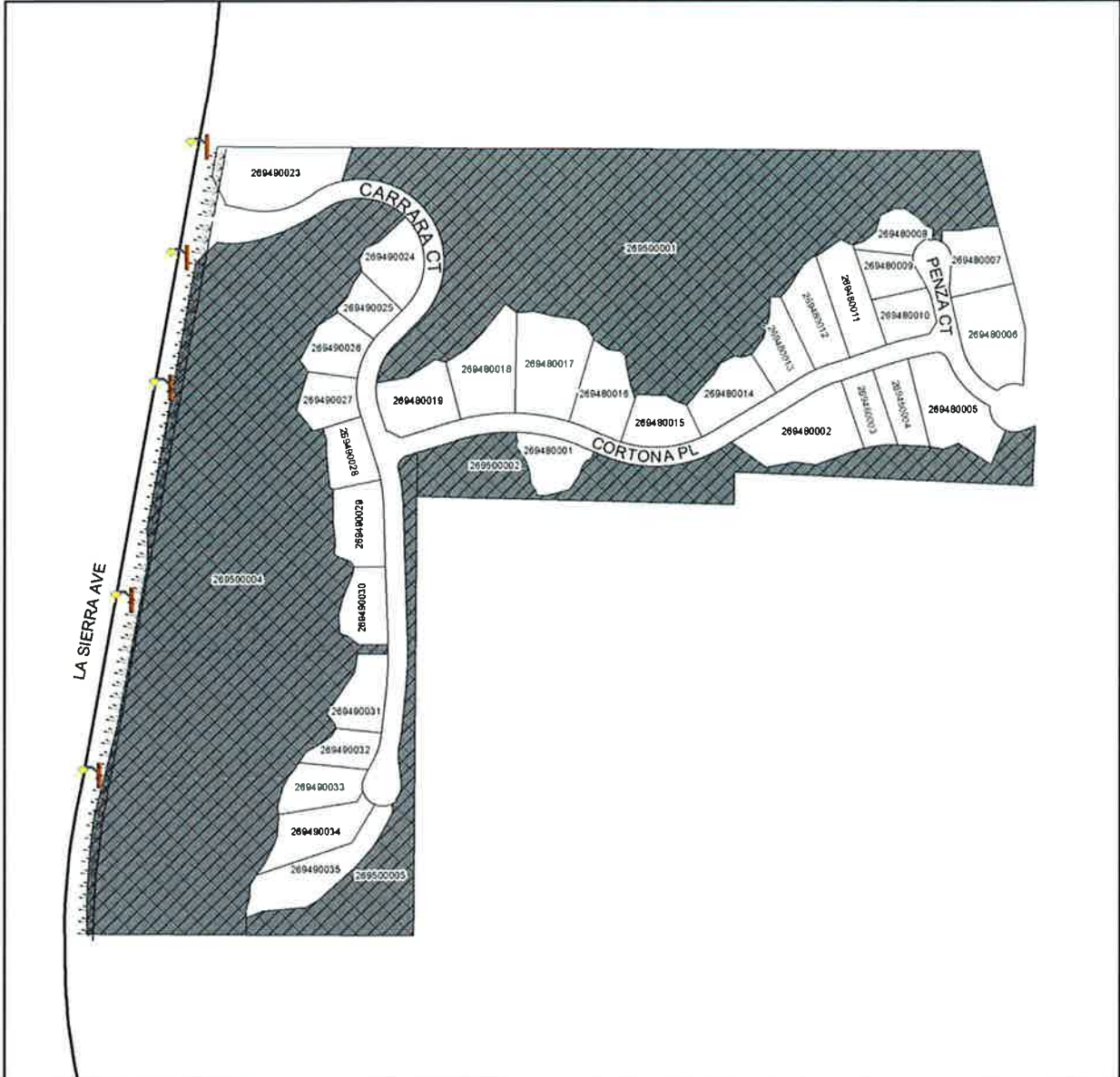


The County of Placer assumes no liability or legal responsibility for the information contained on this map. Data and information represented on this map is subject to future modification and may not be complete or accurate for all purposes. County GIS and other sources should be queried for the most current information for purposes of this map.



**ASSESSMENT DIAGRAM**

Printed by bhahn on 12/17/2015

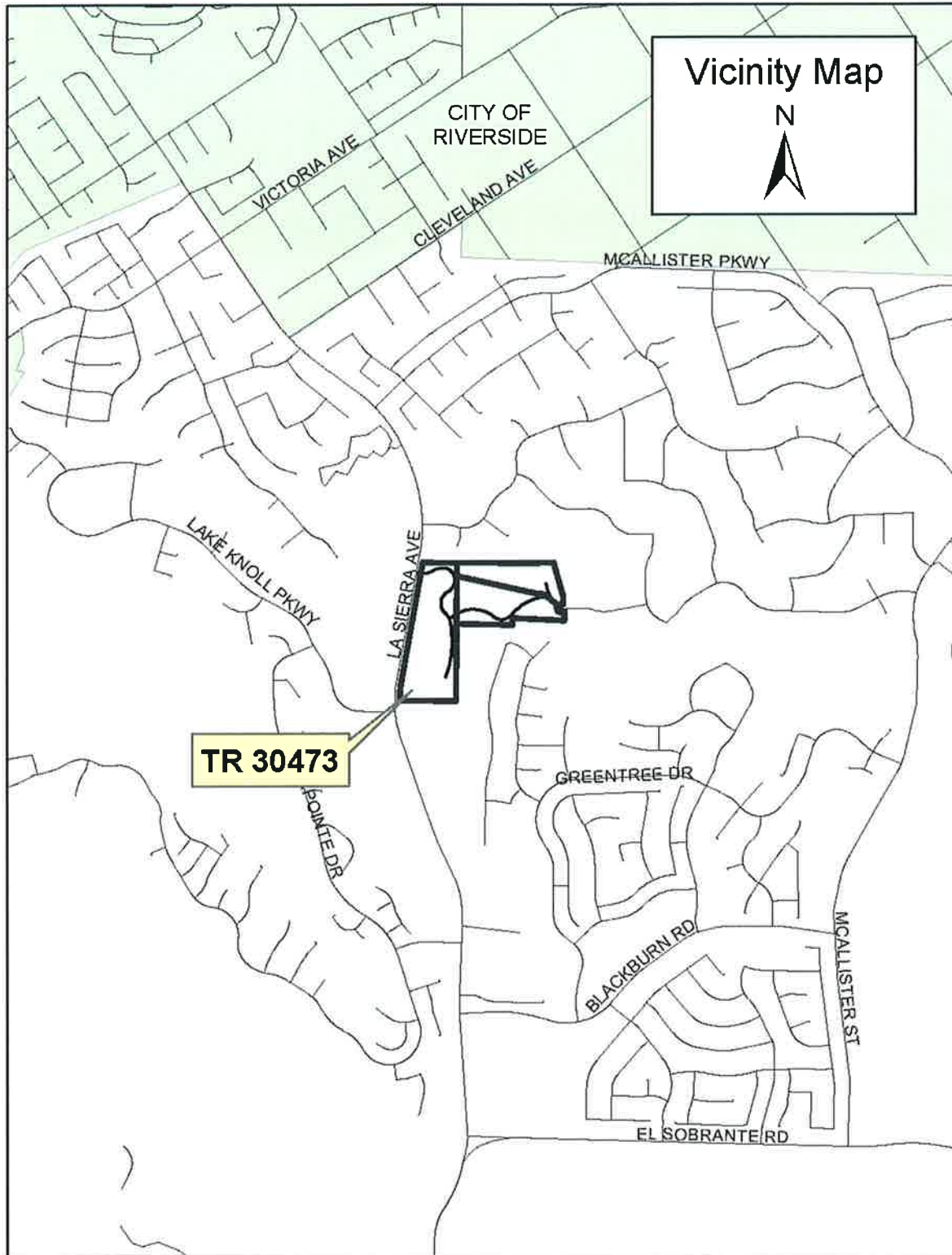


↓↓↓↓↓ DENOTES MAINTAINED PARKWAY

📍 DENOTES MAINTAINED STREETLIGHT

■ DENOTES NON-ASSESSED PARCEL

# Vicinity Map





## PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Zone 195 shall be the parcel as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. Zone 195 includes the following APN(s) as of the date of this Report:

136120002-5  
 269350001-6  
 269350002-7

The initial Maximum Assessment shall be \$7,962. When subdivided, the initial Maximum Assessment for Zone 195 is as follows:

**L&LMD NO. 89-1-C ZONE 195  
 (TRACT 30473)  
 PROPOSED FISCAL YEAR 2016-2017 MAXIMUM ASSESSMENTS<sup>6</sup>**

Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment
1	\$249	13	\$249	25	\$249
2	\$249	14	\$249	26	\$249
3	\$249	15	\$249	27	\$249
4	\$249	16	\$249	28	\$249
5	\$249	17	\$249	29	\$249
6	\$249	18	\$249	30	\$249
7	\$249	19	\$249	31	\$249
8	\$249	20	\$249	32	\$249
9	\$249	21	\$249	33	\$0
10	\$249	22	\$249	34	\$0
11	\$249	23	\$249	35	\$0
12	\$249	24	\$249	36	\$0

<sup>6</sup> The initial Maximum Assessment may be adjusted by the greater of two percent, the cumulative percentage increase in the CPI-U for All Items, or the CPI-U for Electricity (as applicable) Index published by the BLS.

**Waiver and Consent Regarding Date of Assessment Ballot Election**

There is only one individual/entity which owns all of the property within the proposed boundaries of Zone 195 and said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election and public hearing to be held on March 15<sup>th</sup>, 2016; a copy of said waiver is filed herewith and made a part hereof.

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


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

The undersigned, an authorized representative of La Sierra 32, LLC (the "Owner") owns property within the unincorporated area of the County of Riverside (the "County") represented by the following Assessor's Parcel Numbers for fiscal year 2016-17 (the "Property"): APN(s) 136-120-002, 269-350-001, and 269-350-002.

The Owner has made application that the Property be annexed as Zone 195 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County ("L&LMD No. 89-1-C") and certifies the following:

1. The Owner waives the requirements of Section 4000 of the Elections Code of the State of California (the "Elections Code") that the mailed ballot election required for annexation and the levy of an annual assessment must be held on an established mailed ballot election date pursuant to Section 1500 of the Election Code; and
2. The Owner consents to the mailed assessment ballot election with respect to the levy of an annual assessment on the Property being held on March 15, 2016

**OWNER:** La Sierra 32, LLC  
(Name of Company  
as Stated in Initial Paragraph)

By:   
Signature

Name: RICHARD PETERS  
Print

Title: V.P. OF OPERATIONS