

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



**ITEM: 3.51
(ID # 16894)**

MEETING DATE:
Tuesday, August 17, 2021

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adopt Resolution No. 2021-003 and Resolution No. 2021-004 to Initiate proceedings for the Annexation of Zone 214 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Glen Ivy Hot Springs, District 1. [\$11,518 Ongoing Cost - L&LMD No. 89-1-C 100%] (Set for Public Hearing on October 05, 2021) (Clerk to Advertise)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2021-003 a Resolution of the Board of Supervisors of the County of Riverside initiating proceedings for the annexation of Zone 214 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 the Engineer's Report regarding said annexation;

Continued on page 2

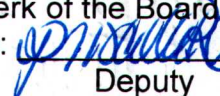
ACTION:Policy, Set for Hearing


Mark Lancaster, Director of Transportation 7/27/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, October 5, 2021, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 17, 2021
xc: Transp., COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt Resolution No. 2021-004, a Resolution of the Board of Supervisors of the County of Riverside declaring its intent to order the annexation of Zone 214 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972 for the maintenance and servicing of fossil filters, streetlights, and 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 214, ordering an assessment ballot proceeding conducted by mail, and directing the 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; and

3. Set the public hearing on the annexation of Zone 214 for October 05, 2021, order a mailed assessment ballot proceeding; and direct notice of the public hearing and ballot be mailed pursuant to Article XIID of the California Constitution. (Clerk to Advertise)

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|-------------------------------|---------------------|
| COST | \$ 0 | \$ 11,518 | \$ 0 | \$ 11,518 |
| 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: 22/23 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Landscaping and Lighting Maintenance Districts (L&LMD’s) are formed for the purpose of creating a funding mechanism to pay for the installation and maintenance of landscaping, streetlights, traffic signals, runoff catch basin 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 an 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 166 individual zones with different fee structures spread throughout Riverside County. The commercial property owner of Parcel Map No. 37676 & Plot Plan No. 26290, as described in the attached Exhibit “A”, has petitioned the County to annex their property into L&LMD No. 89-1-C, creating Zone 214. The boundaries of Zone 214 will encompass the entire Parcel Map No. 37676 & Plot Plan No. 26290 and will include the maintenance and servicing of streetlights, traffic signals and runoff catch basin filters.

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

Adoption of Resolution No. 2021-003 appoints the Director of the Transportation Department, or their designee, as the Engineer to prepare a Report regarding the proposed annexation of Zone 214 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C").

Resolution No. 2021-004 declares the Board of Supervisors' intention of ordering the annexation of Zone 214 to L&LMD No. 89-1-C. The annexation of Zone 214 to L&LMD No. 89-1-C will fund the maintenance and servicing of streetlights, traffic signals and runoff catch basin filters within public right-of-way located east of Interstate 15, west of Temescal Canyon Road and north of Indian Truck Trail in the Glen Ivy Hot Springs area and includes eight commercial parcels totalling 23.35 acres.

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 October 5, 2021 to receive testimony for and against the proposed assessment. Each property owner within the proposed Zone 214 will receive a notice of the public hearing and mail-in assessment ballot, an impartial analysis, a copy of Resolution No. 2021-004, and an information sheet.

Assessment ballots must be returned prior to the conclusion of the public hearing. If, at the time designated for the tabulation of the assessment ballots, the assessment ballots submitted in favor of the annexation and levy of the assessment exceed the assessment ballots submitted in opposition of said annexation and levy, Zone 214 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 214 and said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Proceeding" allowing for the proceeding and public hearing to be held on October 5, 2021.

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 2022-23 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**

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 streetlights, traffic signals and runoff catch basin filters within public right-of-way.

Only the commercial property owners within the proposed boundaries of Zone 214, which are represented by Parcel Map No. 37676 & Plot Plan No. 26290, 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 2022-23 for Zone 214 is \$11,518. This will result in an assessment for fiscal year 2022-23 within Zone 214 of \$493 per acre. 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 2021.

Contract History and Price Reasonableness

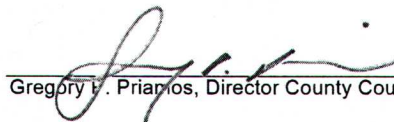
N/A

ATTACHMENTS:

Location Map
Exhibit A
Resolution No. 2021-003
Resolution No. 2021-004
Engineer's Report



Jason Farin, Principal Management Analyst 8/11/2021



Gregory L. Priamos, Director County Counsel 8/5/2021

RESOLUTION NO. 2021-003

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING PROCEEDINGS FOR THE ANNEXATION OF ZONE 214 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 214"), 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 214 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 "Streets 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 214; and

WHEREAS, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment Ballot Proceeding" allowing for the proceeding to be held on October 5, 2021; and

WHEREAS, the Director of the Department, or their 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 to

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APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS
DATE 8-5-21

1 serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of
2 Zone 214 to L&LMD No. 89-1-C.

3 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board
4 of Supervisors of the County of Riverside assembled in regular session on August 17, 2021 as follows:

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

7 **Section 2. Annexation.** The Board of Supervisors proposes to annex Zone 214 to
8 L&LMD No. 89-1-C and to initiate and conduct proceedings therefor pursuant to the Act for the purpose
9 of levying an annual assessment on all parcels within Zone 214 to pay the costs of the following services:

- 10 (a) The maintenance and servicing of the maintenance and servicing of runoff catch
11 basin filters within the public right-of-way including the removal of petroleum
12 hydrocarbons and other pollutants from water runoff; and
13 (b) Providing electricity to and the maintenance and servicing of
14 streetlights and traffic signals within the public right-of-way including incidental
15 costs and expenses.

16 **Section 3. Boundaries and Designation.** The boundaries of Zone 214 that are
17 proposed to be annexed to L&LMD No. 89-1-C shall include all of the property as shown and described
18 in Exhibit "A".

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

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

2 **RESOLUTION 2021-003**

3
4 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
5 **RIVERSIDE INITIATING PROCEEDINGS FOR THE ANNEXATION OF ZONE 214 TO**
6 **LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-**
7 **CONSOLIDATED OF THE COUNTY OF RIVERSIDE PURSUANT TO THE**
8 **LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING PREPARATION OF**
9 **ENGINEER'S REPORT REGARDING SAID ANNEXATION**

ADOPTED by Riverside County Board of Supervisors on August 17, 2021.

10 ROLL CALL:

11 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
12 Nays: None
13 Absent: None

14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
15 Supervisors on the date therein set forth.

16 KECIA R. HARPER, Clerk of said Board

17 By: _____
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Deputy

08.17.2021 3.51

2 RESOLUTION NO. 2021-004

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING
4 ITS INTENT TO ORDER THE ANNEXATION OF ZONE 214 TO LANDSCAPING AND LIGHTING
5 MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE
6 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE
7 AND SERVICING OF FOSSIL FILTERS, STREETLIGHTS, AND TRAFFIC SIGNALS; ADOPTING
8 THE PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND
9 PLACE OF THE PUBLIC HEARING ON THE THE ANNEXATION OF ZONE 214 ; ORDERING AN
10 ASSESSMENT PROCEEDING; ORDERING AN ASSESSMENT BALLOT PROCEEDING
11 CONDUCTED BY MAIL; AND DIRECTING NOTICE OF THE PUBLIC HEARING AND THE
12 ASSESSMENT BALLOT TO BE MAILED PURSUANT TO SAID ACT AND ARTICLE XIIRD OF THE
13 CALIFORNIA CONSTITUTION AND 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. 2021-003 on August 17, 2021 initiating
16 proceedings for the annexation of Zone 214 (hereinafter "Zone 214"), as described and shown in
17 Exhibit "A", which is attached hereto and incorporated herein, to Landscaping and Lighting Maintenance
18 District No. 89-1-Consolidated of the County of Riverside, State of California, (hereinafter "L&LMD No.
19 89-1-C") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter the "Act"), which is Part 2
20 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the
21 "Streets and Highways Code"), and ordering the preparation of a report (hereinafter the "Report")
22 regarding the proposed annexation of Zone 214 and the assessments to be levied within Zone 214 each
23 fiscal year beginning fiscal year 2022-23 for the maintenance and servicing of streetlights, traffic signals
24 and runoff catch basin filters within the public right-of-way within said zone; and

25 WHEREAS, such proceedings shall comply with the requirements of Article XIIRD of the California
26 Constitution (hereinafter "Article XIIRD"), 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 214; and

WHEREAS, the Board of Supervisors by Resolution No. 2021-003 directed the Director of the
Transportation Department, or their designee (hereinafter the "Engineer"), to prepare and file the Report

FURN APPROVED COUNTY COUNSEL
BY:  AARON C. GETTIS
DATE 8-15-21

1 with the Clerk of the Board of Supervisors in accordance with Sections 22608 and 22585 et. seq. of the
2 Streets 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 the
4 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 Proceeding" allowing for the proceeding to be held on October 5, 2021; and

7 **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution of intention pursuant
8 to Section 22587 of the Streets and Highways Code, which fixes and gives notice, pursuant to Section
9 22588 of the Streets and Highways Code, of the time and place of a public hearing on said Report, the
10 annexation of Zone 214, and the assessments to be levied on parcels within Zone 214 beginning in fiscal
11 year 2022-23;

12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board
13 of Supervisors in regular session assembled on August 17, 2021 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 Streets
17 and Highways Code and Section 4 of Article XIID and may, therefore, be approved by the
18 Board of Supervisors;
- 19 (c) The annual assessment for fiscal year 2022-23 on all parcels within Zone 214 will be \$493
20 per acre.

21 **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the
22 annexation of Zone 214, 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 214 commencing
24 with the fiscal year 2022-23 as set forth in the Report. The Report expressly states that there are no
25 parcels or lots within Zone 214 that are owned by a federal, state or other local governmental agency
26 that will benefit from the services to be financed by the annual assessments. The annual assessments

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

4 **Section 3. Boundaries.** All the property within the boundaries of Zone 214 is proposed to
5 be 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 214
8 of L&LMD No. 89-1-C are:

- 9 (a) The maintenance and servicing of runoff catch basin filters within the public right-of-way
10 including the removal of petroleum hydrocarbons and other pollutants from water runoff
11 ; and
12 (b) Providing electricity to and the maintenance and servicing of streetlights and traffic signals
13 within the public right-of-way including incidental costs and expenses.

14 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that benefits
15 from the annexation of Zone 214 to L&LMD No. 89-1-C will be \$493 per acre for fiscal year 2022-23. As
16 stated in the Report, the total budget for Zone 214 for the fiscal year 2022-23 is \$11,518.00; there are 8
17 parcels that are to be assessed that aggregate to 23.35 acres. 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 Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area ("Index")
21 published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U
22 adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each
23 year over the base Index for March of 2021. Any increase larger than the greater of 2% or the CPI-U
24 annual adjustment requires a majority approval of all the property owners in Zone 214. The Board of
25 Supervisors will levy the assessment in each subsequent fiscal year until the Board of Supervisors
26 undertakes proceedings for the dissolution of Zone 214 of L&LMD No. 89-1-C. The annual assessment

1 will fund the services described in Section 4 of this Resolution. For further particulars, reference is to be
2 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. 89-1-C
4 is Zone 214. The boundaries of Zone 214 are located within the unincorporated area of the County and
5 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 and
7 which has been presented to the Board of Supervisors, is hereby approved. Reference is made to the
8 Report for a full and detailed description of the services, the boundaries of Zone 214, and the annual
9 assessment to be levied upon assessable lots and parcels within Zone 214 proposed to be annexed to
10 L&LMD No. 89-1-C.

11 **Section 8. Public Hearing.** The question of whether Zone 214 shall be annexed to L&LMD
12 No. 89-1-C and an annual assessment levied beginning with fiscal year 2022-23 shall be considered at
13 a public hearing (hereinafter the "Public Hearing") to be held on October 5, 2021, at 9:30 a.m. at the
14 meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor, Riverside,
15 California.

16 **Section 9. Majority Protest.** Each owner of record of property within Zone 214 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, assessment ballots submitted in opposition to the
21 assessment exceed the assessment ballots submitted in favor of the assessment. In tabulating the
22 assessment ballots, the assessment ballots shall be weighted according to the proportional financial
23 obligation of the affected property.

24 **Section 10. Information.** Any property owner desiring additional information regarding
25 Zone 214 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Brigitte Hahn,
26 Senior Engineering Technician, Transportation Department of the County of Riverside, 4080 Lemon

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

3 **Section 11. Notice of the Public Hearing.** Notice of Public Hearing with regard to the
4 annexation of Zone 214 to L&LMD No. 89-1-C shall be given consistent with Sections 22608 and 22588
5 of the Streets and Highways Code and Section 4 of Article XIID. The Clerk of the Board of Supervisors
6 shall give notice of the Public Hearing by causing a certified copy of this Resolution to be published once
7 in an appropriate newspaper at least ten (10) days prior to the date of the Public Hearing that is October 5,
8 2021. 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 Counsel,
10 assessment ballot and information sheets as required by Section 4 of Article XIID and Section 4000 of
11 the California Elections Code to all owners of record of property within Zone 214 as shown on the last
12 equalized assessment roll of the County. Mailing is to be made by the Engineer and deposited with the
13 U. S. Post Office at least forty-five (45) days prior to the Public Hearing on October 5, 2021.

14 **Section 12 Effective Date.** This Resolution shall take effect from and after its date of adoption.
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2 **RESOLUTION 2021-004**

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4 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**

5 **RIVERSIDE DECLARING ITS INTENT TO ORDER THE ANNEXATION OF ZONE 214**

6 **TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-**

7 **CONSOLIDATED OF THE COUNTY OF RIVERSIDE PURSUANT TO THE**

8 **LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND**

9 **SERVICING OF FOSSIL FILTERS, STREETLIGHTS AND TRAFFIC SIGNALS;**

10 **ADOPTING THE PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND**

11 **SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE**

12 **ANNEXATION OF ZONE 214; ORDERING AN ASSESSMENT PROCEEDING;**

13 **ORDERING AN ASSESSMENT BALLOT PROCEEDING CONDUCTED BY MAIL;**

14 **AND DIRECTING NOTICE OF THE PUBLIC HEARING AND THE ASSESSMENT**

15 **BALLOT TO BE MAILED PURSUANT TO SAID ACT AND ARTICLE XIID OF THE**

16 **CALIFORNIA CONSTITUTION AND SECTION 4000 OF THE ELECTIONS CODE**

ADOPTED by Riverside County Board of Supervisors on August 17, 2021.

13 ROLL CALL:

14 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

15 Nays: None

16 Absent: None

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

18 KECIA R. HARPER, Clerk of said Board

19 By:  _____

20 Deputy

EXHIBIT "A"

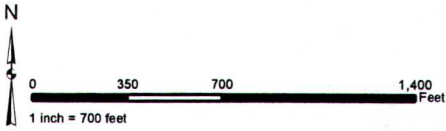
DESCRIPTION OF BOUNDARIES

The boundaries of Zone 214 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, County of Riverside, are coterminous with the boundaries of APN 290-130-003, 290-130-004, 290-130-005, 290-130-006, 290-130-052, 290-130-087, 290-130-088 and 290-130-089 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2022-23.

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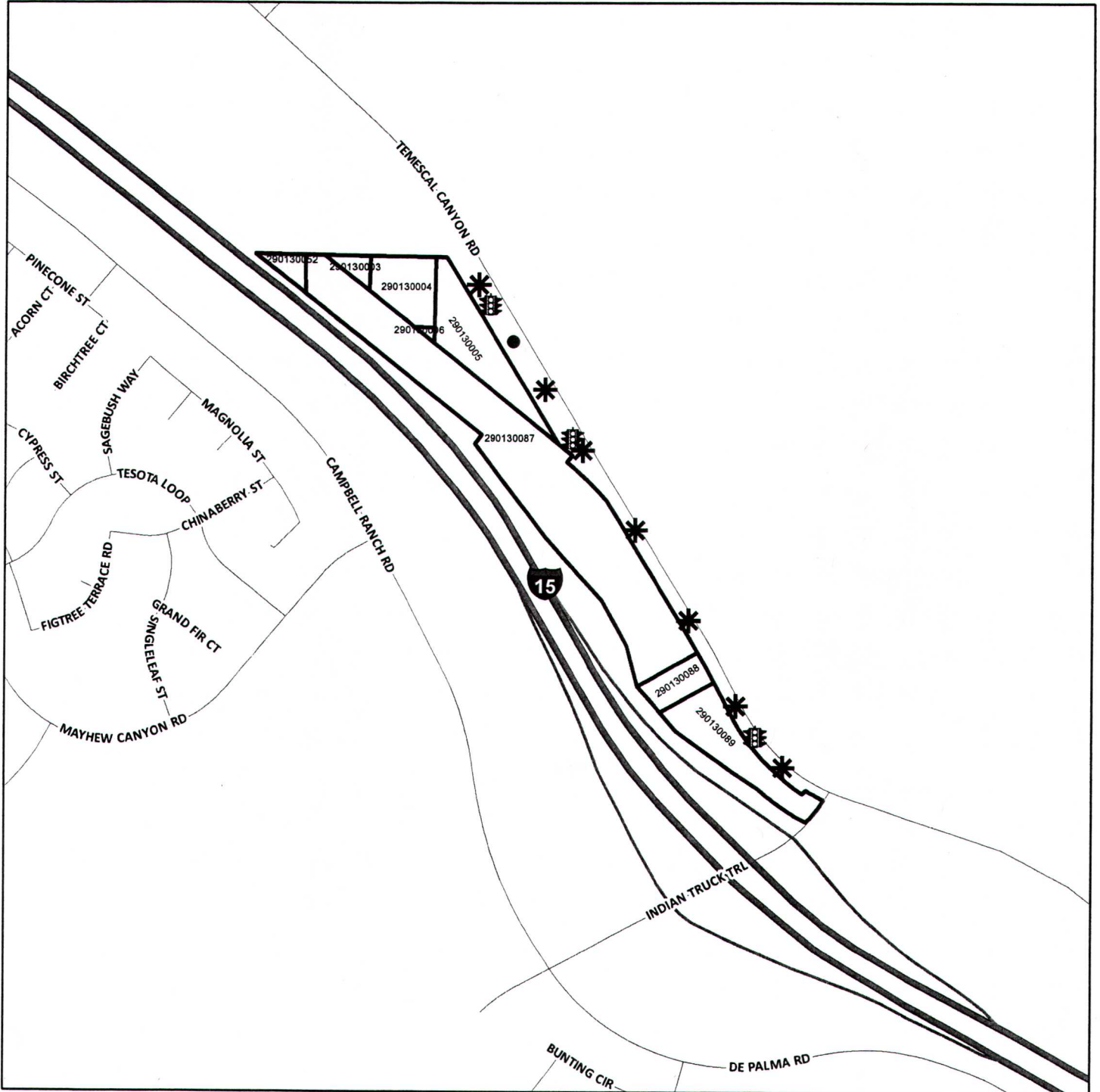
ZONE 214

PORTION(S) OF SECTION 12, T.5S., R.6W.
 PARCEL MAP NO. 37676 & PLOT PLAN NO. 26290
 8 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. Printed by bhahn on 4/1/2021

ASSESSMENT DIAGRAM



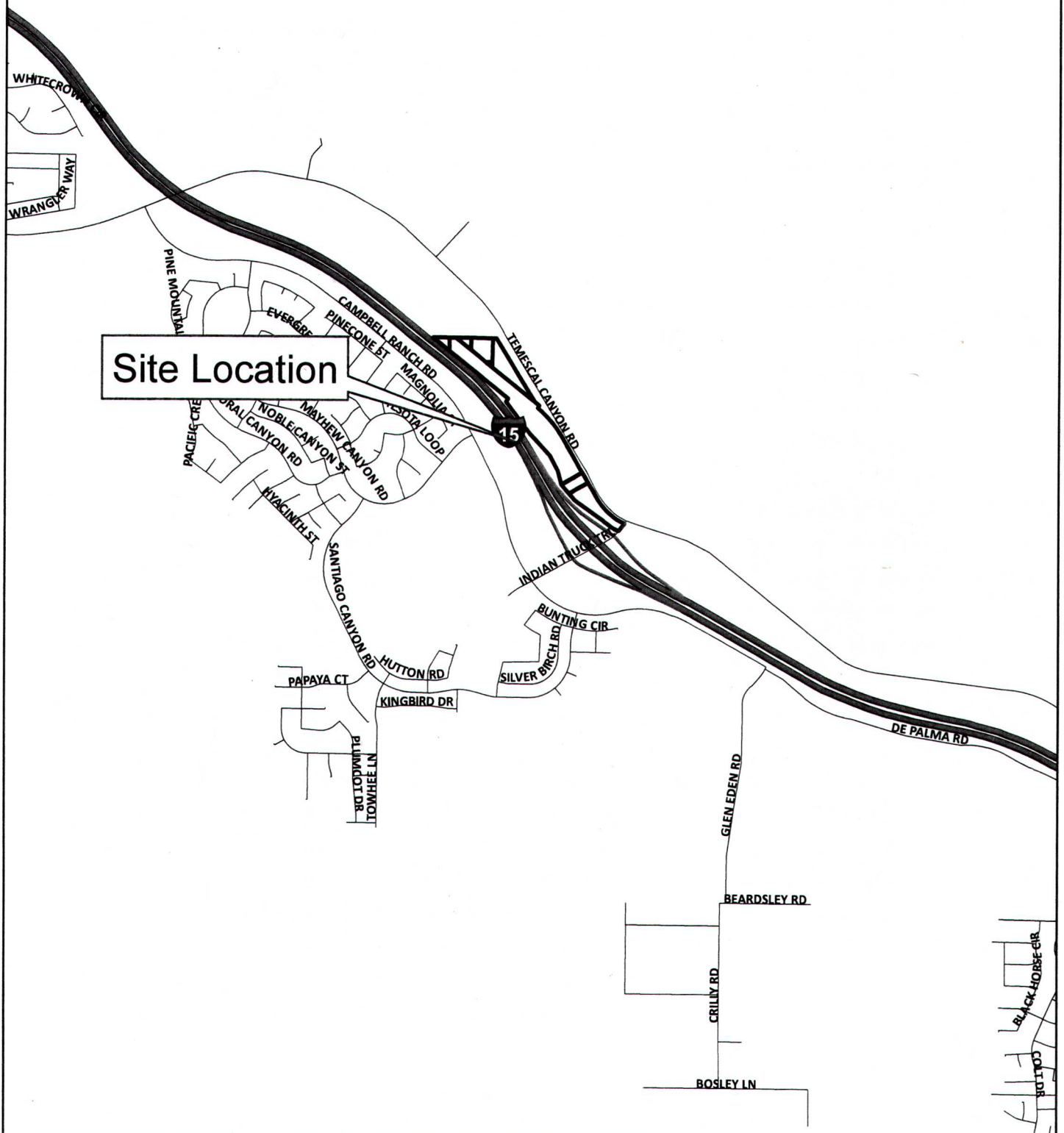
- DENOTES MAINTAINED STORMWATER RUNOFF CATCH BASIN FILTER
- DENOTES ZONE BOUNDARY
- DENOTES MAINTAINED ROW STREETLIGHT
- ⚡ DENOTES MAINTAINED TRAFFIC SIGNAL

Location Map



Site Location

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COUNTY OF RIVERSIDE - TRANSPORTATION AND LAND MANAGEMENT AGENCY

**ENGINEER'S REPORT FOR
LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 89-1-CONSOLIDATED
ANNEXATION OF ZONE 214
PM 37676 & PP 26290**

May 2021

PREPARED BY



Harris & Associates

41593 Winchester Rd, Suite 200

Temecula, CA 92590

www.weareharris.com



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ENGINEER'S CERTIFICATION

AGENCY: COUNTY OF RIVERSIDE, CALIFORNIA – TRANSPORTATION DEPARTMENT

PROJECT: ANNEXATION OF PM 37676 & PP 26290 TO
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO.
89-1-CONSOLIDATED (“L&LMD NO. 89-1-C”) AS ZONE 214
PM 37676 & PP 26290

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”), consisting of five parts.

This Report provides for the annexation of Parcel Map 37676 (PM 37676) and Plot Plan 26290 (PP 26290) to L&LMD No. 89-1-C as Zone 214 and establishes the Maximum Assessment to be levied in the Fiscal Year commencing on July 1, 2022 and ending on June 30, 2023 (2022-2023) and continuing in all subsequent Fiscal Years, for this area to be known and designated as:

L&LMD NO. 89-1-C ZONE 214 **PM 37676 & PP 26290**

I do hereby assess and apportion the total amount of the costs and expenses upon several parcels of land within said designated area liable therefor 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 Zone 214 have been assessed upon the parcels of land in Zone 214 benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing Zone 214, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone 214

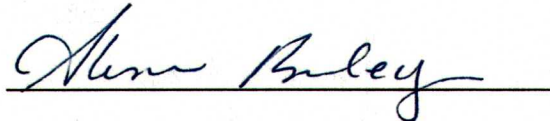
as they exist as of the date of this Report, each of which subdivisions of land or parcels or lots, respectively, have been assigned a parcel/lot number within a specific parcel map and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

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 Parcel Map for a description of the lots or parcels.

As of the date of this Report, there are no parcels or lots within Zone 214 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 26th day of April 2021





Alison M. Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Riverside
State of California

EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of law, the costs and expenses of Zone 214 have been assessed upon the parcels of land in Zone 214 benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcel(s). For particulars as to the identification of said parcel(s), reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. On this 17th day of August, 2021, the Riverside County Board of Supervisors, County of Riverside, State of California, ordering the preparation of the Report providing for the annexation of PM 37676 and PP 26290 to L&LMD No. 89-1-C as Zone 214 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. 2021-003 for a special assessment district zone known and designated as:

ZONE 214
PM 37676 & PP 26290

The annexation of Zone 214 includes the parcel(s) of land within the commercial development known as PM 37676 and PP 26290, also identified by the Assessor Parcel Number(s) valid as of the date of this Report:

290-130-003
290-130-004
290-130-005
290-130-006
290-130-052
290-130-087
290-130-088
290-130-089

Harris & Associates submits this Report, consisting of (5) parts, for the annexation of said Zone 214 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2022-2023 and continuing in subsequent fiscal years.

Part I

Plans and Specifications: This section contains a description of Zone 214's boundaries and the proposed improvements within said Zone 214 ("Plans" as described in Part I). Zone 214 shall consist of a benefit zone encompassing all of the properties within the commercial development known as PM 37676 and PP 26290.

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 Assessment Methodology and initial Maximum Assessment established for Zone 214 is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Zone 214 at build-out.

Part III

The Cost Estimate: An estimate of the cost of stormwater runoff catch basin filter, traffic signal, and streetlight maintenance, including incidental costs and expenses in connection therewith for Fiscal Year 2022-2023, 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 214. For details concerning the lines and dimensions of the applicable Assessor's Parcel Number(s), refer to the Riverside County Assessor's Map(s) as of the date of this Report.

Part V

Assessment Roll: Separate numbers given the subdivisions and parcels of land/lots and the initial Maximum Assessment per parcel or lot to be applied on the tax roll for Fiscal Year 2022-2023.

B. Description of Assessment Zone

The services to be provided by L&LMD No. 89-1-C Zone 214 include a stormwater runoff catch basin filter, traffic signals, and public street lighting that provide a special benefit to the parcel(s) to be assessed. The annexation of PM 37676 and PP 26290 to L&LMD No. 89-1-C as Zone 214 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. Zone 214's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Harris & Associates as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the energizing, maintenance and servicing of the proposed improvements.



PART I – PLANS AND SPECIFICATIONS

A. 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 in proportion to the special benefit provided to the parcels to be assessed:
 - 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.

B. Improvements and Services for L&LMD No. 89-1-C Zone 214

The improvements and services to be funded by L&LMD No. 89-1-C Zone 214 include one (1) stormwater runoff catch basin filter, three (3) traffic signals at the intersections of Temescal Canyon Road/Project Driveway #2, Temescal Canyon Road/Project Driveway #3, and Temescal Canyon Road/Project Driveway #4, and seven (7) public streetlights adjacent to the parcel(s) within the public right-of-way of Temescal Canyon Road. All improvements are within the area of PM 37676 and PP 26290 and are required as a condition of approval for PM 37676 and PP 26290.

The proposed improvements described in this Report are based on current development and improvement plans provided to Harris & Associates as of the date of this Report. Improvement plans include the (1) (Tentative) Parcel Map No. 37676 by K & A Engineering, Inc., dated December



2020; (2) (Tentative) County of Riverside Temescal Canyon Road Street Light Plans, CUP 03712, IP No. 160014 by Albert A. Webb Associates, and (3) County of Riverside Plot Plan 26290 adopted on 04/16/2019 ("Plans").

C. Location of Zone 214

Zone 214 is located within the unincorporated area of the County of Riverside, State of California and is comprised of PM 37676 and PP 26290. The area for Zone 214 is generally located north of Indian Truck Trail, east of Interstate 15, and west of Temescal Canyon Road. At full development, Zone 214 is projected to include 8 assessable commercial lots. As of the date of this Report, Zone 214 is composed of 8 parcels with a total of 25.94 acres. Zone 214 currently consists of the lot(s)/unit(s), parcel(s) and subdivisions of land located in the following development area:

- PM 37676 & PP 26290 – Assessor Parcel Number(s) as of the date of this Report:

290-130-003
290-130-004
290-130-005
290-130-006
290-130-052
290-130-087
290-130-088
290-130-089



PART II – METHOD OF APPORTIONMENT

A. Benefit Analysis

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

Section 22573 of the 1972 Act gives the following instructions for apportioning assessments to the parcels within the district:

“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 Zone 214 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.

The proposed improvements, the associated costs, and assessments have been carefully reviewed, and allocated based on the special benefit received by the parcels to be assessed as required by the 1972 Act and Article XIII D as described in the following section.

Special Benefit

The stormwater runoff catch basin filter, traffic signal, and street lighting improvements within and immediately adjacent to Zone 214 provide direct and special benefit to the lots or parcels within Zone 214. 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.

Traffic signals and public streetlights confer particular and distinct special benefits upon developable parcels within the District because of the nature of the improvements. The servicing of traffic signals, streetlights, and appurtenant facilities, specially benefit parcels within the District by allowing for the development of the parcel(s) and the economic benefit which results from the development. Installation and ongoing maintenance of the traffic signal and streetlights will provide safety for employees and customers, reduced property-related crimes (especially vandalism), and increased traffic safety for ingress and egress to the parcel(s) by improving visibility and controlling traffic passing through the intersection which is also the driveway into the commercial development. Streetlights also help to define public rights-of-way for the safety of residents and visitors by defining a specific path during all hours of the day.

The installation and maintenance of traffic signals and the streetlights within the public right-of-way adjacent to Zone 214 provide a safer street environment for owners of the parcels served. Therefore, the installation of traffic signals and streetlights is for the express, special benefit of the parcel(s) within Zone 214.

The proper maintenance of the stormwater runoff catch basin filter specially benefits parcels within the Zone by improved water quality control.

Finally, the proper maintenance of the stormwater runoff catch basin filter, traffic signals, public streetlights, and appurtenant structures, provides an enhanced quality of life and sense of well-being for the owner(s) of properties within Zone 214.

Zone 214 does not include any government-owned parcels or easements, utility easements, or flood channel parcels.

Special Benefits of Landscaping and Lighting Maintenance District No. 89-1-C Zone 214 Authorized Improvements and Services:

The special benefits of the stormwater runoff catch basin filter are the provision of improved water quality control, and improvement of environmental conditions, specifically:

- Enhanced water quality control by filtering out unwanted debris from runoff flowing into the storm water collection system.
- Protection of the natural environment from enhanced water quality for green space and landscaping.
- Environmental enhancement through improved dust and debris control.

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

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

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

- Increased nighttime safety on roads and streets.
- Improved ability of residents and visitors to see during the hours of darkness.
- Improved ingress to and egress from property.
- Reduced vandalism and other criminal acts of damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within Zone 214 and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the stormwater runoff catch basin filter, traffic signals, and public street lighting, if any, associated with general benefits cannot be assessed to the parcels in Zone 214, but would be paid from other Riverside County Transportation Department funds. Because the stormwater runoff catch basin filter, traffic signals, and public streetlight improvements are located immediately adjacent to properties within Zone 214 and were required as a condition of approval for the development of the property, and are maintained solely for the benefit of the properties within Zone 214, any benefit received by properties outside of Zone 214 is nominal. Therefore, the general benefit portion of the benefit received from the improvements for Zone 214 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, benefits received by each parcel with Zone 214 are proportional to the lot size. Therefore, the proportionate share of the costs and expenses for the maintenance and servicing of the stormwater runoff catch basin filter, traffic signals, and streetlights are apportioned on a per acre basis for all benefiting parcels within Zone 214.

B. Maximum Assessment Methodology

The following methodology for establishing the Maximum Annual Assessment 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 Zone 214 costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within Zone 214. For Zone 214, the initial Maximum Assessment for Fiscal Year 2022-2023 is as follows:

- The initial Maximum Assessment established within Zone 214 (PM 37676 & PP 26290) shall be \$11,518.
- The initial Maximum Assessment per assessable acre established within Zone 214 (PM 37676 & PP 26290) shall be \$493.

The initial Maximum Assessment shall 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-E") for Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor (BLS). The annual CPI-U-E adjustment will be based on the cumulative increase, if any, in the Index as it stands in March of each year over the base Index of 2022, starting in Fiscal Year 2023-2024.

The Maximum Assessment is adjusted annually and is calculated independent of Zone 214's annual budget and proposed annual assessment. The proposed annual assessment (rate per acre) 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 214 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a



reasonable limit on Zone 214 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 California 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 214. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 214.

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 214 over and above general benefit conferred upon the assessable real property within Zone 214 or to the public at large. The benefits received by each parcel or lot, at build out, within Zone 214 will be in proportion to its size. Therefore, the proportionate share of the costs and expenses for the maintenance and servicing of the stormwater runoff catch basin filter, traffic signals, and streetlights are apportioned on a per acre basis for all benefiting parcels within Zone 214. Any Exempt Property within Zone 214 is specifically excluded from the apportionment calculation and is exempt from assessment.

The Assessment Rate per Acre within Zone 214 is calculated by dividing the total Annual Balance to Levy by the total Net Assessable Acres. The Assessment Rate per Acre is multiplied by the Net Assessable Acres of each parcel that is not Exempt. Total Zone 214 acres less Exempt Property acres, if any, less 10% allowance for loss to streets at development, equals total Net Assessable Acres. The Annual Balance to Levy is the combined Total of Annual Stormwater Runoff Catch Basin Filter Costs, Traffic Signal Costs, and Annual Street Lighting Costs as seen in Part III – Cost Estimate.

The Assessment Rate per Acre is calculated as follows:

| | |
|---|-------|
| Total Zone 214 Acres | 25.94 |
| Less: Exempt Property Acres | 0 |
| Less: 10% allowance for loss to streets | -2.59 |
| Net Assessable Acres | 23.35 |

| | | | | |
|----------------------------|----------|---|-------|---------------|
| Annual Balance to Levy | \$11,518 | = | \$493 | Assessment |
| Total Net Assessable Acres | 23.35 | | | Rate per Acre |

The Assessment for each Assessable Parcel for FY 2022-2023 is calculated as follows:

$$\text{Assessment Rate per Acre} \times \text{Net Assessable Acres of Parcel} = \text{Annual Assessment for each Assessable Parcel.}$$

PART III – COST ESTIMATE

L&LMD NO. 89-1-C ZONE 214 (PM 37676 & PP 26290) FOR FISCAL YEAR 2022-2023

| Cost Description | Total Costs for Zone 214 ^{2,3} | Cost per Acre for Zone 214 ^{3,4} |
|---|---|---|
| Traffic Signal (50% of \$5,500) – Temescal Canyon Rd @ Project Driveway #2 | \$2,750 | \$118 |
| Traffic Signal (50% of \$5,500) – Temescal Canyon Rd @ Project Driveway #3 | \$2,750 | \$118 |
| Traffic Signal (50% of \$5,500) – Temescal Canyon Rd @ Project Driveway #4 | \$2,750 | \$118 |
| Annual Energy Charge of \$257.94 per Streetlight For 7 Streetlights – 22,500 Lumen 135 Watt LPSV ¹ | \$1,806 | \$77 |
| Stormwater Runoff Catch Basin Filter | \$1,050 | \$45 |
| Maintenance Total | \$11,106 | \$476 |
| Administrative Costs | \$285 | \$12 |
| Contingency | \$127 | \$5 |
| Total Annual Costs for Zone 214 | \$11,518 | \$493 |
| Initial Maximum Assessment for Zone 214⁵ | \$11,518 | \$493 |

¹ LPSV mean Low Pressure Sodium Vapor.

² Projected base rates of services for Fiscal Year 2022-2023 were provided by the County of Riverside Transportation Department.

³ Total costs and cost per acre rounded to whole dollars.

⁴ Based on projected 23.35 Net Assessable Acres.

⁵ The initial Maximum Assessment shall be adjusted annually by the greater of two percent or the cumulative percentage increase in the CPI-U-E Index published by the BLS.



PART IV – ASSESSMENT DIAGRAM/BOUNDARY MAP

Part IV – Assessment Diagram/Boundary Map

Fiscal Year 2022-2023 L&LMD NO. 89-1-C ZONE 214

The Assessment Diagram/Boundary Map for Zone 214 by this reference is incorporated and made a part of this Report. Only the parcels identified within Zone 214 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 provided by the Riverside County Transportation Department.

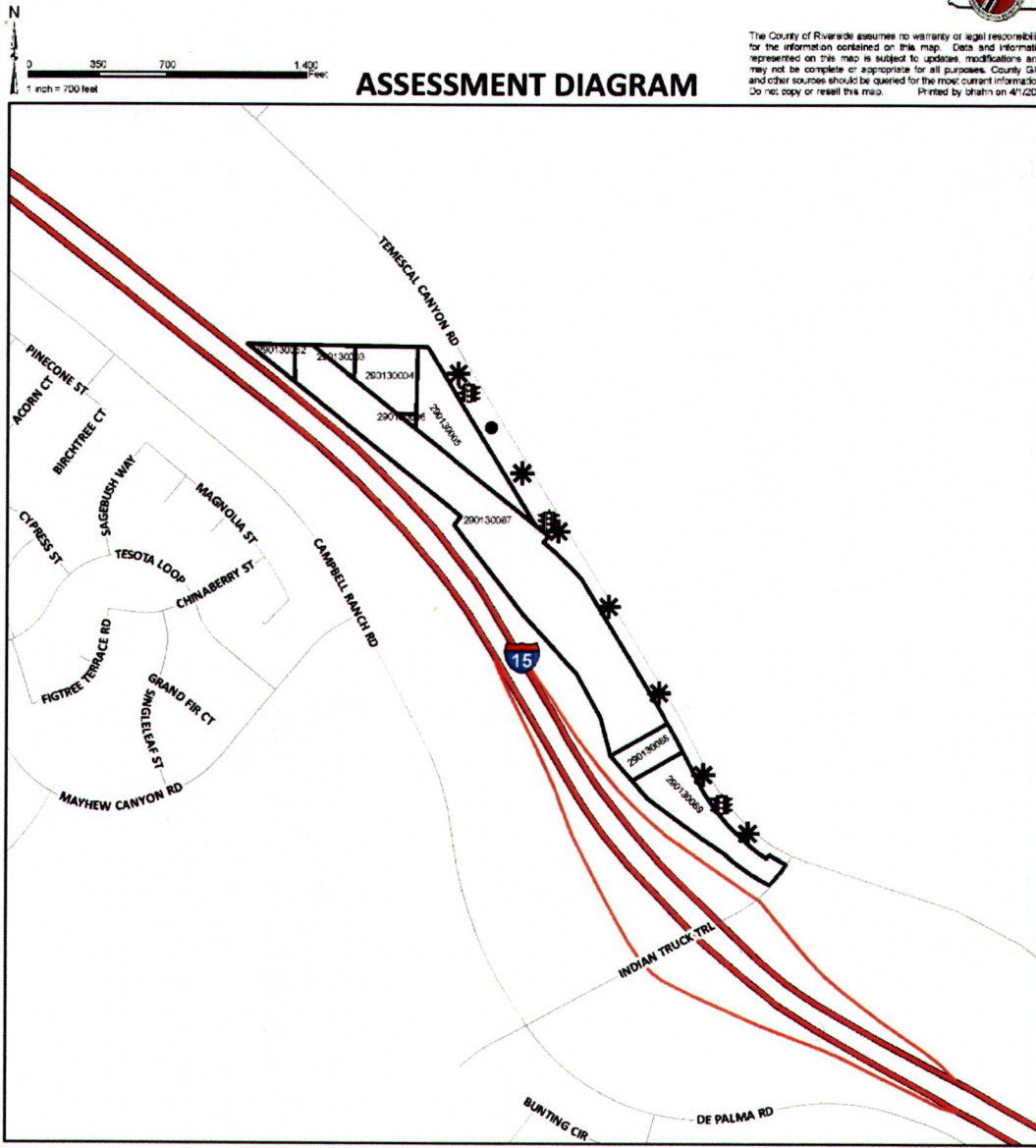
The Zone 214 Assessment Diagram/Boundary Map identifying the boundaries of parcels within PM 37676 and PP 26290 in L&LMD No. 89-1-C Zone 214 is included in this Report for reference on the following page. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED

ZONE 214
 PORTION(S) OF SECTION 12, T.5S., R.6W.
 PARCEL MAP NO. 37676 & PLOT PLAN NO. 26290
 8 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. Printed by srahm on 4/1/2021



- DENOTES MAINTAINED STORMWATER RUNOFF CATCH BASIN FILTER
- * DENOTES MAINTAINED ROW STREETLIGHT
- ⓧ DENOTES MAINTAINED TRAFFIC SIGNAL
- ▭ DENOTES ZONE BOUNDARY





PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Zone 214 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 Map(s). Zone 214 includes the following APN(s) as of the date of this Report:

290-130-003
 290-130-004
 290-130-005
 290-130-006
 290-130-052
 290-130-087
 290-130-088
 290-130-089

The initial Maximum Assessment for Zone 214 is as follows:

**L&LMD NO. 89-1-C ZONE 214
 (PM 37676 & PP 26290)
 PROPOSED FISCAL YEAR 2022-2023 MAXIMUM ASSESSMENT¹**

| PM & PP | Assessor Parcel Number/ Lot No. | Net Assessable Acres | Maximum Assessment |
|---------------------|------------------------------------|----------------------|--------------------|
| PM 37676 & PP 26290 | 290-130-003 | 0.35 | \$173 |
| PM 37676 & PP 26290 | 290-130-004 | 1.98 | \$976 |
| PM 37676 & PP 26290 | 290-130-005 | 2.23 | \$1,099 |
| PM 37676 & PP 26290 | 290-130-006 | 0.12 | \$59 |
| PM 37676 & PP 26290 | 290-130-052 | 0.46 | \$227 |
| PM 37676 & PP 26290 | 290-130-087 | 13.98 | \$6,892 |
| PM 37676 & PP 26290 | 290-130-088 | 1.10 | \$542 |
| PM 37676 & PP 26290 | 290-130-089 | 3.13 | \$1,543 |
| Total | | 23.35 | \$11,511 |

¹ The initial Maximum Assessment shall be adjusted annually by the greater of two percent or the cumulative percentage increase in the CPI-U-E Index published by the BLS.



WAIVER AND CONSENT

Waiver and Consent Regarding Date of Assessment Ballot Proceeding

There is one entity which owns all of the property within the proposed boundaries of Zone 214. Said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Proceeding" allowing for the proceeding and public hearing to be held on October 5, 2021. A copy of said waiver is filed herewith and made a part hereof as seen on the following page.