

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

602B



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
November 29, 2013

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 180 (Mead Valley) District 1/1 [\$2,313;L&LMD No. 89-1-C].

RECOMMENDED MOTION: That the Board of Supervisors:

With regard to the annexation of Zone 180 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, conduct the public hearing and, after closing the public hearing, direct the Director of Transportation, or his designee, who the Board of Supervisors finds to be an impartial person as that term is used in Section 53753(e) of the Government Code, to tally all ballots received prior to the close of the public hearing. All ballots received prior to the close of the public hearing will be tallied at 10:00 a.m. on Wednesday, December 11, 2013 in Conference Room C on the 8th Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California. Staff is directed to cause the appropriate resolution, based on the election tally, to be prepared and returned to the Board of Supervisors for its consideration.

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and
Land Management

FORM APPROVED COUNTY COUNSEL
BY: Dale A. Gardner 11/14/13 DATE

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 2,313	\$ N/A	\$ 2,313	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%	Budget Adjustment: N/A
There are no General Funds used in this project.	For Fiscal Year: 13/14

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: December 10, 2013
xc: Transp.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

5013 DEC -3 6N 1:02

Prev. Agn. Ref.: 10/22/13, 3-66 District: 1/1 Agenda Number:

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

9-10

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

FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 180 (Mead Valley) District 1/1 [\$2,313; L&LMD No. 89-1-C].

DATE: November 29, 2013

PAGE: 2 of 2

BACKGROUND:

Summary

Pursuant to the Landscaping and Lighting Act of 1972 and Resolution 2013-232 adopted October 22, 2013, the Board of Supervisors noticed a public hearing for December 10, 2013, to receive testimony regarding the Annexation of Zone 180 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated (L&LMD No. 89-1-C). Annexation of Zone 180 will fund the maintenance and servicing of streetlights and future traffic signals within public rights-of-way located northwesterly of Harvill Avenue, southwesterly of Markham Street and at the intersection of Harvill Avenue and Markham Street in the Mead Valley area and includes two (2) commercial parcels.

On October 23, 2013, a notice of the public hearing and information sheet, a mail-in ballot, an impartial analysis, and a copy of Resolution No. 2013-232 was mailed to all property owners within Zone 180, proposed for annexation to L&LMD No. 89-1-C. Pursuant to the notice, all ballots must be returned prior to the conclusion of the public hearing.

Notice of the public hearing was also given by publication of a certified copy of Resolution No. 2013-232 in an appropriate newspaper at least ten (10) days prior to the public hearing date and by posting a certified copy of the Resolution No. 2013-232 on the official bulletin board customarily used by the Board of Supervisors for the posting of notices and in two (2) other public locations within the County.

Impact on Residents and Businesses

The property owners within the proposed boundaries of Zone 180 have petitioned the County of Riverside to annex their property to L&LMD No. 89-1-C and understand that this annexation will result in an assessment on their property to fund the maintenance and servicing of the aforementioned improvements (streetlights and future traffic signals).

SUPPLEMENTAL:

Additional Fiscal Information

The proposed budget for fiscal year 2014-15 for Zone 180 is \$2,312.96. This will result in an assessment for fiscal year 2014-15 within Zone 180 of \$1,156.48 per parcel. Future traffic signal will not be assessed until traffic signal has been constructed. 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 for electricity (CPI-U), if any, as it stands as of March of each year over the base index for March of 2014.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Exhibit A

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 180 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of APN 314-110-074 and 314-260-016 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2014-15.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

ZONE 180

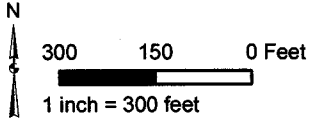
PORTION OF SECTION 1, T.4S., R.4W.

PLOT PLAN NO. 25252

2 PARCELS

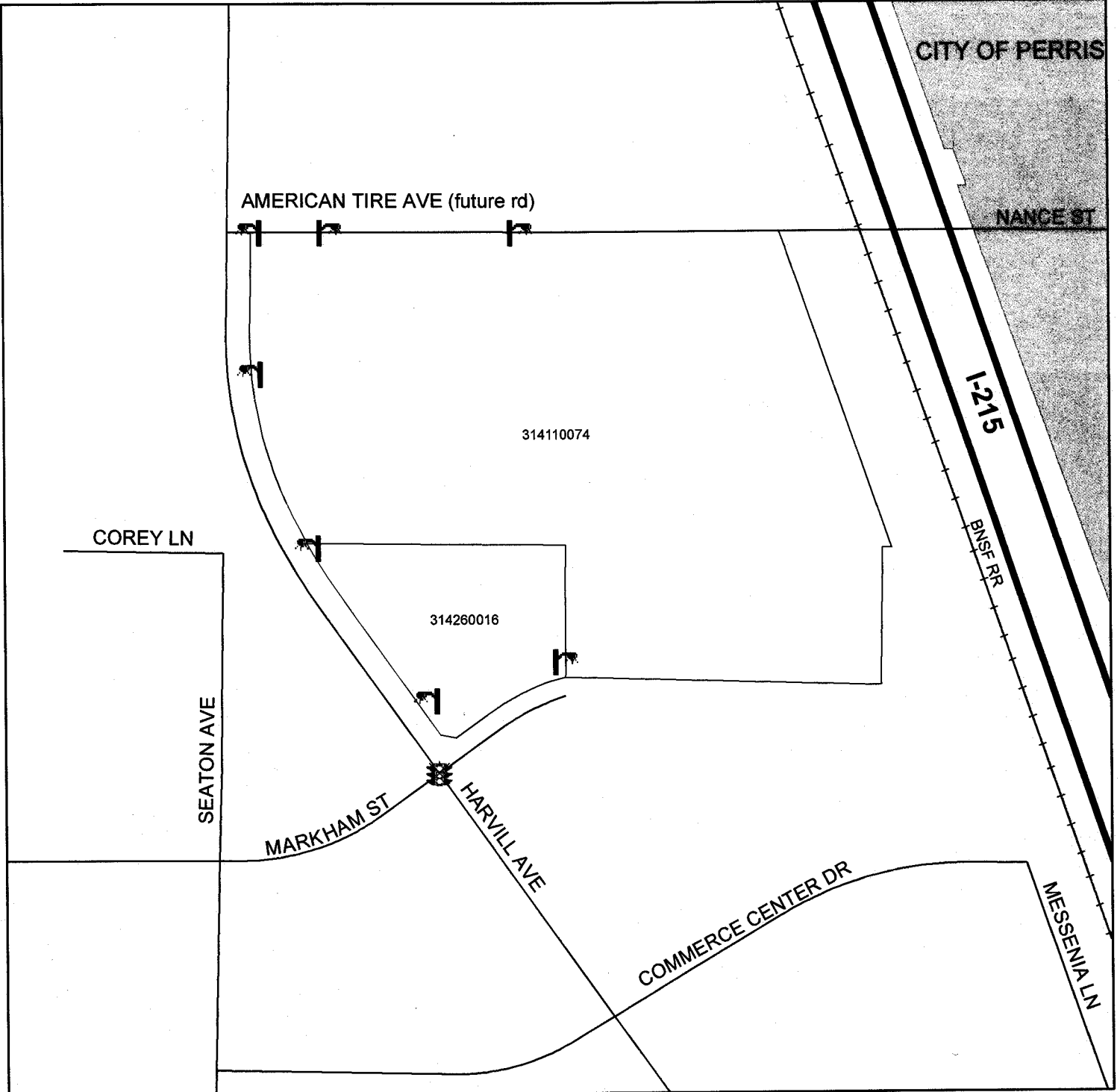


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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



ASSESSMENT DIAGRAM

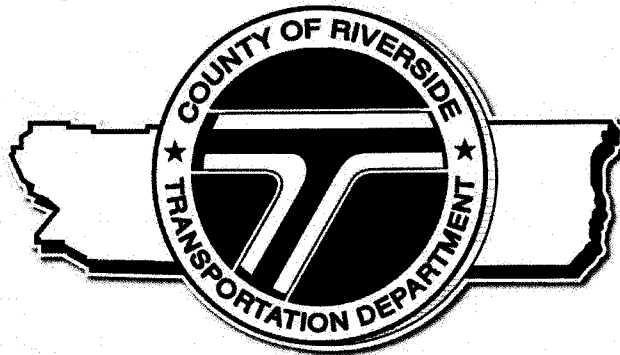
Printed by jpickeri on 8/22/2013



- DENOTES MAINTAINED STREETLIGHT
- DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL

COUNTY OF RIVERSIDE

TRANSPORTATION DEPARTMENT



ENGINEER'S REPORT FOR

Landscaping & Lighting Maintenance

District No. 89-1-Consolidated

Zone 180

(Mead Valley)

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

September 2013

AGENCY: COUNTY OF RIVERSIDE, CALIFORNIA - TRANSPORTATION DEPARTMENT

PROJECT: ANNEXATION OF PLOT PLAN 25252 (PP25252) TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED AS ZONE 180 (L&LMD NO. 89-1-C ZONE 180)

**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, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIIID of the California Constitution, and direction from the Board of Supervisors of Riverside County, California, I submit herewith the following Report.

This Report provides for the annexation of PP25252 to L&LMD No. 89-1-C as Zone 180 and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2014 to June 30, 2015 (2014-2015) and all subsequent Fiscal Years, for this area to be known and designated as:

**L&LMD NO. 89-1-C ZONE 180
PP25252**

I do hereby assess and apportion the total amount of the costs and expenses upon the 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:

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/Boundary Map, a reduced copy of which is included herein.

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.

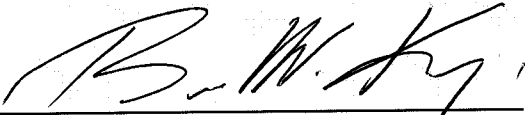
The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram/Boundary Map and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or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

There are no parcels or lots within Zone 180 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 25th day of September, 2013



PSOMAS



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

TABLE OF CONTENTS

	Pg.
Executive Summary	
A. INTRODUCTION	5
B. ASSESSMENT ZONE	6
Part I Plans and Specifications	
A. DESCRIPTION OF THE ASSESSMENT ZONE	7
B. DESCRIPTION OF IMPROVEMENTS AND SERVICES FOR L&LMD NO. 89-1-C	7
C. IMPROVEMENTS AND SERVICES FOR L&LMD NO. 89-1-C ZONE 180	7
Part II Method of Apportionment	
A. BENEFIT ANALYSIS	8
B. MAXIMUM ASSESSMENT METHODOLOGY	11
C. ANNUAL ASSESSMENT	12
Part III Cost Estimate	13
Part IV Assessment Diagram/Boundary Map	14
Part V Assessment Roll	17

Executive Summary

A. Introduction

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/Boundary Map, a reduced copy of which is included herein. WHEREAS, on this 22nd day of October, 2013 the Riverside County Board of Supervisors, County of Riverside, State of California, ordering the preparation of the engineer's report providing for the annexation of PP25252 to L&LMD No. 89-1-C as Zone 180 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. 2013-231 for a special assessment district zone known and designated as:

ZONE 180 PP25252

The annexation of Zone 180 includes all parcels of land within the industrial subdivision known as PP25252, also identified by the Assessor Parcel Number(s) valid as of the date of this Report: 314110074-1, 314260016-3. 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. Psomas submits this Engineer's Report ("Report"), for the annexation of said Zone 180 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2014-2015 and all subsequent fiscal years, consisting of five (5) parts.

PART I

Plans and Specifications: This section contains a description of Zone 180's boundaries and the proposed improvements within said Zone. Zone 180 shall consist of a benefit zone encompassing all of the properties within the industrial development known as PP25252. The proposed improvements described in this Report are based on current development and improvement plans provided to Psomas as of the date of this Report. Improvement plans include streetlight plans for PP25252, Plan No. 957-DD, approved by the County of Riverside Plan Check Oversight Engineer, and dated 05/30/13 (hereinafter referred to as the "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 180 is based

on current property development Plans and estimated annual cost and expenses associated with all improvements to be accepted and maintained by L&LMD No. 89-1-C Zone 180 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 electricity ("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 2014. The initial Maximum Assessment established within Zone 180 shall be \$2,312.96. Pursuant to the Plans and PP25252, which is composed of 2 assessable parcels, and 0 non-assessable parcels, the initial Maximum Assessment shall be \$1,156.48 per parcel, subject to the inflationary factor.

PART III

The Cost Estimate: An estimate of the cost of the streetlight and traffic signal maintenance including incidental costs and expenses in connection therewith for fiscal year 2014-2015, 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 180. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

PART V

Assessment Roll: A listing of the Assessor's Parcel Numbers and the initial Maximum Assessment per Parcel or Lot/Unit to be applied on the tax roll for Fiscal Year 2014-2015 as provided by the Riverside County Board of Supervisors approved Plot Plan and the plan checked Plans.

- B. **Assessment Zone:** The services to be provided by L&LMD No. 89-1-C Zone 180 generally includes local streetlights and traffic signals. The annexation of PP25252 to L&LMD No. 89-1-C as Zone 180 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. Zone 180's structure, proposed improvements, method of apportionment and assessments described in this Report are based on current development and improvement Plans provided to Psomas as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance, energizing and servicing of the proposed improvements as indicated by the Plot Plan and the Plans.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Assessment Zone

Zone 180 is located within the unincorporated area known as Mead Valley in the County of Riverside, State of California and is comprised of PP25252. The area for PP25252 is generally located north-east of the intersection of Markham Street and Harvill Avenue, south of Oleander Avenue and west of Interstate 215. At full development, PP25252 is projected to include 2 assessable industrial Lots/Units and 0 non-assessable Lots/Units. Zone 180 consists of all Lots/Units, parcels and subdivision of land located in the following development areas:

- PP25252 – Assessor Parcel Number(s) as of the date of this Report: 314110074-1, 314260016-3

B. Description of Improvements and Services authorized pursuant to 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 or servicing, or both of any of the foregoing.

C. Improvements and Services for L&LMD No. 89-1-C Zone 180

The services to be funded by L&LMD No. 89-1-C Zone 180 include the maintenance and servicing of public lighting facilities (streetlights and traffic signals) within the industrial subdivision designated as PP25252 on public rights-of-way known as:

- Harvill Avenue
- Markham Street
- American Tire Avenue (future road)

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.

Streetlights and traffic signals are the responsibility of L&LMD No. 89-1-C Zone 180.

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 District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (the “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 streetlight and traffic signal improvements within L&LMD No. 89-1-C Zone 180 (DISTRICT) provide direct and special benefit to the lots or parcels within the DISTRICT. 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 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 streetlights and to guarantee the

maintenance of the streetlights and traffic signals and their appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the proposed 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 streetlights and traffic signals specially benefit parcels within the DISTRICT by improving the neighborhood property protection, increased traffic safety by improving visibility, control and restriction of traffic into and out of the development by defining a specific path, and providing an enhanced quality of life and sense of well-being for properties within the DISTRICT. Streetlights and traffic signals provide safety for pedestrians and motorists living and/or owning property in the DISTRICT during both daytime and nighttime hours.

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 and traffic signals 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 and traffic signals are determined to be an integral part of "streets" as a "permanent public improvement." One of the principal purposes of fixed roadway street lighting and traffic signals is to create a nighttime environment conducive to quick, accurate, and comfortable seeing as well as a sense of safe motoring and pedestrian experience of traffic egress 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 the DISTRICT is established to provide access to each parcel in the DISTRICT. Streetlights and traffic signals 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.

Finally, the proper maintenance of streetlights and traffic signals and their appurtenant structures, provides an enhanced quality of life and sense of well-being for properties within the DISTRICT.

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

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

SPECIAL BENEFITS OF L&LMD NO. 89-1-C ZONE 180 AUTHORIZED IMPROVEMENTS AND SERVICES:

The special benefits of street lighting are the provision of energy, convenience, safety, security of property, improvements and goods, specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and streets.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The special benefits of traffic signals are the provision of traffic control and restriction, convenience, safety, security of property, improvements and goods, specifically:

- Increased daytime and nighttime safety on roads and streets.
- Improved ability of pedestrians and motorists to drive and walk safely.
- Improved ingress and egress to development.
- Improved traffic circulation and reduced nighttime accidents and property loss.

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 streetlight and traffic signal maintenance costs, if any, associated with general benefits will not be assessed to the parcels in the DISTRICT, but will be paid from other Riverside County Transportation Department Funds. Because the streetlight and traffic signal 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 is nominal.

Therefore, the general benefit portion of the benefit received from the improvements for the DISTRICT is zero. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Because the benefiting properties consist of a uniform land use (industrial), it is determined that each of the industrial parcels within the DISTRICT benefit equally from the improvements. It has been determined that the costs and expenses for the traffic signal improvements for the DISTRICT at the intersection of Harvill Street and Markham Avenue do not exceed 10% of the County's total maintenance cost (\$5,500 per traffic signal).

The percentages for traffic signals were based on project's share of the intersection. Therefore the proportionate share of the costs and expenses for the maintenance and servicing of the streetlights and traffic signals are apportioned equally on a per parcel basis.

The dollar amounts per assessable parcel value for Fiscal Year 2014-2015 for Zone 180 are as follows:

- The initial Maximum Assessment established within Zone 180 (PP25252) shall be \$2,312.96
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$1,156.48

The initial Maximum Assessment established within Zone 180 shall be \$2,312.96. Pursuant to the Plans and PP25252, which is composed of 2 assessable parcels, the initial Maximum Assessment shall be \$1,156.48 per parcel, subject to the inflationary factor. Each succeeding fiscal year 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 annual CPI-U for 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 2014. Any increase larger than the greater of 2% or the CPI-U annual adjustment requires a majority approval of all the property owners in Zone 180.

B. Maximum Assessment Methodology

The following methodology was adopted by Riverside County Board of Supervisors in the annual Engineers 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 Assessment Zone costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Assessment Zone. For Zone 180, the initial Maximum Assessments for Fiscal Year 2014-2015 are as follows:

- The initial Maximum Assessment established within Zone 180 (PP25252) shall be \$2,312.96
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$1,156.48

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2015-2016. 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 180'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 180 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Zone 180 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 XIID 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 180. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 180.

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 180 over and above general benefit conferred upon the assessable real property within Zone 180 or to the public at large. The Assessment for each assessable parcel within Zone 180 is calculated by dividing the total Annual Balance to Levy by the total number of assessable subdivided parcels within Zone 180 to determine the Annual Assessment per assessable parcel.

Annual Balance to Levy/Total number of assessable parcels = Annual Assessment per assessable parcel. Refer to Budget sheet pg. 13.

PART III – L&LMD NO. 89-1-C ZONE 180 COST ESTIMATE FOR FISCAL YEAR 2014-2015¹

L&LMD No. 89-1-C Zone 180	Total Costs for 2 Parcel/Lots for Zone 180 (PP25252)	Cost per Parcel/Lot for Zone 180 (PP25252)
Traffic Signal Harvill Ave & Markham St 10% of \$5,500/TS	\$550.00	\$275.00
Streetlights 22000 Lumen For (7) Lights \$219.00/STL	\$1,533.00	\$766.50
Administrative Costs	\$121.88	\$60.94
Contingency Cost	\$108.08	\$54.04
Initial Maximum Assessment for Zone 180 (PP25252)	\$2,312.96	\$1,156.48

Recapitulation of Assessments per Assessable Parcel/Lot		
Subtracted maintenance of future traffic signal from F/Y 2014-2015 ³	\$550.00	\$275.00
Total L&LMD No. 89-1-C Zone 180² Assessment per Assessable Parcel/Lot	\$1,762.96	\$881.48

¹ Zone 180 Proposed Budget is based on information provided in the approved streetlight plans.

² Projected energy base rates of services for Fiscal Year 2014-2015 per TLMA provided base rates.

³ The maintenance for the future traffic signal at Harvill Ave and Markham St will not be assessed until after installation.

PART IV - ZONE 180 ASSESSMENT DIAGRAM / BOUNDARY MAP

FISCAL YEAR 2014-2015 L&LMD NO. 89-1-C ZONE 180

The Assessment Diagram/Boundary Map for Zone 180 by this reference is incorporated and made a part of this Report. Only the parcels identified within the Zone 180 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 recalculated and applied 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 several sources including the owner, the developer, Riverside County Transportation Department and the Riverside County Assessor.

The Zone 180 Assessment Diagram/Boundary Map identifying the boundaries of parcels within PP25252 in L&LMD No. 89-1-C Zone 180 is included in this Report for reference on the following page.

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

ZONE 180

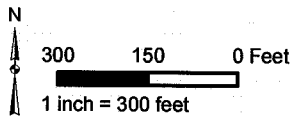
PORTION OF SECTION 1, T.4S., R.4W.

PLOT PLAN NO. 25252

2 PARCELS

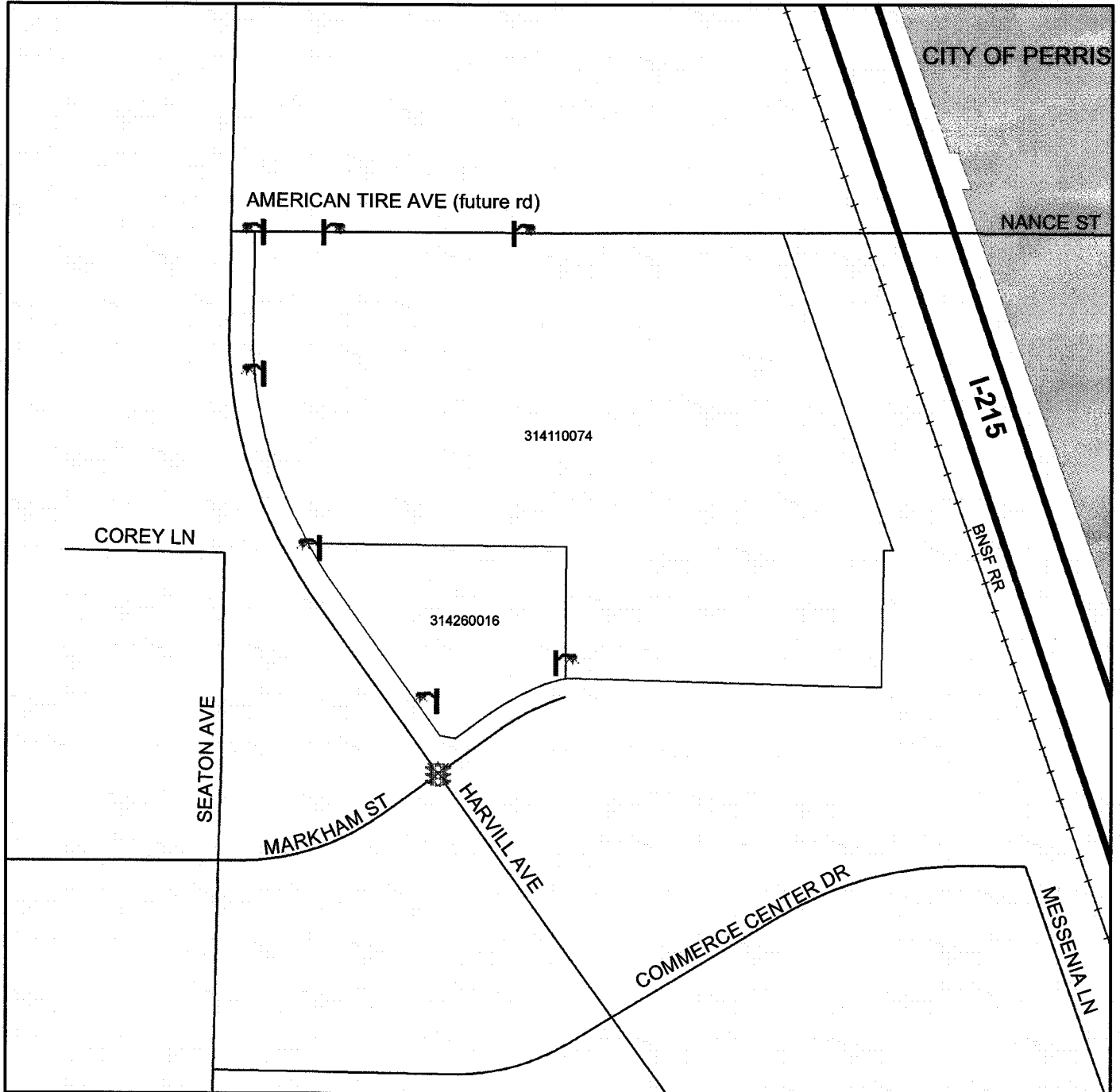


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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



ASSESSMENT DIAGRAM

Printed by jpickeri on 8/22/2013

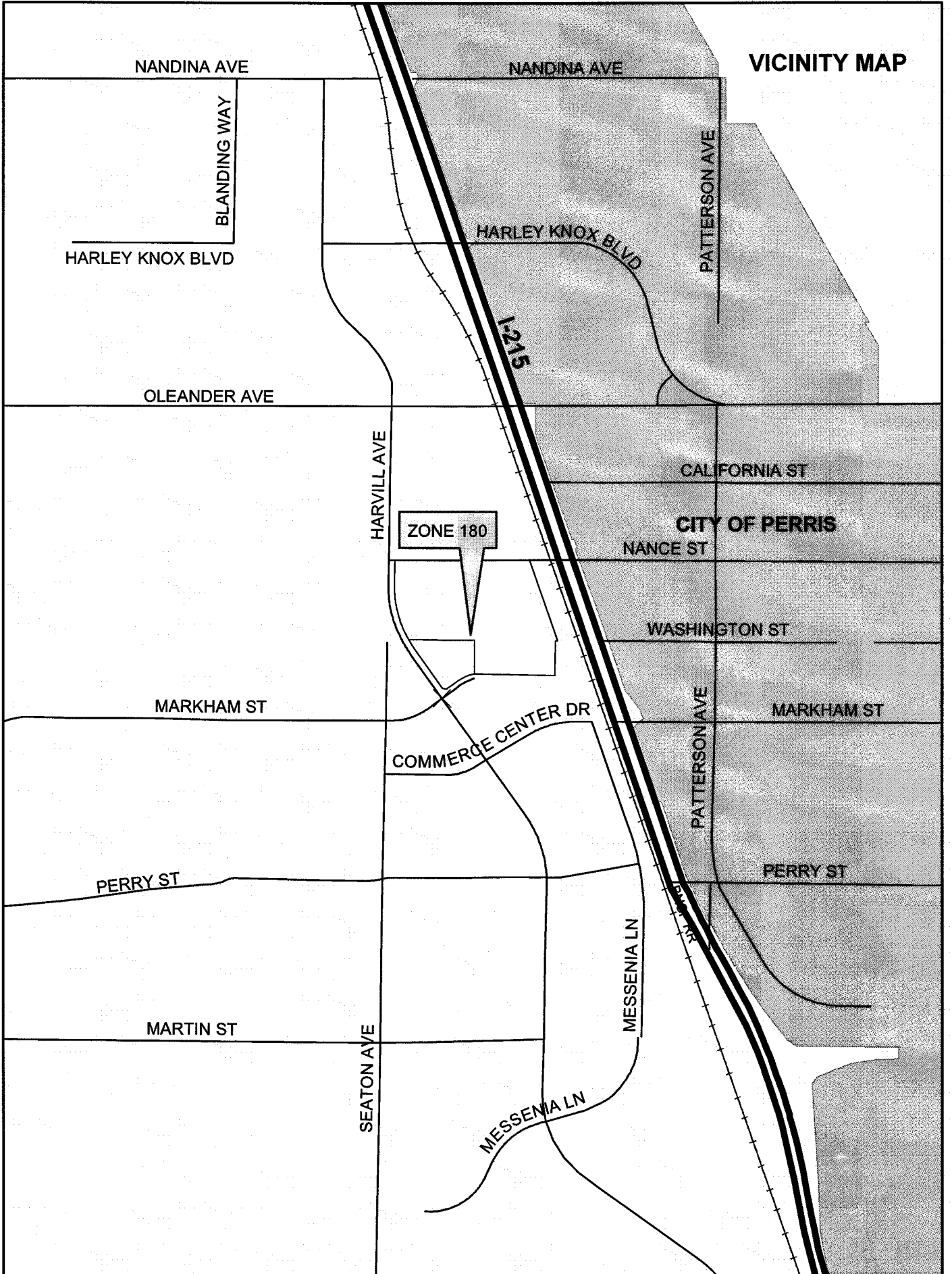


DENOTES MAINTAINED STREETLIGHT



DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL

VICINITY MAP



NANDINA AVE

NANDINA AVE

BLANDING WAY

HARLEY KNOX BLVD

HARLEY KNOX BLVD

PATTERSON AVE

OLEANDER AVE

12715

HARVILL AVE

ZONE 180

CALIFORNIA ST

CITY OF PERRIS

NANCE ST

WASHINGTON ST

MARKHAM ST

COMMERCE CENTER DR

PATTERSON AVE

MARKHAM ST

PERRY ST

PERRY ST

MARTIN ST

SEATON AVE

MESSENA LN

MESSENA LN

PERRY ST

PART V – ASSESSMENT ROLL

Parcel identification for each Lot/Unit or parcel within Zone 180 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 180 includes the following APN(s) as of the date of this Report: 314110074-1, 314260016-3. The initial Maximum Assessment shall be \$2,312.96. When subdivided, the initial Maximum Assessment for Zone 180 is as follows:

Plot Plan	Parcel/Lot No.	Proposed Fiscal Year 2014-2015 Maximum Assessment (L&LMD No. 89-1-C Zone 180) ³
25252	1	\$1,156.48
25252	2	\$1,156.48

³ The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

Waiver and Consent Regarding Date of Assessment Ballot Election

There is only one individual/entity which owns all of the property within the proposed boundaries of Zone 180 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 December 10th, 2013; 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**

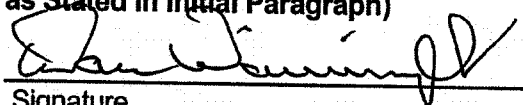
**WAIVER AND CONSENT REGARDING DATE OF
ASSESSMENT BALLOT ELECTION**

The undersigned, an authorized representative of Halle Properties 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 2014-15 (the "Property"): APN(s) 314-110-074 and 310-260-016.

The Owner has made application that the Property be annexed as Zone 180 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County ("L&LMD No. 89-1-C") and certifies the following:

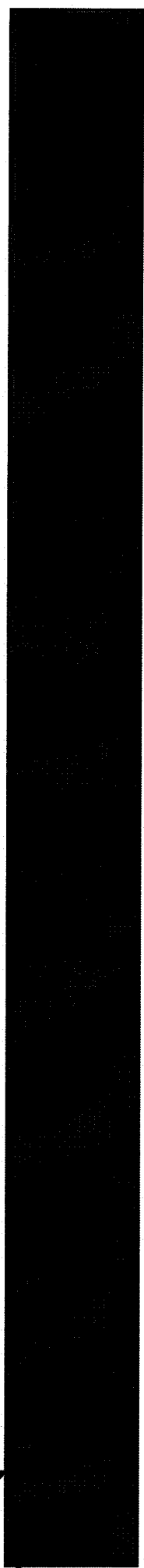
1. The Owner waives the requirements of Section 4000 of the Elections Code of the State of California (the "Elections Code") that the mailed ballot election required for annexation and the levy of an annual assessment must be held on an established mailed ballot election date pursuant to Section 1500 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 December 10, 2013

OWNER: Halle Properties LLC
(Name of Company
as Stated in Initial Paragraph)

By: 
Signature

Name: Dan Wainwright
Print

Title: Authorized Agent





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 25, 2013

THE PRESS ENTERPRISE
ATTN: LEGALS
PO BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9268
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: RESOLUTION 2013-232 ZONE 180

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, November 28, 2013**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Monday, November 25, 2013 8:14 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: RES. 2013-232 ZONE 180

Received for publication on Nov. 28. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

On Mon, Nov 25, 2013 at 7:29 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Attached is a Notice of Public Hearing for above-mentioned Resolution, for publication on Thursday, Nov. 28, 2013. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor, County Administrative Center, Board of Supervisors Chambers, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2013 at 9:30 a.m.** to consider the following:

RESOLUTION NO. 2013-232

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING ITS INTENT TO ORDER THE ANNEXATION OF ZONE 180 TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF STREETLIGHTS AND FUTURE TRAFFIC SIGNALS; ADOPTING THE PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE THE ANNEXATION OF ZONE 180 ; ORDERING AN ASSESSMENT PROCEEDING; ORDERING A MAILED BALLOT ELECTION; AND DIRECTING NOTICE OF THE PUBLIC HEARING AND THE ASSESSMENT BALLOT TO BE MAILED PURSUANT TO SAID ACT AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND SECTION 4000 OF THE ELECTIONS CODE

WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of Riverside (hereinafter the "County") has adopted Resolution No. 2013-231 on October 22, 2013 initiating proceedings for the annexation of Zone 180 (hereinafter "Zone 180"), as described and shown in Exhibit "A", which is attached hereto and incorporated herein, to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside, State of California, (hereinafter "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter the "Act"), which is Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the "Street and Highways Code"), and ordering the preparation of a report (hereinafter the "Report") regarding the proposed annexation of Zone 180 and the assessments to be levied within Zone 180 each fiscal year beginning fiscal year 2014-15 for the maintenance and servicing of streetlights and future traffic signals within the public right-of-way within said Zone; and

WHEREAS, such proceedings shall comply with the requirements of Article XIID of the California Constitution (hereinafter "Article XIID:"), the Act, and Section 4000 of the Elections Code requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 180; and

WHEREAS, the Board of Supervisors by Resolution No. 2013-231 directed the Director of the Transportation Department, or his designee (hereinafter the "Engineer"), to prepare and file the Report with the Clerk of the Board of Supervisors in accordance with Sections 22608 and 22585 et. seq. of the Street and Highways Code and Section 4 of Article XIID; and

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

WHEREAS, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election to be held on December 10, 2013; and

WHEREAS, it is necessary that the Board of Supervisors adopt a resolution of intention pursuant to Section 22624 of the Streets and Highways Code, which fixes and gives notice, pursuant to Section 22626 of the Streets and Highways Code, of the time and place of a public hearing on said Report, the annexation of Zone 180, and the assessments to be levied on parcels within Zone 180 beginning in fiscal year 2014-15;

NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors in regular session assembled on October 22, 2013 as follows:

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

(a) The foregoing recitals are true and correct;

(b) The Report contains all matters required by Sections 22565 through 22574 of the

Streets and Highways Code and Section 4 of Article XIID and may, therefore, be approved by the Board of Supervisors;

(c) The annual assessment for fiscal year 2014-15 on all parcels within Zone 180 will be \$1,156.48 per parcel.

Section 2. Intent. The Board of Supervisors hereby declares its intention to order the annexation of Zone 180, as described and shown in Exhibit "A", to L&LMD No. 89-1-C, and to levy and collect an annual assessment on all assessable lots and parcels of property within Zone 180 commencing with the fiscal year 2014-15 as set forth in the Report. The Report expressly states that there are no parcels or lots within Zone 180 that are owned by a federal, state or other local governmental agency that will benefit from the services to be financed by the annual assessments. The annual assessments will be collected at the same time and in the same manner as property taxes are collected, and all laws providing for the collection and enforcement of property taxes shall apply to the collection and enforcement of said assessments.

Section 3. Boundaries. All the property within boundaries of Zone 180 is proposed to be annexed to L&LMD No. 89-1-C and shall include that property in the unincorporated area of the County as described and shown in Exhibit "A".

Section 4. Description of Services to be Provided. The services authorized for Zone 180 of L&LMD No. 89-1-C are:

(a) Providing electricity to and the maintenance and servicing of streetlights & traffic signals within the public right-of-way including incidental costs and expenses.

Section 5. Amount to be Levied. The assessment to be levied upon each parcel that benefits from the annexation of Zone 180 to L&LMD No. 89-1-C will be \$1,156.48 per parcel for fiscal year 2014-15. As stated in the Report, the total budget for Zone 180 for the fiscal year 2014-15 is \$2,313; there are 2 parcels that are to be assessed. Each succeeding fiscal year the special assessment may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers for electricity ("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 for March of 2013. Any increase larger than the greater of 2% or the CPI-U annual adjustment requires a majority approval of all the property owners in Zone 180. The Board of Supervisors will levy the assessment in each subsequent fiscal year until the Board of Supervisors undertakes proceedings for the dissolution of Zone 180 of L&LMD No. 89-1-C. The annual assessment will fund the services described in Section 4 of this Resolution. For further particulars, reference is to be made to the Report on file in the Office of the Clerk of the Board of Supervisors.

Section 6. The Property to be Annexed. The property to be annexed to L&LMD No. 89-1-C is Zone 180. The boundaries of Zone 180 are located within the unincorporated area of the County and are described and shown in the Report and Exhibit "A".

Section 7. Report. The Report, which is on file with the Clerk of the Board of Supervisors and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to the Report for a full and detailed description of the services, the boundaries of Zone 180, and the annual assessment to be levied upon assessable lots and parcels within Zone 180 proposed to be annexed to L&LMD No. 89-1-C.

Section 8. Public Hearing. The question of whether Zone 180 shall be annexed to L&LMD No. 89-1-C and an annual assessment levied beginning with fiscal year 2014-15 shall be considered at a public hearing (hereinafter the "Public Hearing") to be held on December 10, 2013, at 9:30 a.m. at the meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor, Riverside, California.

Section 9. Majority Protest. Each owner of record of property within Zone 180 is to receive by mail an assessment ballot that shall conform to the requirements of Section 4 of Article XIID and Section 4000 of the California Elections Code. The assessment ballots are to be returned prior to the Public Hearing. The agency shall not impose an assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.

Section 10. Information. Any property owner desiring additional information regarding Zone 180 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Joan Pickering, Engineering Technician II, Transportation Department of the County of Riverside, 4080 Lemon Street, 8th Floor, Riverside, California, 92501, or by telephone at 951-955-6748, or by e-mail at jpickeri@rctlma.org.

Section 11. Notice of the Public Hearing. Notice of Public Hearing with regard to the annexation of Zone 180 to L&LMD No. 89-1-C shall be given consistent with Section 22626 of the Streets and Highways Code and Section 4 of Article XIID. The Clerk of the Board of Supervisors shall give notice of the Public Hearing by causing a certified copy of this Resolution to be published once in an appropriate newspaper at least ten (10) days prior to the date of the Public Hearing that is December 10, 2013. Publication of this Resolution is to be effected by the Clerk of the Board of Supervisors. Notice shall also be given by mailing first-class, postage prepaid, those notices, as prepared by County Counsel, assessment ballot and information sheets as required by Section 4 of Article XIID and Section 4000 of the California Elections Code to all owners of record of property within Zone 180 as shown on the last equalized assessment roll of the County. Mailing is to be made by the Engineer and deposited with the U. S. Post Office at least forty-five (45) days prior to the Public Hearing on December 10, 2013.

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

EXHIBIT "A"
DESCRIPTION OF BOUNDARIES

The boundaries of Zone 180 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of APN 314-110-074 and 314-260-016 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2014-15.



ROLL CALL:

AYES: Jeffries, Tavaglione, Stone, Benoit, and Ashley
NAYS: None
ABSENT: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on October 22, 2013.

Kecia Harper-Ihem, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 25, 2013

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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

ZONE 180

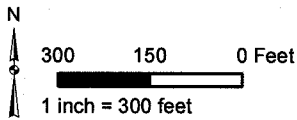
PORTION OF SECTION 1, T.4S., R.4W.

PLOT PLAN NO. 25252

2 PARCELS

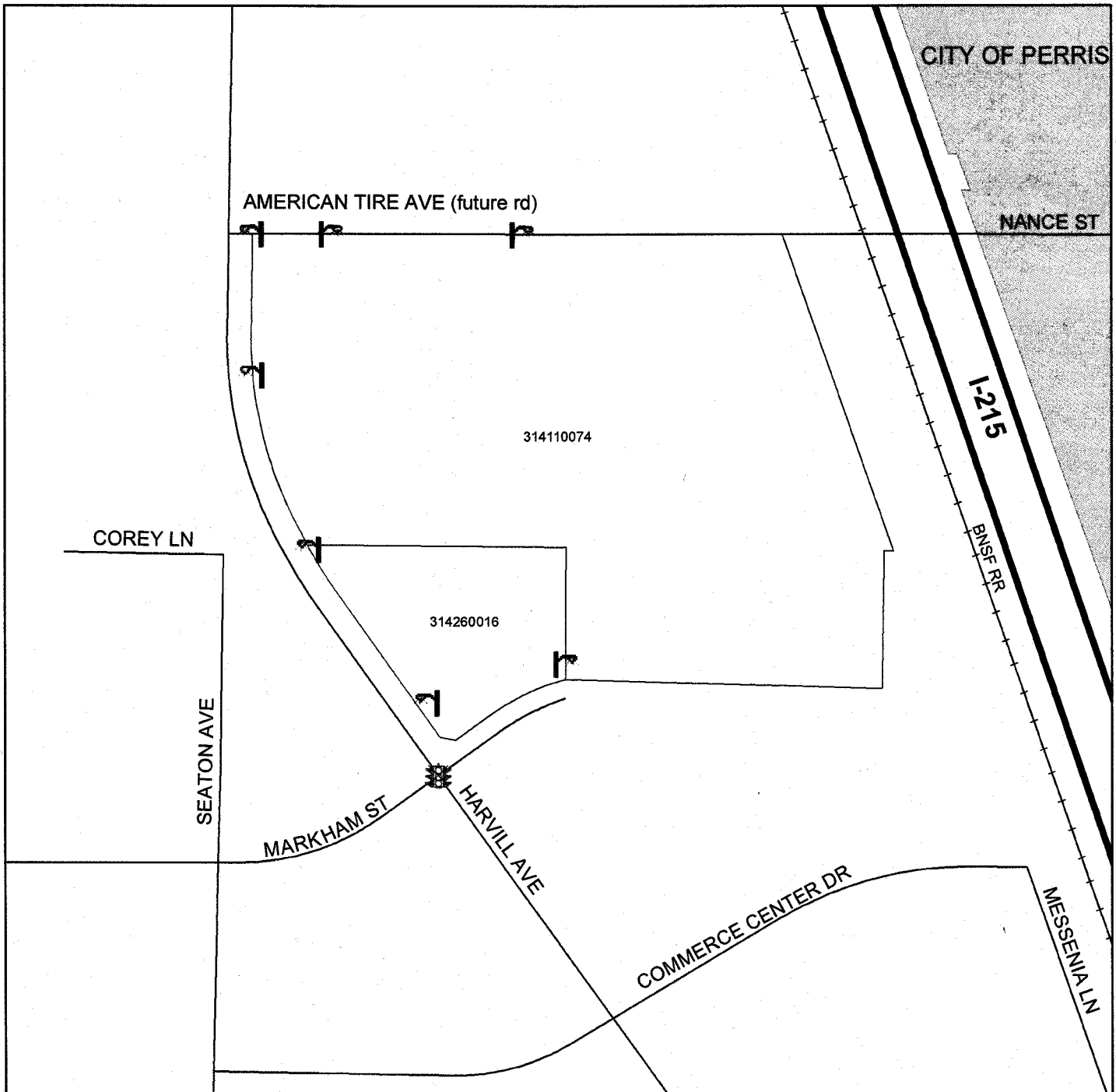


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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



ASSESSMENT DIAGRAM

Printed by jpickeri on 8/22/2013



DENOTES MAINTAINED STREETLIGHT

DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL

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

270A



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
October 9, 2013

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 180 (Mead Valley) District 1/District 1 [\$2,313]. Property owners in boundary 100%.

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

1. Resolution No. 2013-231 a Resolution of the County of Riverside initiating proceedings for the annexation of Zone 180 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and ordering preparation of the Engineer's Report regarding the proposed annexation of Zone 180.
2. Resolution No. 2013-232, a Resolution of the County of Riverside declaring its intent to order the annexation of Zone 180 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972 for the maintenance and servicing of streetlights and future traffic signals; adopting the preliminary engineer's report; giving notice of and setting the time and place of the public hearing on the annexation of Zone 180, ordering a mailed ballot election; and directing notice of the public hearing and ballot be mailed pursuant to Article XIID of the California Constitution.

Juan C. Perez
Director of Transportation and
Land Management

FORM APPROVED, COUNTY COUNSEL
BY: Dale A. Gardner 10/2/13
DALE A. GARDNER
Departmental Concurrence DATE

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 2,313	\$ N/A	\$ 2,313	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%	Budget Adjustment:	N/A
There are no General Funds used in this project.	For Fiscal Year:	13/14

C.E.O. RECOMMENDATION: APPROVE
BY:
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above resolutions are adopted as recommended, and that the matter is set for public hearing on Tuesday, December 10, 2013, at 9:30 a.m.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 22, 2013
xc: Transp., COB(2)

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

2013 OCT 12 6W 3:53

Prev. Agn. Ref.: District: 1/1/13 **Agenda Number:**

3-66

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 180
(Mead Valley) District 1/District 1 [\$2,313].

DATE: October 9, 2013

PAGE: 2 of 3

BACKGROUND:

Summary

Adoption of Resolution No. 2013-231 appoints the Director of the Transportation Department, or his designee, as the Engineer to prepare a Report regarding the proposed annexation of Zone 180 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C").

Resolution No. 2013-232 declares the Board of Supervisors' intention of ordering the annexation of Zone 180 to L&LMD No. 89-1-C. The annexation of Zone 180 to L&LMD No. 89-1-C will fund the maintenance and servicing of streetlights and future traffic signals within public right-of-way located northwesterly of Harvill Avenue, southwesterly of Markham Street and at the intersection of Harvill Avenue and Markham Street in the Mead Valley area and includes two (2) commercial parcels.

Consistent with the Board of Supervisors' direction regarding compliance with Article XIII D 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 December 10, 2013 to receive testimony for and against the proposed assessment. Each property owner within the proposed Zone 180 will receive a notice of the public hearing and mail-in ballot, an impartial analysis, a copy of Resolution No. 2013-232, 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 180 will be annexed to L&LMD No. 89-1-C.

There is only one individual/entity which owns all of the property within the proposed boundaries of Zone 180 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 December 10, 2013.

Impact on Citizens and Businesses

Only the property owners within the proposed boundaries of Zone 180, which are represented by Plot Plan No. 25252, as described in the attached Exhibit "A" (a two page exhibit containing a description and diagram). The property owners within the proposed boundaries of Zone 180 have petitioned the County of Riverside to annex their property to L&LMD No. 89-1-C and understand that this annexation will result in an assessment on their property to fund the maintenance and servicing of the aforementioned improvements (streetlights and future traffic signals).

SUPPLEMENTAL:

Additional Fiscal Information

The proposed budget for fiscal year 2014-15 for Zone 180 is \$2,312.96. This will result in an assessment for fiscal year 2014-15 within Zone 180 of \$1,156.48 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 for electricity (CPI-U), if any, as it stands as of March of each year over the base index for March of 2013.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 180
(Mead Valley) District 1/District 1 [\$2,313].

DATE: October 9, 2013

PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Exhibit A
- B. Resolution No. 2013-231
- C. Resolution No. 2013-232
- D. Engineer's Report

RESOLUTION NO. 2013-231

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING PROCEEDINGS FOR THE ANNEXATION OF ZONE 180 TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING PREPARATION OF ENGINEER'S REPORT REGARDING SAID ANNEXATION

WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of Riverside (hereinafter the "County") has been advised by the Riverside County Transportation Department (hereinafter "Department") that said Department has received an application from the owner (the "Applicant") of all the property within the unincorporated area of the County (hereinafter "Zone 180"), as shown and described in Exhibit "A", which is attached hereto and made a part hereof, to be annexed to Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereinafter "L&LMD No. 89-1-C") of the County of Riverside, State of California, and the Board of Supervisors has determined that it is necessary and desirable to initiate proceedings for the annexation of Zone 180 to L&LMD No. 89-1-C pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter, respectively, the "Act" and the "Street and Highways Code"); and

WHEREAS, such proceedings shall comply with the requirements of Article XIID of the California Constitution and Section 4000 of the Elections Code requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 180; and

WHEREAS, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election to be held on December 10, 2013; and

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

FORM APPROVED COUNTY COUNSEL
BY *Ally A. Gardner*
DATE 9/11/13
GALERA GARDNER

1 to serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of
2 Zone 180 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 October 22, 2013 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 180 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 180 to pay the costs of the
11 following services:

- 12 (a) Providing electricity to and the maintenance and servicing of streetlights & traffic
13 signals within the public right-of-way including incidental costs and expenses.

14 **Section 3. Boundaries and Designation.** The boundaries of Zone 180 that are
15 proposed to be annexed to L&LMD No. 89-1-C shall include all of the property as shown and described
16 in Exhibit "A".

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

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

23 ROLL CALL:

24 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
25 Nays: None
26 Absent: None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.


KECIA HARPER-JHEM Clerk of said Board
By:  Deputy

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 180 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of APN 314-110-074 and 314-260-016 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2014-15.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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

ZONE 180

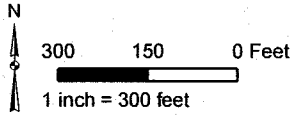
PORTION OF SECTION 1, T.4S., R.4W.

PLOT PLAN NO. 25252

2 PARCELS

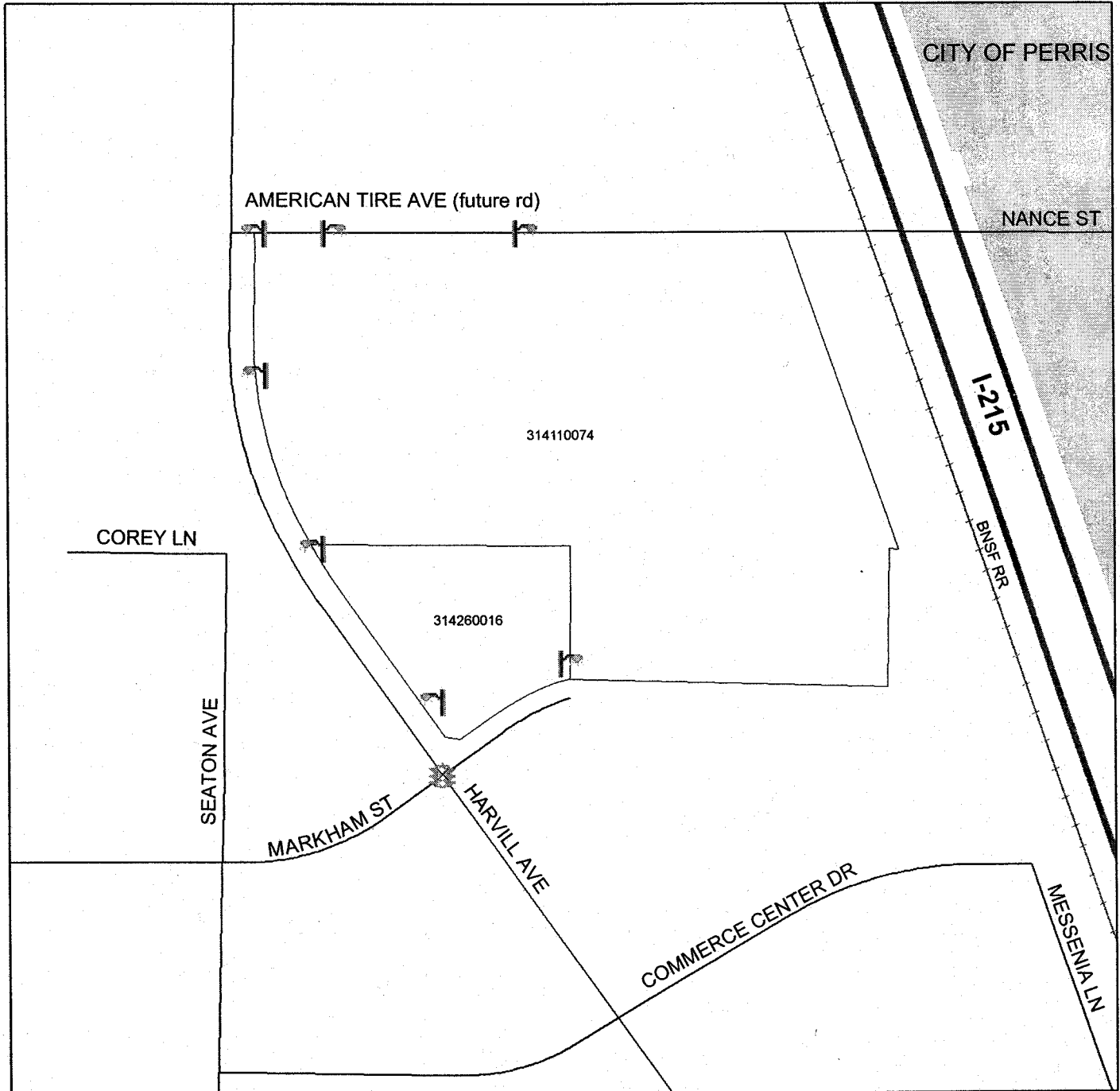


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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



ASSESSMENT DIAGRAM

Printed by jpickeri on 8/22/2013



- DENOTES MAINTAINED STREETLIGHT
- DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL

2 RESOLUTION NO. 2013-232

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING
4 ITS INTENT TO ORDER THE ANNEXATION OF ZONE 180 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 STREETLIGHTS AND FUTURE TRAFFIC SIGNALS; ADOPTING THE
8 PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND PLACE
9 OF THE PUBLIC HEARING ON THE THE ANNEXATION OF ZONE 180 ; ORDERING AN
10 ASSESSMENT PROCEEDING; ORDERING A MAILED BALLOT ELECTION; AND DIRECTING
11 NOTICE OF THE PUBLIC HEARING AND THE ASSESSMENT BALLOT TO BE MAILED
12 PURSUANT TO SAID ACT AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND
13 SECTION 4000 OF THE 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. 2013-231 on October 22, 2013
16 initiating proceedings for the annexation of Zone 180 (hereinafter "Zone 180"), 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 180 and the assessments to be levied within
23 Zone 180 each fiscal year beginning fiscal year 2014-15 for the maintenance and servicing of
24 streetlights and future traffic signals 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 180;
and

WHEREAS, the Board of Supervisors by Resolution No. 2013-231 directed the Director of the
Transportation Department, or his designee (hereinafter the "Engineer"), to prepare and file the Report

FORM APPROVED COUNTY COUNSEL
BY: *Debra A. Gardner* 9/11/13
DATE
DEBRA A. GARDNER

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

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

5 **WHEREAS**, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment
6 Ballot Election" allowing for the election to be held on December 10, 2013; 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 180, and the assessments to be levied on parcels within Zone 180
11 beginning in fiscal year 2014-15;

12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
13 Board of Supervisors in regular session assembled on October 22, 2013 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 XIII D and may, therefore, be
18 approved by the Board of Supervisors;
- 19 (c) The annual assessment for fiscal year 2014-15 on all parcels within Zone 180 will be
20 \$1,156.48 per parcel.

21 **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the
22 annexation of Zone 180, 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 180
24 commencing with the fiscal year 2014-15 as set forth in the Report. The Report expressly states that
25 there are no parcels or lots within Zone 180 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 180 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 180
8 of L&LMD No. 89-1-C are:

- 9 (a) Providing electricity to and the maintenance and servicing of streetlights & traffic signals
10 within the public right-of-way including incidental costs and expenses.

11 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that
12 benefits from the annexation of Zone 180 to L&LMD No. 89-1-C will be \$1,156.48 per parcel for fiscal
13 year 2014-15. As stated in the Report, the total budget for Zone 180 for the fiscal year 2014-15 is
14 \$2,313; there are 2 parcels that are to be assessed. Each succeeding fiscal year the special
15 assessment may be subject to an annual adjustment that is the greater of two percent (2%) or the
16 cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers for
17 electricity ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan
18 Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of
19 Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the "Index" as
20 it stands on March of each year over the base Index for March of 2013. Any increase larger than the
21 greater of 2% or the CPI-U annual adjustment requires a majority approval of all the property owners in
22 Zone 180. The Board of Supervisors will levy the assessment in each subsequent fiscal year until the
23 Board of Supervisors undertakes proceedings for the dissolution of Zone 180 of L&LMD No. 89-1-C.
24 The annual assessment will fund the services described in Section 4 of this Resolution. For further
25 particulars, reference is to be made to the Report on file in the Office of the Clerk of the Board of
26 Supervisors.

1 **Section 6. The Property to be Annexed.** The property to be annexed to L&LMD No.
2 89-1-C is Zone 180. The boundaries of Zone 180 are located within the unincorporated area of the
3 County and are described and shown in the Report and Exhibit "A".

4 **Section 7. Report.** The Report, which is on file with the Clerk of the Board of Supervisors
5 and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to
6 the Report for a full and detailed description of the services, the boundaries of Zone 180, and the
7 annual assessment to be levied upon assessable lots and parcels within Zone 180 proposed to be
8 annexed to L&LMD No. 89-1-C.

9 **Section 8. Public Hearing.** The question of whether Zone 180 shall be annexed to L&LMD
10 No. 89-1-C and an annual assessment levied beginning with fiscal year 2014-15 shall be considered at
11 a public hearing (hereinafter the "Public Hearing") to be held on December 10, 2013, at 9:30 a.m. at the
12 meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor, Riverside,
13 California.

14 **Section 9. Majority Protest.** Each owner of record of property within Zone 180 is to receive
15 by mail an assessment ballot that shall conform to the requirements of Section 4 of Article XIID and
16 Section 4000 of the California Elections Code. The assessment ballots are to be returned prior to the
17 Public Hearing. The agency shall not impose an assessment if there is a majority protest. A majority
18 protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment
19 exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be
20 weighted according to the proportional financial obligation of the affected property.

21 **Section 10. Information.** Any property owner desiring additional information regarding
22 Zone 180 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Joan
23 Pickering, Engineering Technician II, Transportation Department of the County of Riverside, 4080
24 Lemon Street, 8th Floor, Riverside, California, 92501, or by telephone at 951-955-6748, or by e-mail at
25 jpickeri@rctlma.org.

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 180 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of APN 314-110-074 and 314-260-016 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2014-15.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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

ZONE 180

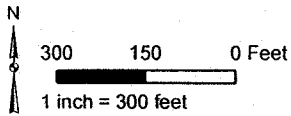
PORTION OF SECTION 1, T.4S., R.4W.

PLOT PLAN NO. 25252

2 PARCELS

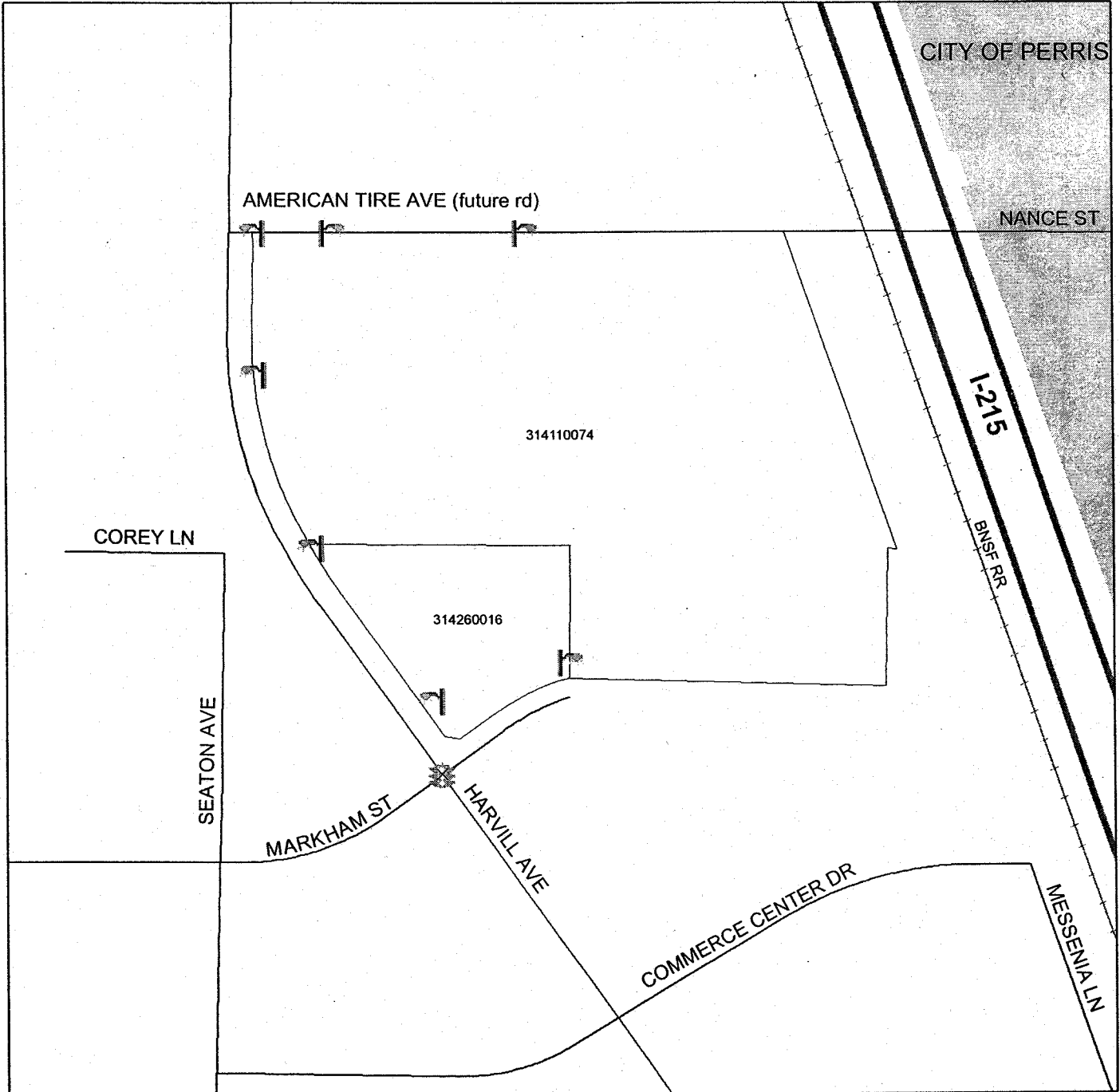


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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



ASSESSMENT DIAGRAM

Printed by jpickeri on 8/22/2013



 DENOTES MAINTAINED STREETLIGHT

 DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL