

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



**ITEM: 3.34**  
(ID # 24960)

**MEETING DATE:**  
Tuesday, July 09, 2024

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adopt Resolution Number 2024-004 and Resolution Number 2024-005 to Initiate proceedings for the Annexation of Street Lighting Zone 174 to Landscaping and Lighting Maintenance District Number 89-1-Consolidated, Winchester, District 3. [\$4,871 Ongoing Cost - L&LMD Number 89-1-C 100%] (Set for Public Hearing on August 27, 2024) (Clerk to Advertise)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution Number 2024-004 a Resolution of the Board of Supervisors of the County of Riverside initiating proceedings for the annexation of Street Lighting Zone 174 to Landscaping and Lighting Maintenance District Number 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**

  
Dennis Acuna, Director of Transportation 6/26/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended is set for public hearing on August 27, 2024, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 9, 2024  
xc: Trans., COBCF

Kimberly A. Rector  
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 Number 2024-005, a Resolution of the Board of Supervisors of the County of Riverside declaring its intent to order the annexation of Street Lighting Zone 174 to Landscaping and Lighting Maintenance District Number 89-1-Consolidated of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972 for the maintenance and servicing of streetlights, adopting the preliminary Engineer’s Report, giving notice of and setting the time and place of the public hearing on the annexation of Street Lighting Zone 174, 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 Street Lighting Zone 174 for August 27, 2024, 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)

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 4,871	\$ 0	\$ 4,871
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> L&LMD Number 89-1-C – 100% There are no General Funds used in this project.			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 25/26	

**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 Number 89-1-C was formed in 1994, Resolution Number 94-389, and currently consists of 166 individual zones with different fee structures spread throughout Riverside County. The residential property owner of Tract 30266-1 (TR30266-1), as described in the attached Exhibit “A”, has petitioned the County to annex their property into L&LMD Number 89-1-C, creating

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

Street Lighting Zone 174. The boundaries of Street Lighting Zone 174 will encompass the entire TR30266-1 and will include the maintenance and servicing of streetlights.

Adoption of Resolution Number 2024-004 appoints the Director of the Transportation Department, or their designee, as the Engineer to prepare a Report regarding the proposed annexation of Street Lighting Zone 174 to Landscaping and Lighting Maintenance District Number 89-1-Consolidated ("L&LMD Number 89-1-C").

Resolution Number 2024-005 declares the Board of Supervisors' intention of ordering the annexation of Street Lighting Zone 174 to L&LMD Number 89-1-C. The annexation of Street Lighting Zone 174 to L&LMD Number 89-1-C will fund the maintenance and servicing of streetlights within public right-of-way located Northerly of Winchester Hill Drive, Southerly of Olive Avenue, Easterly of Briggs Road, and Westerly of Leon Road in the Winchester area and includes 58 parcels.

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 August 27, 2024 to receive testimony for and against the proposed assessment. Each property owner within the proposed Street Lighting Zone 174 will receive a notice of the public hearing and mail-in assessment ballot, an impartial analysis, a copy of Resolution Number 2024-005, 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, Street Lighting Zone 174 will be annexed to L&LMD Number 89-1-C.

There is only one individual/entity which owns all of the property within the proposed boundaries of Street Lighting Zone 174 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 August 27, 2024.

**Reference**

At the direction of the County of Riverside Board of Supervisors, L&LMD Number 89-1-C was formed in 1994 by Resolution Number 94-389 authorizing the annexation of new zones into L&LMD Number 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 2025-2026 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



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

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.

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 within public right-of-way.

Only the residential property owners within the proposed boundaries of Street Lighting Zone 174, which are represented by TR30266-1, 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 2025-2026 for Street Lighting Zone 174 is \$4,871. This will result in an assessment for fiscal year 2025-2026 within Street Lighting Zone 174 of \$84 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 2024.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

Location Map  
Exhibit A  
Resolution Number 2024-004



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

Resolution Number 2024-005  
Engineer's Report

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 7/2/2024

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel 6/27/2024

2 RESOLUTION NUMBER 2024-004

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING  
4 PROCEEDINGS FOR THE ANNEXATION OF STREET LIGHTING ZONE 174 TO LANDSCAPING  
5 AND LIGHTING MAINTENANCE DISTRICT NUMBER 89-1-CONSOLIDATED OF THE COUNTY OF  
6 RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING  
7 PREPARATION OF ENGINEER'S REPORT REGARDING SAID ANNEXATION

8 WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of  
9 Riverside (hereinafter the "County") has been advised by the Riverside County Transportation  
10 Department (hereinafter "Department") that said Department has received an application from the  
11 owner (the "Applicant") of all the property within the unincorporated area of the County (hereinafter  
12 "Street Lighting Zone 174"), as shown and described in Exhibit "A", which is attached hereto and made  
13 a part hereof, to be annexed to Landscaping and Lighting Maintenance District Number  
14 89-1-Consolidated (hereinafter "L&LMD Number 89-1-C") of the County of Riverside, State of  
15 California, and the Board of Supervisors has determined that it is necessary and desirable to initiate  
16 proceedings for the annexation of Street Lighting Zone 174 to L&LMD Number 89-1-C pursuant to the  
17 Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the  
18 Streets and Highways Code (hereinafter, respectively, the "Act" and the "Streets and Highways Code");  
19 and

20 WHEREAS, such proceedings shall comply with the requirements of Article XIID of the  
21 California Constitution and Section 4000 of the Elections Code requiring voter approval of the proposed  
22 assessment to be levied by L&LMD Number 89-1-C for Street Lighting Zone 174; and

23 WHEREAS, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment  
24 Ballot Proceeding" allowing for the proceeding to be held on August 27, 2024; and

25 WHEREAS, the Director of the Department, or their designee, is a licensed and registered civil  
26 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: *Steph M* / *6/27/24*  
STEPHANIE K. NELSON DATE

1 to serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of  
2 Street Lighting Zone 174 to L&LMD Number 89-1-C.

3 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the  
4 Board of Supervisors of the County of Riverside assembled in regular session on July 9, 2024 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 Street Lighting  
9 Zone 174 to L&LMD Number 89-1-C and to initiate and conduct proceedings therefor pursuant to the  
10 Act for the purpose of levying an annual assessment on all parcels within Street Lighting Zone 174 to  
11 pay the costs of the following services:

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

14 **Section 3. Boundaries and Designation.** The boundaries of Street Lighting  
15 Zone 174 that are proposed to be annexed to L&LMD Number 89-1-C shall include all of the property  
16 as shown and described in Exhibit "A".

17 **Section 4. Report.** The Director of the Department, or their 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 XIIIID of the California Constitution.

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



2  
3 RESOLUTION NO. 2024-004

4 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING  
5 PROCEEDINGS FOR THE ANNEXATION OF STREET LIGHTING ZONE 174 TO LANDSCAPING  
6 AND LIGHTING MAINTENENACE DISTRICT NUMBER 89-1-CONSOLIDATED OF THE COUNTY OF  
7 RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING  
8 PREPARATION OF ENGINEER’S REPORT REGARDING SAID ANNEXATION

9  
10 ROLL CALL:


11  
12 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

13 Nays: None

14 Absent: None

15  
16  
17 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
18 Supervisors on the date therein set forth.

19  
20 KIMBERLY A. RECTOR, Clerk of said Board

21  
22 By:  \_\_\_\_\_  
23 Deputy  
24  
25

2 RESOLUTION NUMBER 2024-005

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING  
4 ITS INTENT TO ORDER THE ANNEXATION OF STREET LIGHTING ZONE 174 TO LANDSCAPING  
5 AND LIGHTING MAINTENANCE DISTRICT NUMBER 89-1-CONSOLIDATED OF THE COUNTY OF  
6 RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE  
7 MAINTENANCE AND SERVICING OF STREETLIGHTS; ADOPTING THE PRELIMINARY  
8 ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE  
9 PUBLIC HEARING ON THE THE ANNEXATION OF STREET LIGHTING ZONE 174 ; 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 XIID 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 Number 2024-004 on July 9, 2024 initiating  
16 proceedings for the annexation of Street Lighting Zone 174 (hereinafter "Street Lighting Zone 174"), as  
17 described and shown in Exhibit "A", which is attached hereto and incorporated herein, to Landscaping  
18 and Lighting Maintenance District Number 89-1-Consolidated of the County of Riverside, State of  
19 California, (hereinafter "L&LMD Number 89-1-C") pursuant to the Landscaping and Lighting Act of 1972  
20 (hereinafter the "Act"), which is Part 2 (commencing with Section 22500) of Division 15 of the Streets  
21 and Highways Code (hereinafter the "Streets and Highways Code"), and ordering the preparation of a  
22 report (hereinafter the "Report") regarding the proposed annexation of Street Lighting Zone 174 and the  
23 assessments to be levied within Street Lighting Zone 174 each fiscal year beginning fiscal year 2025-  
24 2026 for the maintenance and servicing of streetlights within the public right-of-way within said zone;  
25 and

26 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 Number 89-1-C for Street  
Lighting Zone 174; and

FORM APPROVED COUNTY COUNSEL  
BY: *Stephanie K. Nelson* DATE: *6/27/24*  
STEPHANIE K. NELSON

1           **WHEREAS**, the Board of Supervisors by Resolution Number 2024-004 directed the Director of  
2 the Transportation Department, or their designee (hereinafter the "Engineer"), to prepare and file the  
3 Report with the Clerk of the Board of Supervisors in accordance with Sections 22608 and 22585 et.  
4 seq. of the Streets and Highways Code and Section 4 of Article XIID; and

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

7           **WHEREAS**, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment  
8 Ballot Proceeding" allowing for the proceeding to be held on August 27, 2024; and

9           **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution of intention  
10 pursuant to Section 22587 of the Streets and Highways Code, which fixes and gives notice, pursuant to  
11 Section 22588 of the Streets and Highways Code, of the time and place of a public hearing on said  
12 Report, the annexation of Street Lighting Zone 174, and the assessments to be levied on parcels within  
13 Street Lighting Zone 174 beginning in fiscal year 2025-2026;

14           **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the  
15 Board of Supervisors in regular session assembled on July 9, 2024 as follows:

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

- 17           (a) The foregoing recitals are true and correct;
- 18           (b) The Report contains all matters required by Sections 22565 through 22574 of the  
19 Streets and Highways Code and Section 4 of Article XIID and may, therefore, be  
20 approved by the Board of Supervisors;
- 21           (c) The annual assessment for fiscal year 2025-2026 on all parcels within Street Lighting  
22 Zone 174 will be \$84 per parcel.

23           **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the  
24 annexation of Street Lighting Zone 174, as described and shown in Exhibit "A", to L&LMD Number 89-  
25 1-C, and to levy and collect an annual assessment on all assessable lots and parcels of property within  
26 Street Lighting Zone 174 commencing with the fiscal year 2025-2026 as set forth in the Report. The



1 Report expressly states that there are no parcels or lots within Street Lighting Zone 174 that are owned  
2 by a federal, state or other local governmental agency that will benefit from the services to be financed  
3 by the annual assessments. The annual assessments will be collected at the same time and in the  
4 same manner as property taxes are collected, and all laws providing for the collection and enforcement  
5 of property taxes shall apply to the collection and enforcement of said assessments.

6 **Section 3. Boundaries.** All the property within the boundaries of Street Lighting Zone 174  
7 is proposed to be annexed to L&LMD Number 89-1-C and shall include that property in the  
8 unincorporated area of the County as described and shown in Exhibit "A".

9 **Section 4. Description of Services to be Provided** . The services authorized for Street  
10 Lighting Zone 174 of L&LMD Number 89-1-C are:

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

13 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that  
14 benefits from the annexation of Street Lighting Zone 174 to L&LMD Number 89-1-C will be \$84 per  
15 parcel for fiscal year 2025-2026. As stated in the Report, the total budget for Street Lighting Zone 174  
16 for the fiscal year 2025-2026 is \$4,871; there are 58 parcels that are to be assessed. Each succeeding  
17 fiscal year the special assessment may be subject to an annual adjustment that is the greater of two  
18 percent (2%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban  
19 Consumers for electricity ("CPI-U") for the Riverside-San Bernardino-Ontario California Standard  
20 Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States  
21 Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in  
22 the Index as it stands on March of each year over the base Index for March of 2024. Any increase  
23 larger than the greater of 2% or the CPI-U annual adjustment requires a majority approval of all the  
24 property owners in Street Lighting Zone 174. The Board of Supervisors will levy the assessment in  
25 each subsequent fiscal year until the Board of Supervisors undertakes proceedings for the dissolution  
26 of Street Lighting Zone 174 of L&LMD Number 89-1-C. The annual assessment will fund the services

1 described in Section 4 of this Resolution. For further particulars, reference is to be made to the Report  
2 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 Number  
4 89-1-C is Street Lighting Zone 174. The boundaries of Street Lighting Zone 174 are located within the  
5 unincorporated area of the County and are described and shown in the Report and Exhibit "A".

6 **Section 7. Report.** The Report, which is on file with the Clerk of the Board of Supervisors  
7 and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to  
8 the Report for a full and detailed description of the services, the boundaries of Street Lighting  
9 Zone 174, and the annual assessment to be levied upon assessable lots and parcels within Street  
10 Lighting Zone 174 proposed to be annexed to L&LMD Number 89-1-C.

11 **Section 8. Public Hearing.** The question of whether Street Lighting Zone 174 shall be  
12 annexed to L&LMD Number 89-1-C and an annual assessment levied beginning with fiscal year 2025-  
13 2026 shall be considered at a public hearing (hereinafter the "Public Hearing") to be held on August 27,  
14 2024, at 9:30 a.m. at the meeting room of the Board of Supervisors of the County at 4080 Lemon  
15 Street, 1<sup>st</sup> Floor, Riverside, California.

16 **Section 9. Majority Protest.** Each owner of record of property within Street Lighting  
17 Zone 174 is to receive by mail an assessment ballot that shall conform to the requirements of Section 4  
18 of Article XIID and Section 4000 of the California Elections Code. The assessment ballots are to be  
19 returned prior to the Public Hearing. The agency shall not impose an assessment if there is a majority  
20 protest. A majority protest exists if, upon the conclusion of the hearing, assessment ballots submitted in  
21 opposition to the assessment exceed the assessment ballots submitted in favor of the assessment. In  
22 tabulating the assessment ballots, the assessment ballots shall be weighted according to the  
23 proportional financial obligation of the affected property.

24 **Section 10. Information.** Any property owner desiring additional information regarding Street  
25 Lighting Zone 174 of L&LMD Number 89-1-C, the Report, or the proposed assessment is to contact  
26 Ms. Michelle Cervantes, Administrative Services Officer, Transportation Department of the County of

1 Riverside, 4080 Lemon Street, 8th Floor, Riverside, California, 92501, or by telephone at  
2 951-955-6591, or by e-mail at MICERVAN@rivco.org.

3           **Section 11. Notice of the Public Hearing.** Notice of Public Hearing with regard to the  
4 annexation of Street Lighting Zone 174 to L&LMD Number 89-1-C shall be given consistent with  
5 Sections 22608 and 22588 of the Streets and Highways Code and Section 4 of Article XIIIID. The Clerk  
6 of the Board of Supervisors shall give notice of the Public Hearing by causing a certified copy of this  
7 Resolution to be published once in an appropriate newspaper at least ten (10) days prior to the date of  
8 the Public Hearing that is August 27, 2024. Publication of this Resolution is to be effected by the Clerk  
9 of the Board of Supervisors. Notice shall also be given by mailing first-class, postage prepaid, those  
10 notices, as prepared by County Counsel, assessment ballot and information sheets as required by  
11 Section 4 of Article XIIIID and Section 4000 of the California Elections Code to all owners of record of  
12 property within Street Lighting Zone 174 as shown on the last equalized assessment roll of the County.  
13 Mailing is to be made by the Engineer and deposited with the U. S. Post Office at least forty-five (45)  
14 days prior to the Public Hearing on August 27, 2024.

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

17  
18 ROLL CALL:

19 Ayes:       Jeffries, Washington, Spiegel, Perez, and Gutierrez

20 Nays:       None

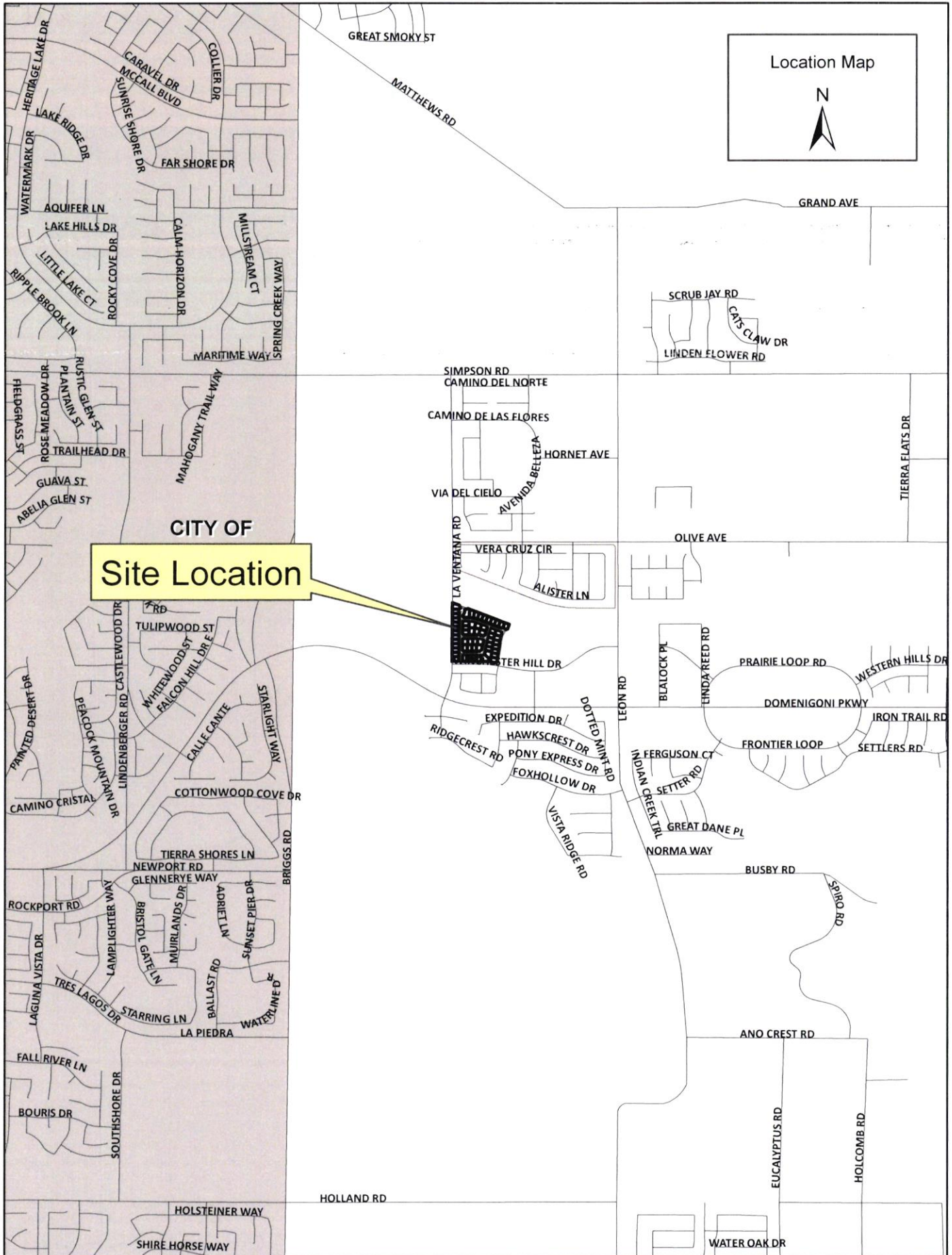
21 Absent:     None

22  
23 The foregoing is certified to be a true copy of a resolution duly adopted by said  
24 Board of Supervisors on the date therein set forth.

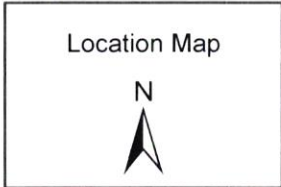
25 KIMBERLY A. RECTOR, Clerk of said Board

26 By:  \_\_\_\_\_  
Deputy





Site Location



**EXHIBIT "A"**

**DESCRIPTION OF BOUNDARIES**

The boundaries of Street Lighting Zone 174 to be annexed into Landscaping and Lighting Maintenance District Number 89-1-Consolidated, of the County of Riverside, County of Riverside, are coterminous with the boundaries of APN 461-270-001 through 461-270- 7025, 461-271-001 through 461-271-009, 461-272-001 through 461-272-008, 461-273-001 through 461-273-018 as shown on Assessment Roll in the County of Riverside, State of California in Fiscal Year 2024-2025.

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**STREET LIGHT ZONE 174**  
PORTION(S) OF SECTION 31, T.5S., R.2W.  
TRACT MAP NO. 30266-1  
58 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 BHANN on 4/1/2024

3



**ASSESSMENT DIAGRAM**



- k** DENOTES MAINTAINED ROW STREETLIGHT
- DENOTES ZONE BOUNDARY
- DENOTES PARCEL NOT ASSESSED





## COUNTY OF RIVERSIDE - TRANSPORTATION AND LAND MANAGEMENT AGENCY

ENGINEER'S REPORT FOR  
LANDSCAPING AND LIGHTING MAINTENANCE  
DISTRICT NO. 89-1-CONSOLIDATED  
ANNEXATION OF STREET LIGHTING ZONE 174  
TR 30266-1

**May 2024**

PREPARED BY



**Harris & Associates**

41593 Winchester Rd, Suite 200  
Temecula, CA 92590  
[www.weareharris.com](http://www.weareharris.com)



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## **ENGINEER'S CERTIFICATION**

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

**PROJECT:** ANNEXATION OF TR 30266-1 TO  
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO.  
89-1-CONSOLIDATED ("L&LMD NO. 89-1-C") AS STREET LIGHTING ZONE 174  
TR 30266-1

**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 Tract 30266-1 (TR 30266-1) to L&LMD No. 89-1-C as Street Lighting Zone 174 (STL Zone 174) and establishes the Maximum Assessment to be levied in the Fiscal Year commencing on July 1, 2025 and ending on June 30, 2026 (2025-2026) and continuing in all subsequent Fiscal Years, for this area to be known and designated as:

#### **L&LMD NO. 89-1-C STL ZONE 174** **TR 30266-1**

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 STL Zone 174 have been assessed upon the parcels of land in STL Zone 174 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 parcels, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.



**Engineer's Report**  
**L&LMD No. 89-1-C Annexation of Street Lighting Zone 174**  
**TR 30266-1**



**Harris & Associates**

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing STL Zone 174, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said STL Zone 174 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 tract and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

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

As of the date of this Report, there are no parcels or lots within STL Zone 174 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 17th day of May 2024

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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 STL Zone 174 have been assessed upon the parcels of land in STL Zone 174 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 11th day of June, 2024, the Riverside County Board of Supervisors, County of Riverside, State of California, ordering the preparation of the Report providing for the annexation of TR 30266-1 to L&LMD No. 89-1-C as STL Zone 174 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. 2024-\_\_\_\_ for a special assessment district zone known and designated as:

STL ZONE 174  
TR 30266-1

The annexation of STL Zone 174 includes the parcel(s) of land within the residential development known as TR 30266-1, also identified by the Assessor Parcel Number(s) valid as of the date of this Report:

461-270-001	461-270-016	461-271-006	461-273-004
461-270-002	461-270-017	461-271-007	461-273-005
461-270-003	461-270-018	461-271-008	461-273-006
461-270-004	461-270-019	461-271-009	461-273-007
461-270-005	461-270-020	461-272-001	461-273-008
461-270-006	461-270-021	461-272-002	461-273-009
461-270-007	461-270-022	461-272-003	461-273-010
461-270-008	461-270-023	461-272-004	461-273-011
461-270-009	461-270-024	461-272-005	461-273-012
461-270-010	461-270-025	461-272-006	461-273-013
461-270-011	461-271-001	461-272-007	461-273-014
461-270-012	461-271-002	461-272-008	461-273-015
461-270-013	461-271-003	461-273-001	461-273-016
461-270-014	461-271-004	461-273-002	461-273-017
461-270-015	461-271-005	461-273-003	461-273-018

Harris & Associates submits this Report, consisting of (5) parts, for the annexation of said STL Zone 174 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2025-2026 and continuing in subsequent fiscal years.



## **Part I**

Plans and Specifications: This section contains a description of STL Zone 174's boundaries and the proposed improvements within said STL Zone 174 ("Plans" as described in Part I). STL Zone 174 shall consist of a benefit zone encompassing all of the properties within the residential development known as TR 30266-1.

## **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 STL Zone 174 is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by STL Zone 174 at build-out.

## **Part III**

The Cost Estimate: An estimate of the cost of streetlight maintenance, including incidental costs and expenses in connection therewith for Fiscal Year 2025-2026, 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 STL Zone 174. 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 2025-2026.

## **B. Description of Street Lighting Assessment Zone**

The services to be provided by L&LMD No. 89-1-C STL Zone 174 include public street lighting, which provides a special benefit to the parcel(s) to be assessed. The annexation of TR 30266-1 to L&LMD No. 89-1-C as STL Zone 174 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. STL Zone 174'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.
  
- The street lighting improvements to be funded by L&LMD No. 89-1-C STL Zone 174 generally include the maintenance and servicing of:
  - Streetlights within the public right-of-way, which were required to be installed as a condition of approval necessary for development of properties within the Street Lighting Assessment Zone.

### B. Improvements and Services for L&LMD No. 89-1-C STL Zone 174

The services to be funded by L&LMD No. 89-1-C STL Zone 174 include the maintenance and servicing of 16 (sixteen) public streetlights adjacent to the parcel(s) within the public rights-of-way known as:

- Citrus Glen Drive
- Coolinggreen Court
- Greenfield Drive
- Sierra Linda Drive
- Summersong Lane
- Winchester Hill Drive
- Windy Willow Lane

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 (1) Street Light Plan Tract No. 30266-1, IP No. 040092, by Stantec Consulting, Inc., dated 11/14/05, signed by County Oversight Engineer # 76450 on 2-16-23 ("Plans").

### **C. Location of Street Lighting Zone 174**

STL Zone 174 is located within the unincorporated area of the County of Riverside, State of California and is comprised of TR 30266-1. The area for STL Zone 174 is generally located east of La Ventana Road, west of Windy Willow Lane, and north of Winchester Hill Drive and south of Vera Cruz Circle. At full development, STL Zone 174 is projected to include 58 assessable residential lots/units and 2 non-assessable lots. STL Zone 174 currently consists of the lots/units, parcels and subdivisions of land located in the following development area:

- TR 30266-1 – Assessor Parcel Number(s) as of the date of this Report:

461-270-001	461-270-016	461-271-006	461-273-004
461-270-002	461-270-017	461-271-007	461-273-005
461-270-003	461-270-018	461-271-008	461-273-006
461-270-004	461-270-019	461-271-009	461-273-007
461-270-005	461-270-020	461-272-001	461-273-008
461-270-006	461-270-021	461-272-002	461-273-009
461-270-007	461-270-022	461-272-003	461-273-010
461-270-008	461-270-023	461-272-004	461-273-011
461-270-009	461-270-024	461-272-005	461-273-012
461-270-010	461-270-025	461-272-006	461-273-013
461-270-011	461-271-001	461-272-007	461-273-014
461-270-012	461-271-002	461-272-008	461-273-015
461-270-013	461-271-003	461-273-001	461-273-016
461-270-014	461-271-004	461-273-002	461-273-017
461-270-015	461-271-005	461-273-003	461-273-018





## 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.

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.”

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 street lighting improvements within STL Zone 174 provide direct and special benefit to the lots or parcels within STL Zone 174. Proper maintenance and servicing of the public street lighting system, and appurtenant facilities, confers particular and distinct benefits upon developable properties within the Zone by providing security, safety, community character, and vitality, as described below:

### **Security and Safety**

- Mitigates property damage due to criminal activity
- Serves as a deterrent to graffiti and vandalism
- Alleviates the fear of crime, which increases the desirability of property
- Increased nighttime visibility for access of emergency vehicles
- Improved ingress to and egress from property
- Reduced vandalism and other criminal acts and damage to improvements or property

### **Community Character and Vitality**

- Promotes a reassuring entry into the neighborhood
- Provides a positive nighttime visual image

Therefore, the installation and maintenance of streetlights is for the express, special benefit of the parcel(s) within STL Zone 174.

STL Zone 174 does not include any government-owned parcels or easements, utility easements, or flood channel parcels.

## **General Benefit**

The total benefit from the works of improvement is a combination of the special benefits to the parcels within STL Zone 174 and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the public street lighting, if any, associated with general benefits cannot not be assessed to the parcels in STL Zone 174, but would be paid from other Riverside County Transportation Department funds. Because the public streetlight improvements are located on Riverside County designated "local streets", are located adjacent to properties within STL Zone 174, were required as a condition of approval for the development of the property, and are maintained solely for the benefit of the properties within STL Zone 174 any benefit received by properties outside of STL Zone 174 is nominal. Therefore, the general benefit portion of the benefit received from the improvements for STL Zone 174 is zero.

## **Summary**

In summary, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Additionally, because the benefiting properties will consist of a uniform land use (residential), it is determined that each of the residential parcels or lots within STL





Zone 174, at buildout, will benefit equally from the improvements. Therefore, the proportionate share of the costs and expenses for the maintenance and servicing of the streetlights are apportioned equally on a per parcel basis within STL Zone 174.

## **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 STL Zone 174 costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within STL Zone 174. For STL Zone 174, the initial Maximum Assessment for Fiscal Year 2025-2026 is as follows:

- The initial Maximum Assessment established within STL Zone 174 (TR 30266-1) shall be \$4,871.
- The initial Maximum Assessment per assessable parcel established within STL Zone 174 (TR 30266-1) shall be \$84.

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 2025, starting in Fiscal Year 2026-2027.

The Maximum Assessment is adjusted annually and is calculated independent of STL Zone 174'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 STL Zone 174 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on STL Zone 174 assessments. The Maximum Assessment calculated each year permits but does not require an increase to the annual assessment. The increase to the annual assessment may be up to the adjusted maximum amount but may not exceed 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 STL Zone 174. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted Maximum Assessment previously established for STL Zone 174.

### **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 STL Zone 174 over and above general benefit conferred upon the assessable real property within STL Zone 174 or to the public at large. It is determined that each assessable parcel, lot or unit within STL Zone 174, at buildout, will benefit equally from the improvements. Therefore, the proportionate share of the costs and expenses for the maintenance and servicing of the streetlights are apportioned on a per assessable parcel basis for all benefiting assessable parcels within STL Zone 174. Any Exempt Property within STL Zone 174 is specifically excluded from the apportionment calculation and is exempt from assessment.

The Assessment Rate per Parcel within STL Zone 174 is calculated by dividing the total Annual Balance to Levy by the total number of Assessable Parcels within STL Zone 174, at buildout, to determine the Annual Assessment per Assessable Parcel. The Annual Balance to Levy is the Total Annual Street Lighting Costs as seen in Part III – Cost Estimate.

The Assessment for each Assessable Parcel for FY 2025-2026 is calculated as follows:

$$\text{Annual Balance to Levy} / \text{Total number of Assessable Parcels} \\ = \text{Annual Assessment per Assessable Parcel.}$$





## PART III – COST ESTIMATE

### L&LMD NO. 89-1-C STL ZONE 174 (TR 30266-1) FOR FISCAL YEAR 2025-2026

Cost Description	Total Costs for STL Zone 174 <sup>1,2</sup>	Cost per Parcel for STL Zone 174 <sup>3</sup>
Annual Energy Charge of \$250.00 per Streetlight For 16 Streetlights – 22,000 Lumen 200 Watt 3K LED	\$4,080	\$70
Maintenance Total	\$4,080	\$70
Administrative and Contingency Costs	\$791	\$14
<b>Total Annual Street Lighting Costs</b>	<b>\$4,871</b>	<b>\$84</b>
<b>Initial Maximum Assessment for STL Zone 174<sup>4</sup></b>	<b>\$4,871</b>	<b>\$84</b>

<sup>1</sup> Projected base rates of services for Fiscal Year 2025-2026 were provided by the County of Riverside Transportation Department.

<sup>2</sup> Total costs rounded to whole dollars.

<sup>3</sup> Based on 58 assessable parcels/lots.

<sup>4</sup> 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 2025-2026 L&LMD NO. 89-1-C STL ZONE 174

The Assessment Diagram/Boundary Map for STL Zone 174 by this reference is incorporated and made a part of this Report. Only the parcels identified within STL Zone 174 Assessment Diagram are within said boundary.

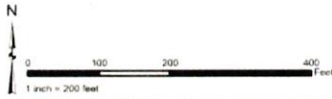
If any parcel submitted for collection is identified by the County Auditor Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor Controller. The assessment amount to be levied 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 STL Zone 174 Assessment Diagram/Boundary Map identifying the boundaries of parcels within TR 30266-1 in L&LMD No. 89-1-C STL Zone 174 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.

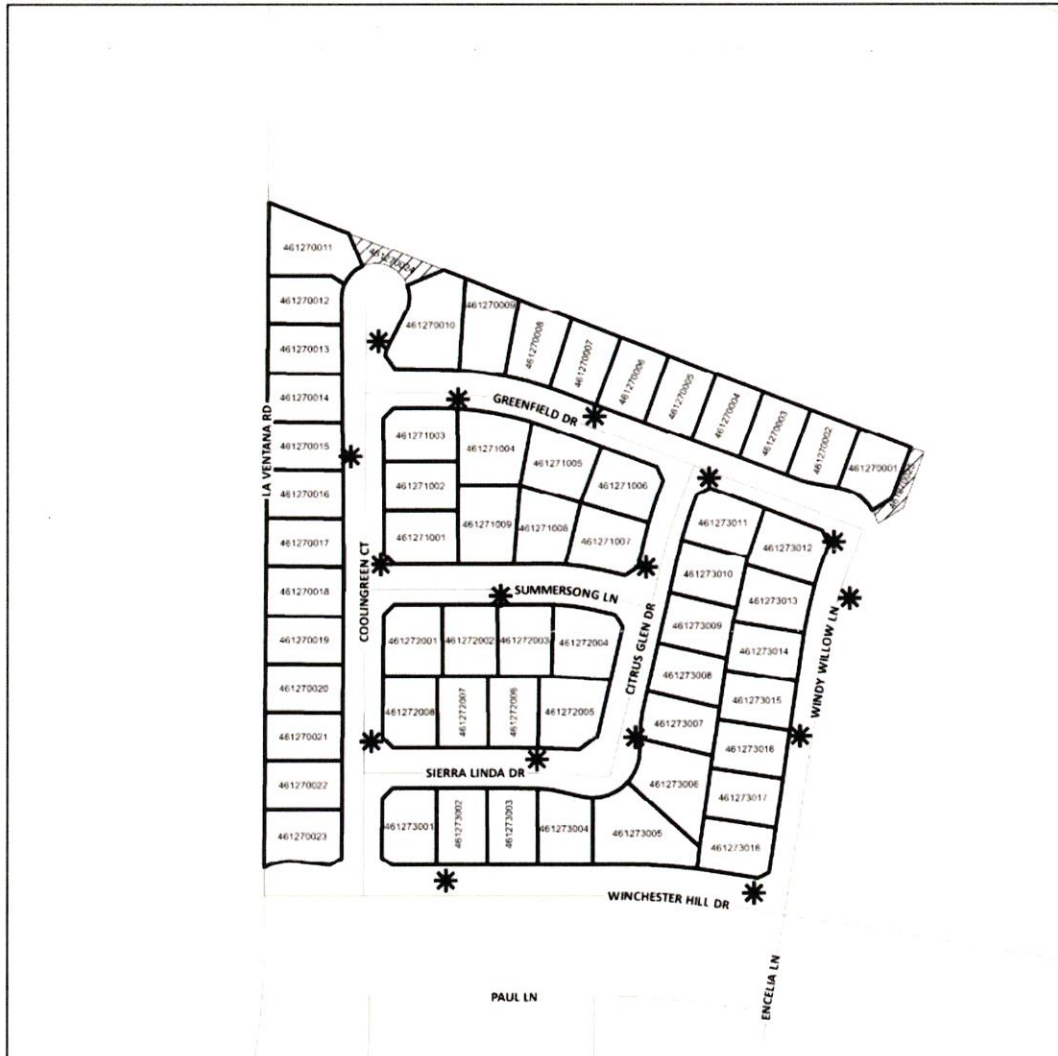
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED




**STREET LIGHT ZONE 174**  
 PORTION(S) OF SECTION 31, T.5S., R.2W.  
 TRACT MAP NO. 30266-1  
 58 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 BH&N on 4/1/2024

**ASSESSMENT DIAGRAM**



-  DENOTES MAINTAINED ROW STREETLIGHT
-  DENOTES ZONE BOUNDARY
-  DENOTES PARCEL NOT ASSESSED







## PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within STL Zone 174 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. STL Zone 174 includes the following APN(s) as of the date of this Report:

461-270-001	461-270-016	461-271-006	461-273-004
461-270-002	461-270-017	461-271-007	461-273-005
461-270-003	461-270-018	461-271-008	461-273-006
461-270-004	461-270-019	461-271-009	461-273-007
461-270-005	461-270-020	461-272-001	461-273-008
461-270-006	461-270-021	461-272-002	461-273-009
461-270-007	461-270-022	461-272-003	461-273-010
461-270-008	461-270-023	461-272-004	461-273-011
461-270-009	461-270-024	461-272-005	461-273-012
461-270-010	461-270-025	461-272-006	461-273-013
461-270-011	461-271-001	461-272-007	461-273-014
461-270-012	461-271-002	461-272-008	461-273-015
461-270-013	461-271-003	461-273-001	461-273-016
461-270-014	461-271-004	461-273-002	461-273-017
461-270-015	461-271-005	461-273-003	461-273-018

The initial Maximum Assessment for STL Zone 174 is as follows:

**L&LMD NO. 89-1-C STL ZONE 174  
(TR 30266-1)  
PROPOSED FISCAL YEAR 2025-2026 MAXIMUM ASSESSMENT<sup>1</sup>**

Tract Map	Assessor Parcel Number/Lot No.	Per Parcel Assessment	Maximum Assessment
TR 30266-1	461-270-001 through -023 461-271-001 through -009 461-272-001 through -008 461-273-001 through -018	\$84	\$4,871
TR 30266-1	461-270-024 through -025	\$0	\$0
<b>Total</b>			<b>\$4,871</b>

<sup>1</sup> 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 STL Zone 174. 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 July 30, 2024. A copy of said waiver is filed herewith and made a part hereof as seen on the following page.

**LANDSCAPING AND LIGHTING MAINTENANCE  
DISTRICT NUMBER 89-1-CONSOLIDATED  
OF THE COUNTY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA**

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

The undersigned, an authorized representative of KB Home Coastal Inc (the "Owner") owns property within the unincorporated area of the County of Riverside represented by the following Assessor's Parcel Numbers for fiscal year 2024-2025 (the "Property"): APN(s) 461-270-001 through 461-270-025, 461-271-001 through 461-271-009, 461-272-001 through 461-272-008, 461-273-001 through 461-273-018.

The Owner has made application that the Property be annexed as Street Lighting Zone 174 to Landscaping and Lighting Maintenance District Number 89-1-Consolidated of the County ("L&LMD Number 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 proceeding required for annexation and the levy of an annual assessment must be held on an established mailed ballot proceeding date pursuant to Section 1500 of the Election Code; and
2. The Owner consents to the mailed assessment ballot proceeding with respect to the levy of an annual assessment on the Property being held on August 27, 2024

**OWNER:** KB Home Coastal Inc  
(Name of Company  
as Stated in Initial Paragraph)

By:   
Signature

Name: Scott Hansen  
Print

Title: VP, Forward Planning