

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



ITEM: 3.81
(ID # 28219)

MEETING DATE:
Tuesday, June 24, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2025-164, a Joint Resolution between March JPA and the County of Riverside setting forth the mutually agreed upon terms and conditions of March JPA Landscaping and Lighting Maintenance District No. 1, District 1. [\$2,521,011 Total Cost - March JPA LLMD No. 1 Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Adopt** Resolution 2025-164, a Joint Resolution of the March Joint Powers Commission of the March Joint Powers Authority and the Board of Supervisors of the County of Riverside to Transfer Landscaping and Lighting Maintenance District No.1 From the March Joint Powers Authority To The County of Riverside; and
2. **Authorize** the Director of Transportation, or their designee, to complete required documents for Landscaping and Lighting Maintenance District No.1 related to Fixed Charge Processing (assessments) with the County Auditor-Controller for FY 2025/26 and subsequent years; and
3. **Direct** the County Auditor-Controller to establish an interest-bearing sub-fund 20584 to receive deposits and interest thereon from Landscaping and Lighting Maintenance District No.1; in accordance with Sections 22655 and 22656 of the Streets and Highways Code.

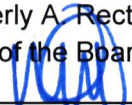
ACTION:Policy


Dennis Acuna, Director of Transportation 6/18/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 24, 2025
xc: TLMA-Transp.

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$2,521,011	\$2,521,011	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: March JPA LLMD No. 1 100%, There are no General Funds used in this project.			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The March Joint Powers Authority (March JPA) was established in 1993 via a Joint Powers Agreement between the Cities of Moreno Valley, Perris, Riverside, and the County of Riverside, to ensure the effective reuse of the former March Air Force Base, which was realigned from an active-duty base to a reserve base. Among the primary objectives for forming the March JPA was to prevent the loss of thousands of jobs and millions of dollars, ensure the long-term viability of the airport, and facilitate economic development within the region. The former air base served as a critical economic generator for the region and to preserve its function as an operational, joint-use airfield, the March JPA was granted land use and public utility authority and designated as the Successor Agency and March Inland Port Authority. The March JPA was also tasked with the provision of municipal services to the March JPA area.

On Tuesday, April 18, 2023, as Agenda Item 3.10, the Board of Supervisors approved the Fourteenth Amendment to the Joint Powers Agreement among the Member Agencies relating to the March Joint Powers Authority; Approval of the Tax and Revenue Sharing Agreement among the Cities of Moreno Valley, Perris, Riverside and the County of Riverside through August 1, 2041; and Approval of the Amended Restated Municipal Services Agreement between the County of Riverside and the March JPA for the Provision of Governmental Municipal Services from July 1, 2023 to June 30, 2025.

Pursuant to the Fourteenth Amended JPA Agreement, the March JPA is transferring its land use authority to the County on July 1, 2025. As a part of the transfer of land use authority to the County, the March JPA desires to transfer jurisdiction of the Landscaping and Lighting Maintenance District No. 1 (March LLMD No.1) to the County as allowed under Senate Bill ("SB") 994. SB 994 allows the March JPA to transfer jurisdiction of over any landscaping and lighting maintenance districts, established pursuant to the Landscaping and Lighting Act of 1972 (Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code), to the County of Riverside pursuant to a joint resolution setting forth the mutually agreed upon terms and conditions under which the transfer is to take place.

The March Joint Powers Commission has conducted proceedings under the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 25000) of Division 15 of the California Streets and Highways Code to establish March LLMD No.1 to levy assessments upon the land

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in the March LLMD No.1 for the purpose of installing, constructing, operating and maintaining public lighting, landscaping, and drainage improvements and appurtenant facilities. The March JPA affirms that the March LLMD No.1 receives funding through a special benefit assessment levy established by March JPA.

The attached Joint Resolution was executed by the March JPA on their June 11, 2025 meeting as agenda item no. 9 (17).

Impact on Residents and Businesses

Adoption of this resolution allows the County of Riverside to continue the services of the March JPA LLMD No.1 including the of installing, constructing, operating and maintaining public lighting, landscaping, and drainage improvements and appurtenant facilities that help maintain and improve the appearance and aesthetics of the community.

The costs associated with this service comes from property tax assessments through the March JPA Landscaping and Lighting Maintenance District No. 1.

Additional Fiscal Information

The Fiscal Year 2025/2026 Engineers Report for the March JPA Landscaping and Lighting Maintenance District No. 1 is attached for reference.

On June 11, 2025 as Item No.11 (1) the March JPA adopted Resolution 25-16, A Resolution of the Commission of the March Joint Powers Authority, Ordering the Continued Operation of the Landscaping and Lighting Maintenance District No. 1 (LLMD1), March Joint Powers Authority, Confirming the Diagram and Assessment and Ordering the Levy and Collection of Assessments for Fiscal Year 2025-2026.

ATTACHMENTS:

County Resolution 2025-164 (March JPA Resolution 25-17) for LMD transfer
March JPA Staff report from June 11, 2025 regarding joint resolution 25-17 LLMD transfer
March JPA resolution 25-16 Ordering March JPA LLMD No.1 Assessments and Levy
March JPA LLMD No.1 Fiscal Year 2025-2026 Engineer's Report

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Jason Farin, Principal Policy Analyst 6/20/2025



Aaron Gettis, Chief of Deputy County Counsel 6/20/2025

RIVERSIDE COUNTY RESOLUTION NO. 2025-164

MARCH JOINT POWERS COMMISSION RESOLUTION NO. 25-17

A JOINT RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO TRANSFER LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 FROM THE MARCH JOINT POWERS AUTHORITY TO THE COUNTY OF RIVERSIDE

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement ("JPA Agreement") dated September 7, 1993, as amended, pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code; and

WHEREAS, the March JPA is composed of the member entities of the County of Riverside ("County"), the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the member entities entered into the Fourteenth Amended JPA Agreement in order to refine and reduce the duties of the March JPA, anticipate future completion of the land use redevelopment phase of the JPA Agreement, and enter into a new phase of intergovernmental cooperation for the management of the March Inland Port Airport by the March Inland Port Airport Authority; and

WHEREAS, pursuant to the Fourteenth Amended JPA Agreement, the March JPA is transferring its land use authority to the County on July 1, 2025; and

WHEREAS, the March Joint Powers Commission of the March JPA ("Commission") has conducted proceedings under the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 25000) of Division 15 of the California Streets and Highways Code to establish Landscaping and Lighting Maintenance District No. 1 ("LLMD") in order to levy assessments upon the land in the LLMD for the purpose of installing, constructing, operating and maintaining public lighting, landscaping, and drainage improvements and appurtenant facilities; and

WHEREAS, as a part of the transfer of land use authority to the County, the March JPA desires to transfer jurisdiction of the LLMD to the County; and

WHEREAS, Senate Bill ("SB") 994 allows for the March Joint Powers Authority to transfer jurisdiction of over any landscaping and lighting maintenance districts, established pursuant to the Landscaping and Lighting Act of 1972 (Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code), to the County of Riverside pursuant to a joint resolution setting forth the mutually agreed upon terms and conditions under which the transfer is to take place; and

WHEREAS, March JPA affirms that the LLMD receives funding through a special benefit assessment levy established by March JPA; and

WHEREAS, March JPA and the County consent to the transfer of jurisdiction over the LLMD from the March JPA to the County; and

WHEREAS, the Commission wishes to approve the transfer of the LLMD to the County; and

WHEREAS, the Board of Supervisors wishes to accept the transfer of the LLMD to the County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. March JPA Approval. The Commission of the March JPA approves the transfer of the LLMD to the County and authorizes the March JPA Chief Executive Officer, or designee, to conduct any actions necessary to effectuate the transfer.

Section 3. County Approval. The Board of Supervisors of the County accepts the transfer of the LLMD from the March JPA to the County and authorizes the County Chief Executive Officer, or designee to conduct any actions necessary to effectuate the transfer.

Section 4. Any funds levied and collected pursuant to the special assessment ("Assessment Proceeds") prior to the adoption of this Resolution will be deposited with the County.

Section 5. Commencing after the adoption of this Resolution and thereafter, the County shall be responsible for the administration of the LLMD, or whatever designation that County assigns to this zone, including the collection of the annual assessments. If for any reason Assessment Proceeds or funds are sent to March JPA after the adoption of this Resolution, the March JPA shall forward those Assessment Proceeds or funds to the County within sixty (60) days of March JPA's knowledge of those Assessment Proceeds or funds.

Section 6. The March JPA represents that to the best of its knowledge, there are no pending or threatened claims, or administrative or court proceedings against the LLMD to be transferred herein.

Section 7. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other

provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 8. Effective Date. This Resolution shall become effective on July 1, 2025.

Section 9. The Clerk of the Commission and the Clerk to the Board of Supervisors of shall certify to the adoption of this Resolution.

PASSED, APPROVED, and ADOPTED at a regular meeting of the March Joint Powers Commission of the March Joint Powers Authority, on this 11th day of June, 2025.



Michael M. Vargas, Chair
March Joint Powers Commission

provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 8. Effective Date. This Resolution shall become effective on July 1, 2025.

Section 9. The Clerk of the Commission and the Clerk to the Board of Supervisors of shall certify to the adoption of this Resolution.

PASSED, APPROVED, and ADOPTED at a regular meeting of the March Joint Powers Commission of the March Joint Powers Authority, on this 11th day of June, 2025.



Michael M. Vargas, Chair
March Joint Powers Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 25-17 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on June 11, 2025, by the following vote:

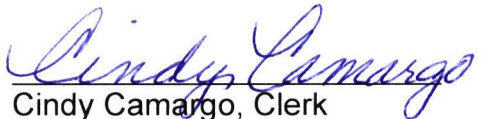
Ayes: Perry, Delgado, Conder, Nava, Cabrera, Medina, Vargas

Noes: None

Abstain: None

Absent: Gutierrez

Dated: June 11, 2025


Cindy Camargo, Clerk
March Joint Powers Commission

COUNTY APPROVAL

PASSED, APPROVED, and ADOPTED at a regular meeting of the Board of Supervisors of the County of Riverside, on this 24 day of JUN, 2025.

AYES: 5 NOES: 0 ABSTENTIONS: 0 ABSENT: 0



Chairperson of the Board of Supervisors
V. MANUEL PEREZ

ATTEST:
Kimberly Rector
Clerk of the Board of Supervisors

COUNTY COUNSEL:
Minh Tran
Approved as to form

By: 

Deputy

By: 

Stephanie Nelson
Deputy County Counsel

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 9 (17)

Meeting Date: June 11, 2025

Action: **ADOPT A JOINT RESOLUTION JPA 25-17 OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO TRANSFER LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 FROM MARCH JOINT POWERS AUTHORITY TO THE COUNTY OF RIVERSIDE**

Motion: Move to adopt a Joint Resolution JPA 25-17 of the March Joint Powers Commission of the March Joint Powers Authority and the Board of Supervisors of the County of Riverside to transfer Landscaping and Lighting Maintenance District No. 1 from the March Joint Powers Authority to the County of Riverside.

Background:

The March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement ("JPA Agreement") dated September 7, 1993, as amended, pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code. The March JPA is composed of the member entities of the County of Riverside ("County"), the City of Riverside, the City of Moreno Valley, and the City of Perris ("Commission").

On April 18, 2023, the member entities entered into the Fourteenth Amended JPA Agreement in order to refine and reduce the duties of the March JPA, anticipate future completion of the land use redevelopment phase of the JPA Agreement, and enter into a new phase of intergovernmental cooperation for the management of the March Inland Port Airport by the March Inland Port Airport Authority. Pursuant to the Fourteenth Amended JPA Agreement, the March JPA is transferring its land use authority to the County on July 1, 2025. As a part of the transfer of land use authority to the County, the March JPA desires to transfer jurisdiction of the LLMD to the County as allowed under Senate Bill ("SB") 994. SB 994 allows the March Joint Powers Authority to transfer jurisdiction of over any landscaping and lighting maintenance districts, established pursuant to the Landscaping and Lighting Act of 1972 (Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code), to the County of Riverside pursuant to a joint resolution setting forth the mutually agreed upon terms and conditions under which the transfer is to take place.

The March Joint Powers Commission has conducted proceedings under the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 25000) of Division 15 of the California

Streets and Highways Code to establish Landscaping and Lighting Maintenance District No. 1 (“LLMD”) in order to levy assessments upon the land in the LLMD for the purpose of installing, constructing, operating and maintaining public lighting, landscaping, and drainage improvements and appurtenant facilities. The March JPA affirms that the LLMD receives funding through a special benefit assessment levy established by March JPA.

Consistent with the 14th Amendment of the JPA Agreement, and SB 994, MJPA staff recommends approval of Joint Resolution JPA 25-17 of the March Joint Powers Commission of the March Joint Powers Authority and the Board of Supervisors of the County of Riverside to transfer Landscaping and Lighting Maintenance District No. 1 from the March Joint Powers Authority to the County of Riverside.

Attachment(s): Joint Resolution JPA 25-17

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 9 (17)

Meeting Date: June 11, 2025

Action: **ADOPT A JOINT RESOLUTION JPA 25-17 OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO TRANSFER LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 FROM MARCH JOINT POWERS AUTHORITY TO THE COUNTY OF RIVERSIDE**

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Consistent with the 14th Amendment of the JPA Agreement, and SB 994, MJPA staff recommends approval of Joint Resolution JPA 25-17 of the March Joint Powers Commission of the March Joint Powers Authority and the Board of Supervisors of the County of Riverside to transfer Landscaping and Lighting Maintenance District No. 1 from the March Joint Powers Authority to the County of Riverside.

Attachment(s): Joint Resolution JPA 25-17

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 11 (1)

Meeting Date: June 11, 2025

Action: **ADOPT RESOLUTION JPA 25-16 A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ORDERING THE CONTINUED OPERATION OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1, MARCH JOINT POWERS AUTHORITY, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-2026**

Proposed Motions:

1. Open Public Hearing for public comment in favor of or opposed to the levy and collection of FY 2025-26 assessments under LLMD No. 1;
2. Close the Public Hearing.
3. Move to adopt Resolution JPA 25-16, confirming the diagram and assessments, approving the levy and collection of assessments for FY 2025-2026 under LLMD No. 1.

Applicant: March Joint Powers Authority

Background:

On May 7, 2025, the Commission initiated the FY 2025/26 proceedings for LLMD No. 1. This district was formed January 19, 2005 to provide for the for the benefit of private developments within the Meridian Business Park. The LLMD is to provide maintenance and operation services for public signage, lighting, landscaping, drainage facilities, traffic signals, street sweeping, graffiti removal, and appurtenant facilities within Meridian Business Park North Campus (properties west of the I-215 Freeway, south of Alessandro Boulevard and north of Van Buren Boulevard) and Meridian Business Park South Campus (properties west of Air Force Village West Drive, south of Van Buren Boulevard and east of Barton Road). The North and South campuses contain improvements that are unique to each campus; as such, properties within Meridian Business Park are assessed based on their campus location. Certain North Campus stormwater detention facilities provide flood protection to South Campus properties; as such, 40% of the maintenance costs to North Campus detention basins are assessed to parcels within the South Campus. Assessments are based on benefit units - one acre equals one benefit unit.

The LLMD covers five Benefit Zones: Benefit Zone 1 (North Campus), Benefit Zone 1 (South Campus), Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4. There are no improvements maintained, or assessments levied, under Benefit Zone 2 of the LLMD. Three parcels assessed under Benefit Zone 1, North Campus, are also assessed under Benefit Zone 3. In 2015, Benefit Zone 3 was established to provide funding for the maintenance of the landscape improvements in the joint access easement across Lots 9 and 10, Tract 30857-2 that provides access from Meridian Parkway to these parcels and the Metrolink parcel. In 2023, one parcel was annexed into the District as Annexation No. 5, establishing Benefit Zone 4. Benefit Zone 4 is located east of Interstate 215 and south of Krameria Avenue and provides funding for landscaping maintenance, maintenance of streetlights, street sweeping, maintenance of two traffic signals, drainage facility maintenance, and graffiti control.

Benefit Zone 1, Benefit Zone 3, and Benefit Zone 4 assessments are subject to escalation factors, as listed below:

- 1) The “Common Labor, Construction Cost Index,” as published by Engineering News Record (ENR); and
- 2) Utility rate increase(s) by Western Municipal Water District and Southern California Edison Company.

The ENR Common Labor Index is 0.50% over the prior year. Water utilities represent approximately 16.50% of the annual costs. With a cumulative Western Municipal Water District cost increase of 5.34% from the prior year, staff is recommending a 1.30% increase in the assessments for Fiscal Year 2025/2026.

The recommended effective and maximum annual assessment, by Benefit Zone, along with the total funding for Fiscal Year 2025/2026 are as follow:

<u>Benefit Zone</u>	<u>Fiscal Year</u>	<u>Assessment Per Benefit Unit (Acre)</u>	
	<u>2025/2026 Funding</u>	<u>Effective</u>	<u>Maximum</u>
Benefit Zone 1, North Campus	\$1,460,699.73	\$2,427.14	\$2,427.14
Benefit Zone 1, South Campus	919,247.04	\$2,434.77	\$3,709.93
Benefit Zone 2	0.00	\$0.00	\$0.00
Benefit Zone 3	4,687.43	\$4,687.43	\$4,687.43
Benefit Zone 4	<u>136,376.50</u>	\$1,067.61	\$1,067.61
Total Funding	\$2,521,010.70		

- Attachment(s):**
- 1) Resolution JPA 25-16
 - 2) LLMD No. 1, FY 2025/26 Engineer’s Report

RESOLUTION JPA 25-16

A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY, ORDERING THE CONTINUED OPERATION OF LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 (LLMD1), MARCH JOINT POWERS AUTHORITY, CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-2026

WHEREAS, on May 14, 2025, the Commission (the "Commission") of March Joint Powers Authority (the "Authority") adopted Resolution #JPA 25-XX (the "Resolution of Intention"), a resolution of intention pursuant to Section 22624 of the Streets and Highways Code, which, among other things, scheduled a public hearing on the levy and collection of annual assessments on the lots and parcels of assessable property within Landscaping and Lighting Maintenance District No. 1 of the Authority (the "LLMD No. 1") for fiscal year 2025-2026 pursuant to the Landscape and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act"); and

WHEREAS, by Resolution JPA 25-07, the Commission approved the Engineer's Report which contains all matters required by Section 22565 through 22574 of the Streets and Highways Code, including the proposed assessments to be levied for fiscal year 2025-2026 upon the assessable lots and parcels of land within LLMD No. 1; and

WHEREAS, by Resolution JPA 25-16 the Commission fixed June 11, 2025, at 3:00 p.m. in the Commission Chambers as the time and place for a hearing on the question of the continued operation of LLMD No. 1 and the levy of assessments for fiscal year 2025-2026, and provided for notice of said hearing; and

WHEREAS, pursuant to the Resolution of Intention, declarations have been filed in the office of the Clerk of the Commission setting forth compliance with the requirements for publication of notice, and this Commission hereby finds that notice was published as required by law; and

WHEREAS, the Commission has conducted the public hearing with respect to the continued operation of LLMD No. 1, and the levy of fiscal year 2025-2026 assessments within said LLMD No. 1, whereas all written appeals, protests or objections, if any, were duly presented and read, and all persons desiring to be heard thereon were heard, and this Commission gave all persons present an opportunity to be heard in respect of any matter relating to said assessment, to any act or determination of this Commission in relation thereto, to any matter in connection with said report, to the correctness of the assessment or diagram, or to any other matters relating to those proceedings; and

WHEREAS, the public interest, convenience and necessity requires the continued installation, construction, maintenance and/or servicing of public lighting, traffic signals, landscaping, graffiti removal, street sweeping, drainage facilities and any improvements appurtenant thereto within the District; and

WHEREAS, each lot within said District will be proportionately benefited by the installation, construction, maintenance and/or servicing of public lighting, traffic signals, landscaping, graffiti removal, street sweeping, drainage facilities and any improvements appurtenant thereto; and

WHEREAS, the Commission may proceed, pursuant to Section 22631 of the Streets and Highways Code, to adopt a resolution confirming the levy of the assessments on the assessable parcels of property in the Assessment District, and the adoption of such a resolution shall constitute the levy of assessments on all assessable lots and parcels of property within such the Assessment District for fiscal year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED, determined and ordered by the Commission of the March Joint Powers Authority as follows:

SECTION 1.

Findings. The Commission finds that:

- (a) The preceding recitals are true and correct and are hereby incorporated herein and made an operative part of this Resolution;
- (b) This action meets all requirements and is in full compliance with the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code, California Constitution Article XIID, Section 4 and California Government Code, Section 53753;
- (c) The improvements and the assessments proposed to be levied on the assessable lots and parcels of land in the LLMD No. 1 for the maintenance and servicing of public facilities during fiscal year 2025-2026, as contained in the Report, are based on the special benefits derived by such lots and parcels from such public facilities and services, and are not based on the ownership or value of such lots and parcels or enhanced value of such lots and parcels as a result of the public facilities and services;
- (d) For purposes of levying the proposed assessments on the lots and parcels of property within the LLMD No. 1, the Report and the assessment contained therein allocates the estimated costs of the maintenance and servicing of public facilities within the LLMD No. 1;
- (e) Such assessments are based on the proportionate special benefits conferred upon each such lot or parcel from the maintenance and servicing of the public facilities within LLMD No. 1;

- (f) The proportionate special benefits derived by each such lot or parcel have been determined in relationship to the entirety of the capital cost of the maintenance and servicing of the public facilities;
- (g) The amount of the assessment which is to be levied on each such lot or parcel is based upon and will not exceed the reasonable cost of the proportional special benefits conferred on that lot or parcel;
- (h) Only special benefits conferred on the lots and parcels within LLMD No. 1 have been assessed and the general benefits conferred on the public at large from the maintenance and servicing of the public facilities have been separated from the special benefits conferred on such lots and parcels; and
- (i) The Commission may proceed to adopt a resolution confirming the assessments to be levied on assessable parcels of property in the LLMD No. 1.

SECTION 2.

Improvements. The improvements which are authorized for the LLMD No. 1 are:

- (a) the energy, servicing, operation and maintenance of public facilities, including, but not limited to, signage and street lights;
- (b) the energy, servicing, operation and maintenance of traffic signals, safety lighting, beacons, and other electrically operated traffic control or warning devices;
- (c) the maintenance, servicing and repair of the landscaping, irrigation system, electrical, water and ornamental structures and facilities located in public streets, rights of way, easements and open space;
- (d) the maintenance, servicing and repair of the landscaping, irrigation system, electrical, and water facilities within the drainage improvements and appurtenances that convey and retain storm drain flow within LLMD No. 1;
- (e) the installation or construction of any facilities which are appurtenant to any improvements listed in (a) through (d) or which are necessary or convenient for the maintenance or servicing thereof including, but not limited to, irrigation, and electrical facilities;

- (f) the maintenance, operation and servicing of any of the foregoing, including graffiti removal;
- (g) street sweeping; and
- (h) any incidental expenses in connection with the foregoing.

SECTION 3. Engineer's Report. The Report and the method of assessment and the diagram and the assessment for fiscal year 2025-2026 as set forth in the Report, are hereby approved and confirmed, and the passage of this Resolution shall continue the operation of LLMD No. 1 and shall constitute the levy of an assessment for the fiscal year 2025-2026.

SECTION 4. Levy of Assessment; Duration; Inflation Increases. The assessments shall be levied on all parcels of assessable property within LLMD No. 1, as identified in the Engineer's Report, so long as the assessments are necessary to finance the Improvements specified in Section 2, herein. The maximum assessment amount of \$2,427.14 per Benefit Unit under Benefit Zone 1, North Campus, of \$3,709.93 per Benefit Unit under Benefit Zone 1, South Campus, \$4,687.43 per Benefit Unit under Benefit Zone 3, and \$1,067.61 per Benefit Unit under Benefit Zone 4, as contained in the Engineer's Report, shall be subject to an annual adjustment (a) in an amount equal to the percentage increase in the Common Labor, Construction Cost Index as published by Engineering News Record; plus (b) an amount equal to the increase in utility rates for utilities provided to the Authority; provided, however, that the amount of the assessment to be levied on any assessable parcel in any fiscal year shall not in any event exceed the reasonable cost of the proportional special benefit conferred on that parcel. Such adjustment is not an increase in the assessment within the meaning of California Government Code section 54954.6. A zero assessment amount will be levied under Benefit Zone 2; the maximum assessment amount will be levied under Benefit Zone 1, North Campus, under Benefit Zone 3, and under Benefit Zone 4; and, the assessment amount of \$2,434.77 per Benefit Unit will be levied under Benefit Zone 1, South Campus, in fiscal year 2025-2026.

SECTION 5. Confirmation of Diagram and Assessment. The Report and the assessment diagram, and the assessments contained therein for the payment of the costs of the maintenance and servicing of public facilities, as set forth in Section 2 herein, in the LLMD No. 1 for fiscal year 2025-2026 are confirmed.

SECTION 6.

Filing with the County Auditor. The Clerk, as required by Section 22641 of the Streets and Highways Code, is directed to file a certified copy of this resolution, together with the diagram and assessment contained in the Report, with the County Auditor of the County of Riverside, who, pursuant to Section 22645 of the Streets and Highways Code, shall enter on the County Assessment Roll opposite each lot or parcel of land the amount assessed thereupon, as shown in said assessment.

ADOPTED, SIGNED AND APPROVED this 11th day of June 2025.

Michael M. Vargas, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution JPA 25-16 was duly and regularly adopted by the Commission of the March Joint Powers Authority at a regular meeting thereof held on 11th day of June 2025, by the following called vote:

Ayes:

Noes:

Abstain:

Absent:

Dated: June 11, 2025

Cindy Camargo, CAP
Clerk, March Joint Powers Authority Commission



March Joint Powers Authority Landscaping and Lighting Maintenance District No. 1

2025/2026 ENGINEER'S REPORT

**Intent Meeting: May 12, 2025
Public Hearing: June 11, 2025**

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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Property Tax Information Line
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ENGINEER'S REPORT AFFIDAVIT

Landscaping and Lighting Maintenance District No.1

Fiscal Year 2025/2026

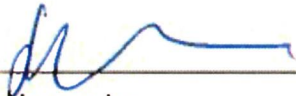
March Joint Powers Authority

County of Riverside County, State of California

This Report describes the District and defines improvements, budget and relevant zones therein and the parcels to be levied for Fiscal Year 2025/2026 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 14th day of May, 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of March Joint Powers Authority

By: 

Susana Hernandez
Senior Project Manager, District Administration Services

By: 

Tyrone Peter
PE #C 81888



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Introduction

Pursuant to the direction from the Commission, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the **STATE OF CALIFORNIA**, being the "Landscaping and Lighting Act of 1972", as amended, commencing with Section 22500. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2025 to June 30, 2026.

The Report consists of five (5) parts:

PART I.

Plans and Specifications: The plans and specifications contained in Part I of this Report generally describe the improvements to be maintained and serviced. The referenced plans and specifications within Part 1 were prepared for construction purposes and further show and describe the detailed nature, location and extent of the improvements. These specific plans and specifications are on file in the Planning and Development Services Department of the March Joint Powers Authority and by reference are made part of this Report.

PART II

Method of Apportionment: Part II of the Report outlines the method of calculating each property's proportional special benefit necessary to calculate the property's annual assessment. This method of apportionment is consistent with the previously adopted method of apportionment for the Landscape and Lighting Maintenance District No.1 (District) that was approved by the property owners in protest ballot proceedings conducted in prior years. This section also includes a discussion of the general and special benefits associated with the various improvements to be provided within the District.

PART III

Cost Estimate: Included within Part III are estimates of the annual costs to operate, maintain, and service the improvements and appurtenant facilities for the mentioned fiscal year. The budget for each Benefit Zone includes an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act and deemed necessary to fully support the improvements.

Part IV

Assessment Diagrams: This section of the Report contains a diagram showing the exterior boundary of the District, as well as, the boundaries of Benefit Zones within the District. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District and Zones are shown on the Riverside County Assessor's Parcel Maps, and shall include any subsequent lot line adjustments or parcel changes therein. Reference is hereby made to the Riverside County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: An Assessment Roll showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown on the below-referenced Diagram. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2025 to June 30, 2026.

DISTRICT CHANGES FOR FISCAL YEAR 2025/2026

For Fiscal Year 2025/2026, The County of Riverside will assume all responsibilities associated with the Landscaping and Lighting Maintenance District No.1, effective July 1, 2025.

Part I- Plans and Specifications

There are five Benefit Zones in Landscaping and Lighting Maintenance District No. 1 (LLMD). A diagram showing the boundaries of the Benefit Zones within the District is attached hereto in Part IV. The five Benefit Zones are:

1. Benefit Zone 1, North Campus
2. Benefit Zone 1, South Campus
3. Benefit Zone 2
4. Benefit Zone 3
5. Benefit Zone 4

There are six categories of improvements to be maintained, operated and serviced. The categories are public signage, lighting and traffic signals, landscaping, street sweeping, graffiti removal, and drainage facilities. A general description of each category of improvements is presented in the following paragraphs.

Signage and Lighting Improvements

The work to be performed consists of the energy, servicing, operation, and maintenance of signage, the street lights installed along public streets and easements, and the pedestrian lighting installed along the south boundary of the North Campus (Van Buren Boulevard), the west boundary of the South Campus (Barton Street) and the Interstate 215 and Van Buren Boulevard Overpass.

Traffic Signal Improvements

The work to be performed consists of the energy, servicing, operation, and maintenance of traffic signals, safety lighting, beacons, and other electrically operated traffic control or warning devices installed along public streets, including routine maintenance and emergency call-out service.

Landscaping Improvements

The work to be performed includes the maintenance, servicing and repair of the landscaping, irrigation system, electrical, water, and ornamental structures and facilities located in public streets, rights of way, parkways, easements, slopes, open space areas and various park facilities.

Street Sweeping

The work to be performed includes the sweeping of interior public streets and easements.

Graffiti Removal

The work to be performed is the removal of graffiti on the exterior face of walls, or walls with the integration of fencing materials, along the rear of lots abutting open space and/or visible from residences and roadways.

Drainage Improvements

The work to be performed includes the maintenance, servicing and repair of the landscaping, irrigation system, electrical, and water facilities within the drainage improvements and appurtenances that convey and retain the storm drain flow within the MBC. These improvements include inlets, reinforced concrete pipes, catch basins, outlets, channels, drop structures, wash, detention basins, and slopes greater than 10-feet in vertical height.

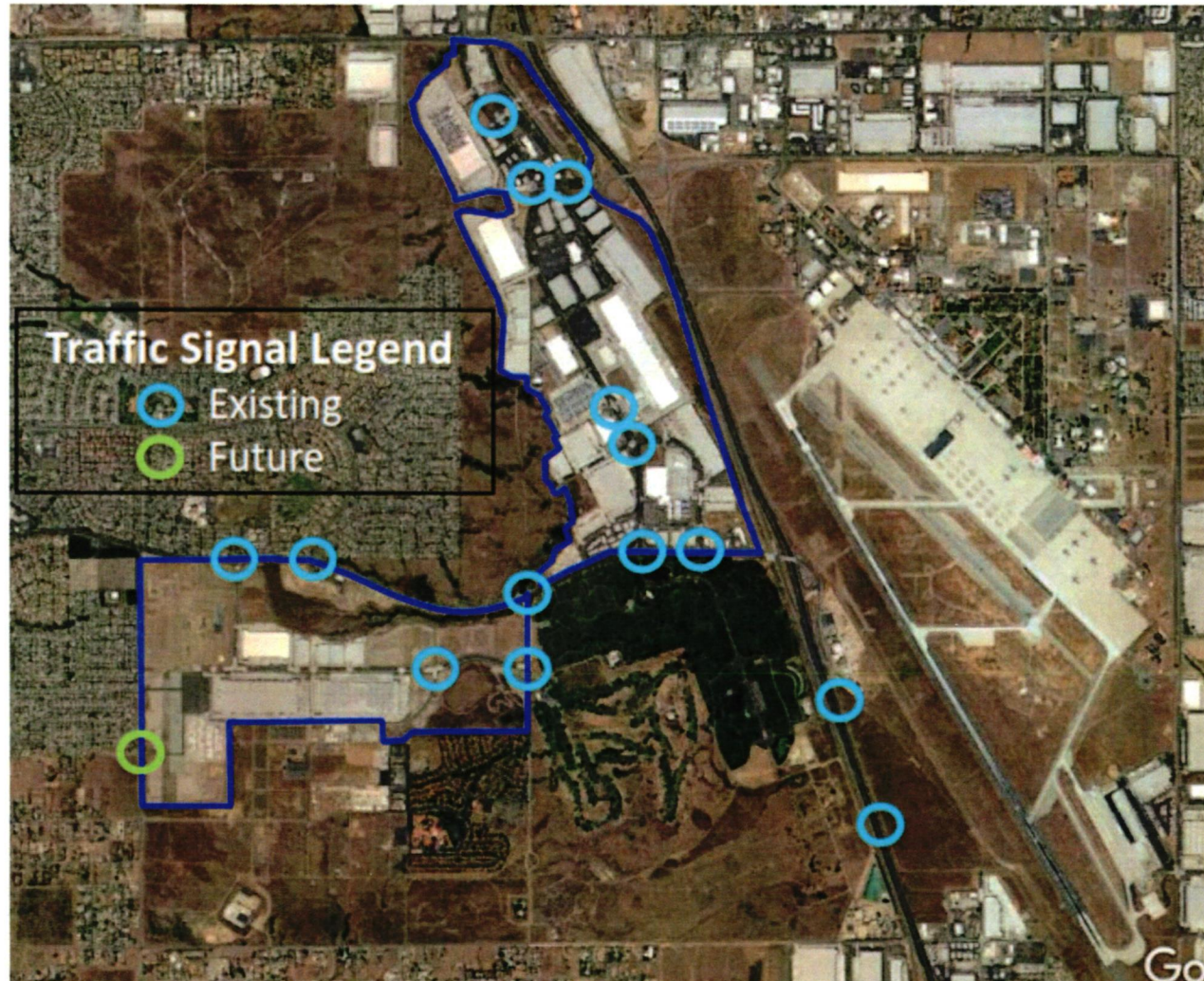
Plans and Specifications for the improvements to be maintained and/or improved for the fiscal year have been approved or are in the process of being designed for approval by the March Joint Powers Authority. The work to be performed is under the ownership and operation of the March Joint Powers Authority (MJPA).

The Fiscal Year 2025/2026 estimated costs for each Benefit Zone are presented herein Part 3, the Cost Estimate.

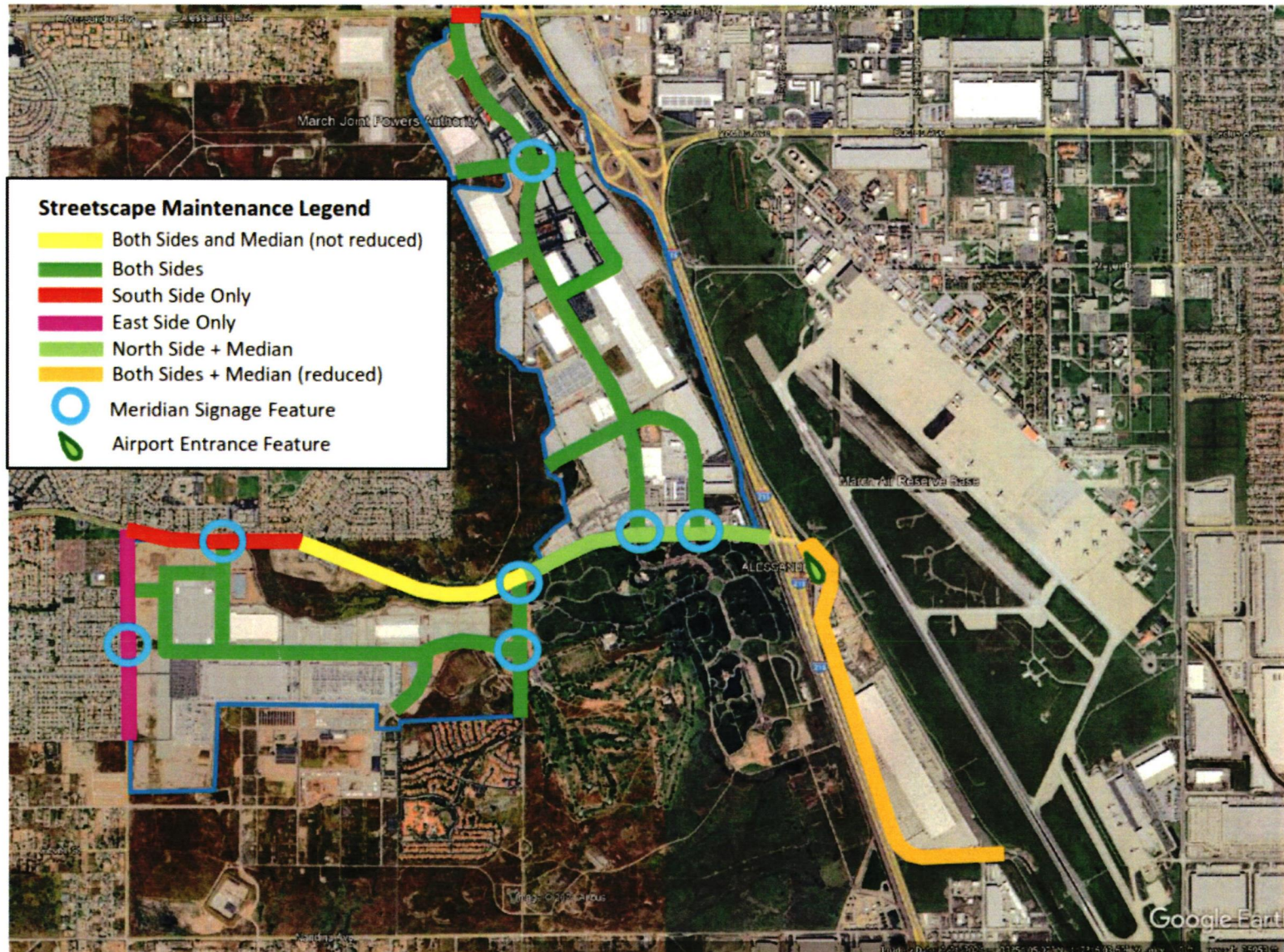
The map below details the location of the LLMD street light improvements.

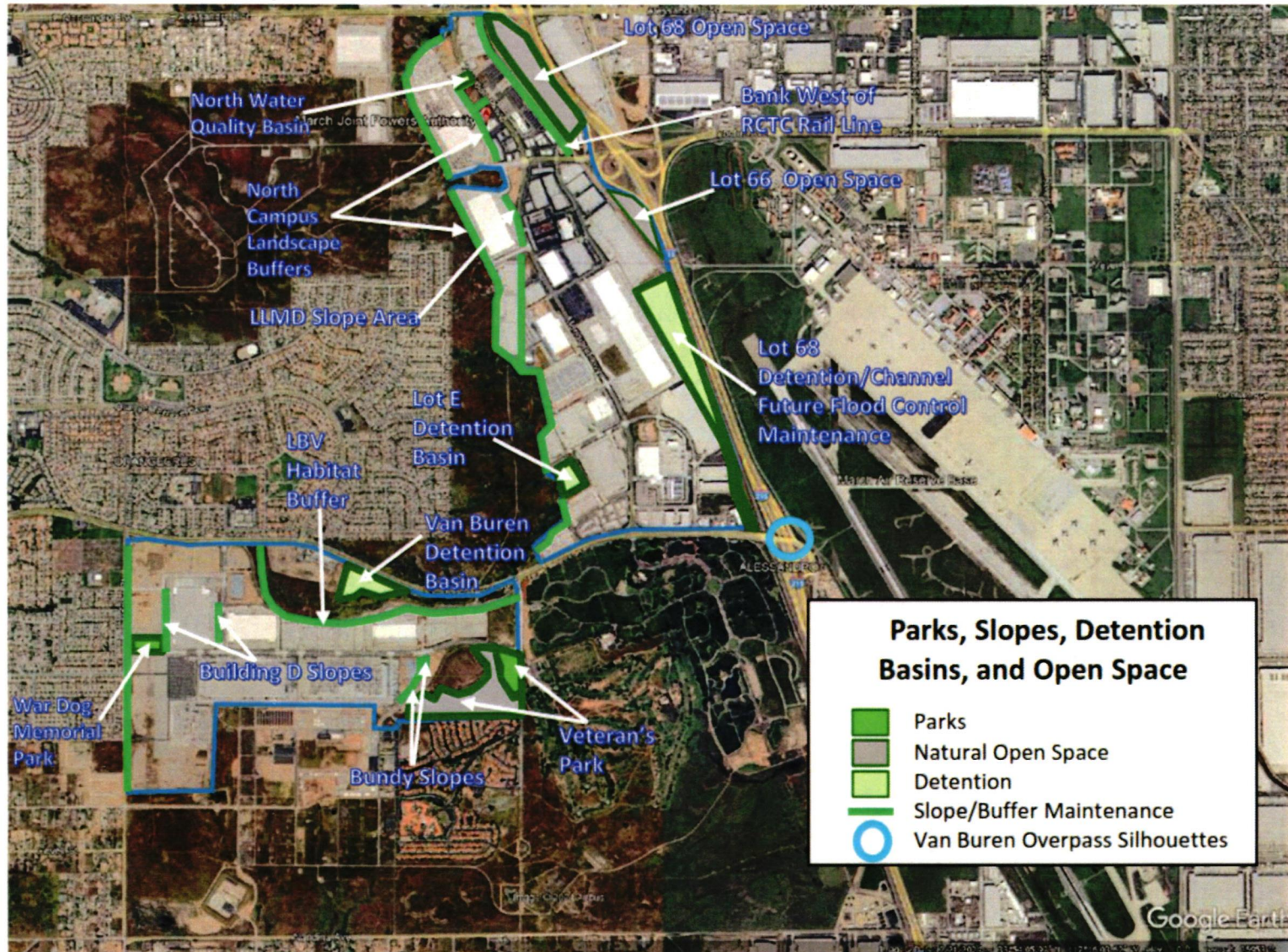


The map below details the location of the LLMD traffic signal improvements. March JPA contracts with the County for signal maintenance.

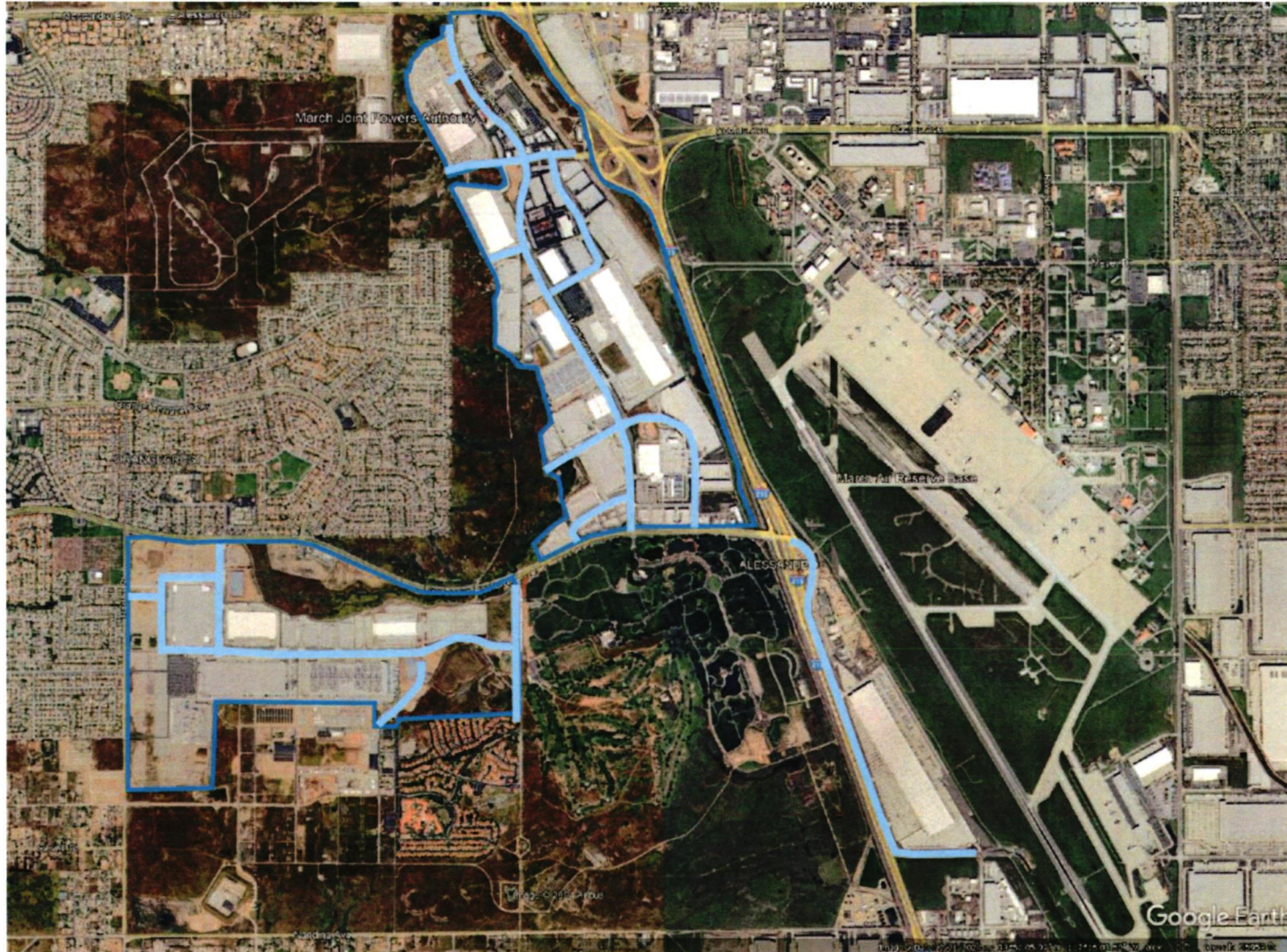


The maps below detail the location of the LLMD landscape improvements.





The map below details the location of the LLMD street sweeping.

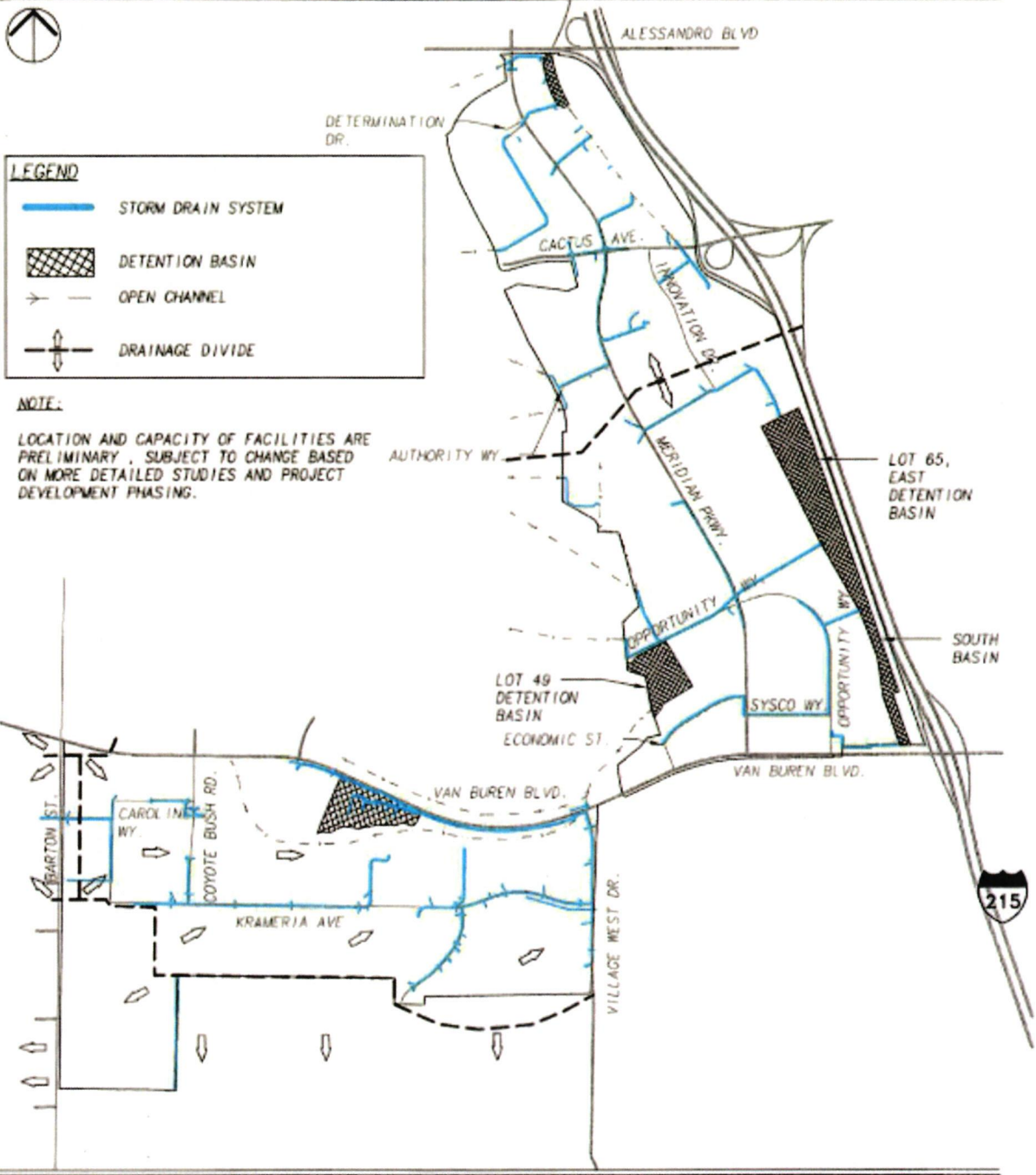


The map below details the location of the LLMD graffiti removal.



The map below details the location of the LLMD drainage improvements.

MARCH BUSINESS CENTER - SPECIFIC PLAN AMENDMENT



Part II- Method of Apportionment

In response to the realignment of March Air Force Base, there was a determination by the MJPA that a plan was required to provide for areas declared surplus and available for disposal actions. The MBC Specific Plan was prepared and approved and has been amended by the MJPA to mitigate the losses associated with the base realignment. Implementation of the MBC Specific Plan will specifically benefit that area being re-aligned by establishing a cohesive identity and a land use plan that will result in a self-sustaining project with a large employment center.

Implementation of the Specific Plan required the formation of Landscaping and Lighting Maintenance District No. 1 (LLMD 1) to provide for the on-going maintenance of certain improvements. The intent of the District is to provide funding for the annual and continued maintenance of these improvements in perpetuity.

The locations of the Benefit Zone 1 improvements are further identified as the North or South Campus improvements. Due to the nature and extent of the improvements, and being in separate areas, each Campus is assessed separately for that Campus's facilities and services. Located north of Van Buren Boulevard, the North Campus parcels are assessed for the maintenance and services provided within the North Campus. Located south of Van Buren Boulevard, the South Campus parcels are assessed for the maintenance and services provided within the South Campus.

The parcels in the North Campus include approximately 60% of the total area within the MBC Specific Plan, with the remainder 40% to be developed in the South Campus. To be protected from inundation, before development of the South Campus could take place, certain drainage facilities were required to be constructed within the North Campus. Accordingly, 40% of the maintenance of the detention basins within the North Campus is assessed to the South Campus.

Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article XIII D provides that only special benefits are assessable. The Authority must separate the general benefits from the special benefits conferred on a parcel; a special benefit being a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district.

The improvements are located within and/or immediately adjacent to properties within the District and were required as a condition of approval to develop. The improvements were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the respective Benefit Zones.

Landscaping in the medians along the major thoroughfares provides only incidental, negligible and non-quantifiable benefits to motorists traveling to, from or through the District. Operation and maintenance of the greenways within the District provides only incidental, negligible and non-quantifiable benefits to pedestrians and cyclists traveling through the greenbelts.

Any benefit received by properties outside of the District is inadvertent and unintentional. Therefore, any general benefits associated with the maintenance and servicing of the improvements are merely incidental, negligible, and non-quantifiable. The improvements detailed in Part I herein confer special benefits that affect the assessed property in Benefit Zone 1 in a way that is particular and distinct from the effects on other parcels and that real property in general and the public at large do not share.

Within each Campus, except for the detention basins, the extent of the Benefit Zone 1 improvements to be maintained adjacent to a parcel does not impart a particular benefit over and above the special benefit received from maintenance of all the improvements required under the Specific Plan. Nor does the location or land use of a parcel impart a benefit over and above the special benefit received from maintenance of the improvements. Land uses are located to encourage development, limit potential competition and to attract customers or clientele.

The method of assessment under the LLMD is based on benefit units with an acre equal to one benefit unit. Each numbered Lot will be assessed benefit units equal to the gross acreage. Benefit units will be assessed based on each Lot's gross acreage shown on Assessor's Parcel Maps, less any area restricted for use by the Army Corp of Engineer's.

This method of assessment applies to all categories of improvements and incidental expenses. Incidental expenses include annual engineering, inspection, insurance, legal, administration, and finance expenses incurred by LLMD 1, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

It is noted that:

- Due to limited access, 15 acres (Benefit Zone 1 benefit units) have been discounted on Lot 68, TM 30857, North Campus, to reflect the limited level of development potential.
- Under the ownership of the Riverside County Transportation Commission, Lot 4, Tract 30857-2 was developed as a Metrolink Station site. The Metrolink will serve as a commuter rail, express bus, local bus and shuttle transfer facility.
- Development of the Metrolink site is consistent with the goals of the Transportation Demand Management Strategies set forth in the Specific Plan. Due to the benefit provided by the site and the site's limited frontage on Meridian Parkway, the assessed acreage (Benefit Zone 1 benefit units) on Lot 4, Tract 30857-2, has been reduced by 25%.
- The Army Corp of Engineer's has identified an ephemeral streambed that crosses Tract 37107 (Annexation No. 3). The streambed is the continuation of a conservation easement that prohibits development therein. To reflect the prohibition on development, the assessed area within Tract 37107 has been reduced to 111.7 acres. With final design and the surveyed designation of the restricted area, if less area is restricted, the area to be assessed will increase. If more area is restricted, the assessed area within Tract 37107 will remain at 111.7 acres.

The Specific Plan improvements are interrelated and the Benefit Zone 1 area within LLMD 1 benefits from the implementation of the Specific Plan. However, lots within a tract(s) where the improvements have been constructed benefit to a greater extent from the maintenance of the improvements. Additionally, lots within the tracts(s) that are occupied or under construction benefit to an even greater extent from the maintenance of the improvements.

To reflect the extent of benefit, each year the Benefit Zone 1 benefit units, within each Campus, will be assessed the current annual assessment in the following order:

1. Lots with Certificate of Occupancy or Building Foundation Permit issued prior to January 1 of the current fiscal year
2. Lots within a Tract Map recorded prior to January 1 of the current fiscal year
3. Lots within a phase where improvements have been constructed or were under construction prior to January 1 of the current fiscal year
4. Remainder Lots

Lots within the LLMD that are developed or to be developed as railroad, open space, park, channels, and detention basins are assessed zero benefit units.

The area within Benefit Zone 2 is a remainder area and is assessed zero benefit units. There are no improvements serviced, maintained or operated under Benefit Zone 2.

In general, the annual work to be performed under Benefit Zone 3 includes the maintenance, servicing and repair of the landscaping, landscape hardscape, irrigation system, and appurtenances located in the joint access easement across Lots 9 and 10, Tract 30857-2 that provides access from Meridian Parkway to Lots 4, 9 and 10, Tract 30857-2.

These Lots are further identified by the following Assessor Parcel Numbers:

- Lot 4, Tract 30857-2, Assessor Parcel Number 297-100-036
- Lot 9, Tract 30857-2, Assessor Parcel Number 297-100-041
- Lot 10, Tract 30857-2, Assessor Parcel Number 297-100-042

Lots 4, 9 and 10, Tract 30857-2 benefit from the annual work to be performed under Benefit Zone 3. The method of assessment under Benefit Zone 3 is based on one benefit unit.

Until a grading permit was obtained for Lot 9 or Lot 10, Lot 4 benefited from and was assessed for the cost of the Benefit Zone 3 improvements. With the issuance of grading permits, the respective benefit and assessment for the cost of the Benefit Zone 3 improvements is Twelve and One-Half Percent (12.5%) for Lot 9, Twelve and One-Half Percent (12.5%) for Lot 10, with Lot 4 assessed the remaining Seventy-Five Percent (75%) of the Zone 3 costs.

It is noted that the Benefit Zone 3 assessments do not modify or preclude assessments levied on Lots 4, 9 and 10, Tract 30857-2, under Benefit Zone 1, North Campus.

To ensure joint access and provide for internal development, on February 27, 2014, as Instrument Number 2014-0075719, in the Office of the Recorder, County of Riverside, State of California, a document entitled "Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions (CC&Rs)", was recorded against Lots 4, 9 and 10, Tract 30857-2. The CC&Rs are consistent with the method of assessment under Benefit Zone 3. Said CC&Rs are hereby made a part of this report to the same extent as if attached hereto.

The Benefit Zone 3 improvements are an extension of the Meridian Parkway landscaping improvements that are maintained and improved under Benefit Zone 1. Benefit Zone 3 will be assessed for the costs associated with the Benefit Zone 3 improvements, including, but not limited to, regular maintenance and repairs, water and electric, dead plant replacement, mulch application, tree manicuring, and irrigation replacement and repairs.

On an annual basis, the total incidentals for Landscape and Lighting District No.1 (LLMD) will be prorated to the Benefit Zones based on each Benefit Zone's share of the annual maintenance costs for that fiscal year.

Based on the projected cash-flow, and annually thereafter, in order to provide sufficient funding through all phases of development, the maximum annual assessments under Benefit Zone 1, North Campus and South Campus, Benefit Zone 3 and Benefit Zone 4 are, subject to escalation factors, as listed below:

- The "Common Labor, Construction Cost Index", as published by Engineering News Record (ENR) in subsequent years,
- Utility rate increase(s) effective in subsequent years, current providers being:
 - Western Municipal Water District, and
 - Southern California Edison Company or March Joint Powers Utility Authority

The ENR Common Labor Construction Cost index is 0.50% over the prior year. Water utilities represent approximately 16.50% of the annual costs. With a cumulative Western Municipal Water District cost increase of 5.34% from the prior year, the total escalation factor for Fiscal Year 2025/2026 is 1.30%.

Accordingly, the effective and maximum annual assessment per Benefit Unit, all as subject to the above escalation factors, by Benefit Zone are summarized as follows:

Benefit Zone	Effective	Maximum
Benefit Zone 1, North Campus	\$2,427.14	\$2,427.14
Benefit Zone 1, South Campus	\$2,434.77	\$3,709.93
Benefit Zone 2	\$0.00	\$0.00
Benefit Zone 3	\$4,687.43	\$4,687.43
Benefit Zone 4	\$1,067.61	\$1,067.61

The following is a summary of the Zone 1 (North and South Campuses) and Benefit Zone 4 Benefit Units for the current fiscal year:

Campus	Fiscal Year 2025/2026 Benefit Units					Total
	Undeveloped	Final Map	Permitted	Construction		
North Campus	109.77	15.40	41.72	544.70		711.59
South Campus	86.62	22.26	73.73	281.56		464.17
Zone 4	0.00	127.74	0.00	0.00		127.74
Total 2025/2026 Benefit Units	196.39	165.40	115.45	826.26		1,303.50

Note: There are 0 benefit units in Benefit Zone 2. There is one (1) benefit unit within Benefit Zone 3 which is included as part of the Benefit Zone 1, North Campus Permitted benefit unit category.

A summary of the Benefit Zone 1 assessments, for the current fiscal year, is listed as follows:

Fiscal Year 2025/2026 Benefit Zone Effective Assessments					
FY 2025/2026 Assessment Per Benefit Unit					
	Undeveloped	Final Map	Permitted	Construction	
North Campus	\$0.00	\$2,427.14	\$2,427.14	\$2,427.14	
South Campus	\$0.00	\$2,434.77	\$2,434.77	\$2,434.77	
FY 2025/2026 Total Assessments					
Campus	Undeveloped	Final Map	Permitted	Construction	Total
North Campus	\$0.00	\$37,377.86	\$101,260.17	\$1,322,061.70	\$1,460,699.73
South Campus	0.00	54,197.90	179,515.46	685,533.68	919,247.04
Total 2025/2026 Assessments	\$0.00	\$91,575.76	\$280,775.63	\$2,007,595.38	\$2,379,946.77

The following is a summary of the Zone 3 Benefit Units and Assessments for the current fiscal year:

APN	Benefit Units	Effective Assessment
297-100-036	0.750	\$3,515.57
297-100-041	0.125	585.93
297-100-042	0.125	585.93
Totals	1.000	\$4,687.43

The following is a summary of the Zone 4 Benefit Units and Assessments for the current fiscal year:

APN	Benefit Units	Effective Assessment
294-170-015	127.740	\$136,376.50

Reference is made to Part III, Cost Estimate for Details on the expenses assessed for Fiscal Year 2025/2026. For the specific assessment on each Lot and parcel within LLMD 1, for all improvements, for the Fiscal Year commencing July 1, 2025 to June 30, 2026 reference is made to Part IV, Assessment Roll included herein.

Part III- Cost Estimate

Fiscal Year 2025/2026 Cost Estimate Landscaping and Lighting Maintenance District No. 1 March Joint Powers Authority

Proposed Budget 2025/2026					
Description	North Campus	South Campus	BZ 3	BZ 4	Total
	BZ 1	BZ 1			
ASSESSMENTS	\$1,460,699.73	\$919,247.04	\$4,687.43	\$136,376.50	\$2,521,010.70
Net Operating Revenue	\$1,460,699.73	\$919,247.04	\$4,687.43	\$136,376.50	\$2,521,010.70
Total Revenue	\$1,460,699.73	\$919,247.04	\$4,687.43	\$136,376.50	\$2,521,010.70
IMPROVEMENTS					
Traffic Signals	\$18,696.18	\$6,955.01	\$0.00	\$4,915.81	\$30,567.00
Signage	200.94	104.58	0.00	51.09	356.62
Lighting	42,791.20	29,810.83	0.00	10,438.32	83,040.35
Landscaping	665,260.60	293,275.04	1,813.51	58,550.85	1,018,900.00
Drainage	112,723.31	42,244.13	0.00	2,395.06	157,362.50
Street Sweeping	35,633.98	20,000.00	0.00	5,122.02	60,756.00
Graffiti Removal/ Vandalism	2,156.88	1,852.18	0.00	575.99	4,585.05
Total Improvements Expenses	\$877,463.09	\$394,241.77	\$1,813.51	\$82,049.15	\$1,355,567.52
INCIDENTAL EXPENSES					
Salaries and Wages	\$43,037.41	\$28,691.61	\$125.07	\$4,451.34	\$76,305.42
Benefits	6,941.46	4,627.64	20.24	717.95	12,307.29
PERS Contributions	4,248.55	2,832.36	12.39	439.42	7,532.73
Medicare Tax	716.04	477.36	2.09	74.06	1,269.55
Workers Compensation Ins.	3,066.45	2,044.30	8.93	317.16	5,436.85
Unfunded Accrued Liability	20,276.77	13,517.85	59.03	2,097.22	35,950.87
Operations	11,483.09	7,655.39	33.49	1,187.69	20,359.66
Transportation/Communication	5,861.65	3,907.77	17.09	606.27	10,392.78
Liability Insurance - PERMA	8,275.29	5,516.86	24.09	855.91	14,672.16
Assessment Engineer	6,206.46	4,137.64	18.10	641.93	11,004.12
Professional Services*	52,295.13	34,863.42	152.50	5,408.86	92,719.90
Publication	137.92	91.95	0.40	14.27	244.54
Contingency	0.00	0.00	0.00	0.00	0.00
Total Incidental Expenses	\$162,546.22	\$108,364.15	\$473.43	\$16,812.07	\$288,195.87
CAPITAL IMPROVEMENTS					
Sidewalk Repairs	\$121,973.03	\$100,180.55	\$501.94	\$11,727.14	\$234,382.66
Tree Replacement	121,973.03	100,180.55	501.94	11,727.14	234,382.66
Park Improvements	95,545.54	78,474.76	393.18	9,186.26	183,599.75
Van Buren Pavement Repairs	8,131.54	6,678.70	33.46	781.81	15,625.51
Vehicle Purchase	24,394.61	20,036.11	100.39	2,345.43	46,876.53
Total Capital Improvements	\$372,017.73	\$305,550.68	\$1,530.91	\$35,767.79	\$714,867.10
Total Revenue	\$1,460,699.73	\$919,247.04	\$4,687.43	\$136,376.50	\$2,521,010.70
Total Expenses	\$1,412,027.04	\$808,156.59	\$3,817.85	\$134,629.00	\$2,358,630.48
Projected Net Revenue	\$48,672.69	\$111,090.45	\$869.58	\$1,747.50	\$162,380.22
Beginning Fund Balance	\$0.00	\$3,204,588.29	\$46,958.71	\$0.00	\$3,251,547.00
Projected Net Revenue	\$48,672.69	\$111,090.45	\$869.58	\$1,747.50	\$162,380.22
PROJECTED ENDING FUND BALANCE	\$48,672.69	\$3,315,678.73	\$47,828.29	\$1,747.50	\$3,413,927.21

Note: Totals may not tie due to rounding.

* At present, March JPA provides LLMD #1 management services through use of the Trilake Landscape Architect. These services were previously performed by March JPA staff.

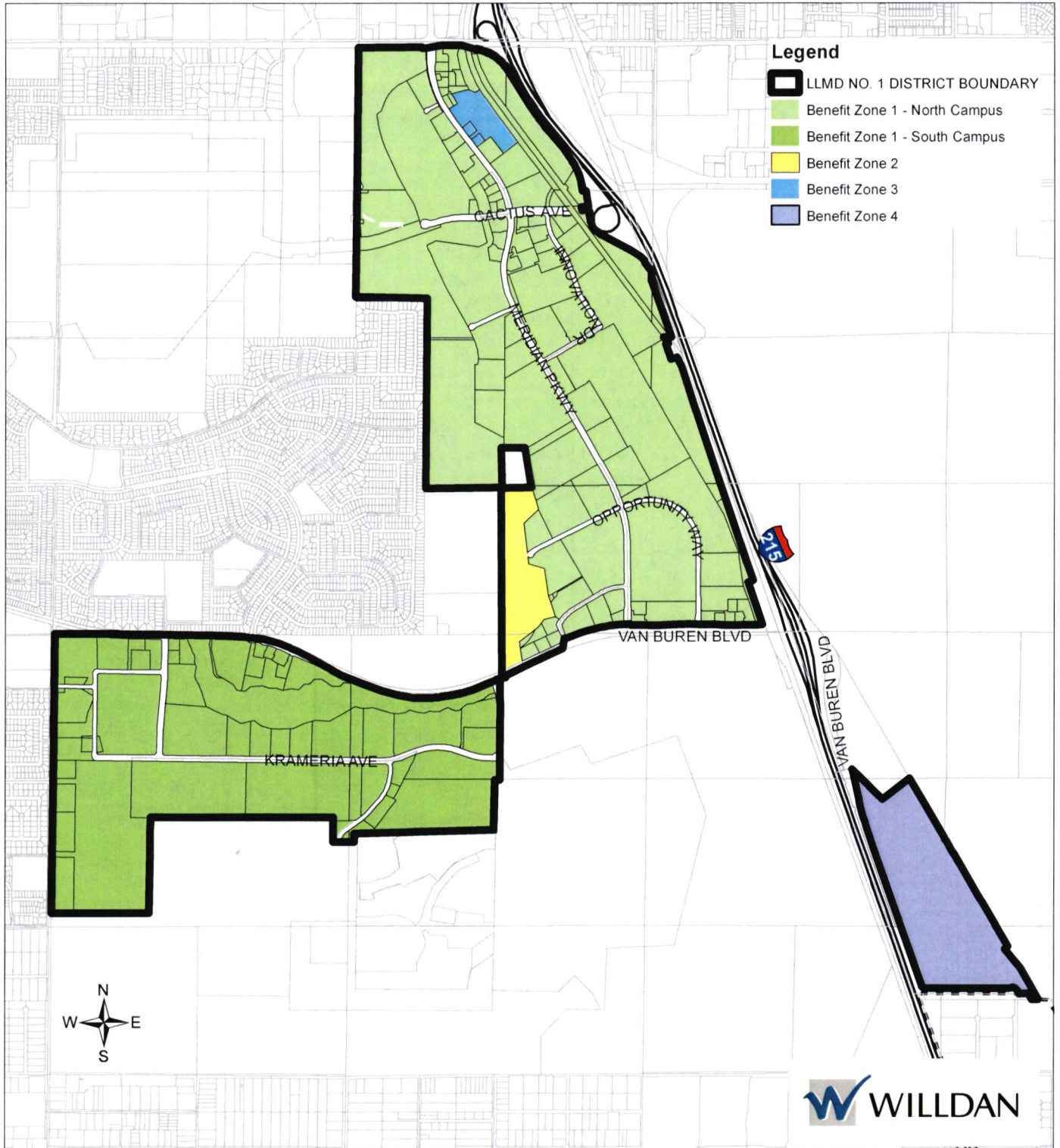
Part IV- Diagram

Landscaping and Lighting Maintenance District No. 1 March Joint Powers Authority

A diagram showing the exterior boundaries of Landscaping and Lighting Maintenance District No. 1, and the boundaries of the Benefit Zones within the District, is attached hereto. The diagram establishes the boundaries of the areas within the District, as the same existed at the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

Reference is made to the County of Riverside Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County of Riverside Assessor's Maps for the fiscal year to which the "Report" applies.

**ASSESSMENT DIAGRAM OF
 LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
 MARCH JOINT POWERS AUTHORITY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FISCAL YEAR 2025/2026**



Part V- Traffic Signals

The following shows the agreement for traffic signal and highway safety lighting installations maintenance cost between the March Joint Powers and County of Riverside.

APPENDIX A

AGREEMENT FOR TRAFFIC SIGNAL AND HIGHWAY SAFETY LIGHTING INSTALLATIONS MAINTENANCE COST BETWEEN THE

MARCH JOINT POWERS
AND COUNTY OF RIVERSIDE



Location	City	% Owned
VAN BUREN BLVD & I 215 FWY Date Energized 2/9/2022	SG: MARCH JOINT POWERS LT: 8102 FL:	100
MERIDIAN PKWY & VAN BUREN BLVD Date Energized 1/17/1978	SG: 1137 COUNTY OF RIVERSIDE LT: MARCH JOINT POWERS FL:	75 25
VAN BUREN BLVD & VILLAGE WEST DR Date Energized 1/25/1990	SG: 1187 COUNTY OF RIVERSIDE LT: MARCH JOINT POWERS FL:	67 33
OPPORTUNITY WAY & VAN BUREN BLVD Date Energized 1/21/2016	SG: 1586 COUNTY OF RIVERSIDE LT: MARCH JOINT POWERS FL:	67 33
CACTUS AVE & MERIDIAN PKWY Date Energized 4/20/2006	SG: 7109 MARCH JOINT POWERS LT: FL:	100
MERIDIAN PKWY & OPPORTUNITY WAY Date Energized 9/9/2008	SG: 7160 MARCH JOINT POWERS LT: FL:	100
MEYER DR & RIVERSIDE DR Date Energized 10/21/2007	SG: 7161 MARCH JOINT POWERS LT: FL:	100
CACTUS AVE & INNOVATION WAY Date Energized 9/14/2010	SG: 7176 MARCH JOINT POWERS LT: FL:	100
MERIDIAN PKWY & STATION ACCESS RD Date Energized 4/26/2006	SG: 7538 MARCH JOINT POWERS LT: FL:	100

APPENDIX A

AGREEMENT FOR TRAFFIC SIGNAL AND HIGHWAY SAFETY LIGHTING INSTALLATIONS MAINTENANCE COST BETWEEN THE

MARCH JOINT POWERS
AND COUNTY OF RIVERSIDE



Location City % Owned

VILLAGE WEST DR & KRAMERIA AVE	SG: 7547	MARCH JOINT POWERS	100
Date Energized 4/17/2019	LT:		
	FL:		

MERIDIAN PKWY & TRUCK ACCESS RD	SG: 7565	MARCH JOINT POWERS	100
Date Energized 5/18/2020	LT:		
	FL:		

KRAMERIA AVE & BUNDY AVE	SG: 7613	MARCH JOINT POWERS	100
Date Energized 8/7/2023	LT:		
	FL:		

VAN BUREN BLVD & STARLIFTER	SG: 7615	MARCH JOINT POWERS	100
Date Energized 6/15/2023	LT:		
	FL:		

VAN BUREN BLVD & PEGASUS	SG: 7616	MARCH JOINT POWERS	100
Date Energized 6/15/2023	LT:		
	FL:		

Part VI- Assessment Roll

Landscaping and Lighting Maintenance District No. 1 March Joint Powers Authority

For the specific assessment on each Lot and parcel within LLMD 1, for all improvements, for the Fiscal Year commencing July 1, 2025 to June 30, 2026, reference is made to the Assessment Roll following herein.

**March Joint Powers Authority
Landscaping and Lighting Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)**

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge
294-040-031	SITUS NOT AVAILABLE	North	1	Construction	25.24		\$61,261.00
294-040-035	21803 AUTHORITY WAY	North	1	Construction	8.60		20,873.40
294-040-037	SITUS NOT AVAILABLE	North	1	Construction	6.59		15,994.84
294-040-038	21807 AUTHORITY WAY	North	1	Construction	8.56		20,776.30
294-050-050	SITUS NOT AVAILABLE	North	2	Undeveloped	38.05		0.00
294-050-080	15801 MERIDIAN PKWY	North	1	Construction	24.62		59,756.18
294-050-081	SITUS NOT AVAILABLE	North	1	Construction	6.37		15,460.88
294-060-013	SITUS NOT AVAILABLE	North	1	Undeveloped	3.23		0.00
294-060-018	SITUS NOT AVAILABLE	North	1	Undeveloped	28.41		0.00
294-070-014	SITUS NOT AVAILABLE	North	1	Undeveloped	1.41		0.00
294-070-025	15750 MERIDIAN PKWY	North	1	Construction	45.00		109,221.30
294-070-031	22220 OPPORTUNITY WAY	North	1	Construction	9.90		24,028.68
294-070-038	22000 OPPORTUNITY WAY	North	1	Construction	26.92		65,338.60
294-070-039	SITUS NOT AVAILABLE	North	1	Final Map	2.10		5,096.98
294-070-040	22310 VAN BUREN BLVD	North	1	Construction	1.43		3,470.80
294-070-041	22300 VAN BUREN BLVD	North	1	Construction	1.31		3,179.54
294-070-043	22380 VAN BUREN BLVD	North	1	Construction	9.08		22,038.42
294-070-044	SITUS NOT AVAILABLE	North	1	Final Map	6.47		15,703.58
294-070-045	22400 VAN BUREN BLVD	North	1	Construction	1.58		3,834.88
294-070-046	22400 VAN BUREN BLVD	North	1	Construction	0.99		2,402.86
294-070-047	22420 VAN BUREN BLVD	North	1	Construction	1.14		2,766.92
294-070-048	22430 VAN BUREN BLVD	North	1	Construction	0.90		2,184.42
294-070-049	SITUS NOT AVAILABLE	North	1	Construction	2.35		5,703.76
294-070-050	SITUS NOT AVAILABLE	North	1	Final Map	0.84		2,038.78
294-100-020	20800 KRAMERIA AVE	South	1	Construction	22.96		55,902.30
294-100-037	SITUS NOT AVAILABLE	South	1	Undeveloped	14.15		0.00
294-100-038	SITUS NOT AVAILABLE	South	1	Undeveloped	7.41		0.00
294-100-039	SITUS NOT AVAILABLE	South	1	Undeveloped	1.89		0.00
294-100-040	SITUS NOT AVAILABLE	South	1	Undeveloped	2.81		0.00
294-100-041	SITUS NOT AVAILABLE	South	1	Undeveloped	2.99		0.00
294-100-042	SITUS NOT AVAILABLE	South	1	Undeveloped	0.28		0.00
294-100-043	SITUS NOT AVAILABLE	South	1	Undeveloped	0.29		0.00
294-100-044	SITUS NOT AVAILABLE	South	1	Undeveloped	4.81		0.00
294-100-045	20201 CAROLINE WAY	South	1	Construction	35.98		87,603.02
294-100-048	SITUS NOT AVAILABLE	South	1	Construction	1.17		2,848.68
294-100-049	SITUS NOT AVAILABLE	South	1	Construction	8.13		19,794.68
294-100-050	SITUS NOT AVAILABLE	South	1	Permitted	0.17		413.90
294-100-051	SITUS NOT AVAILABLE	South	1	Permitted	0.53		1,290.42
294-100-052	SITUS NOT AVAILABLE	South	1	Permitted	1.08		2,629.54
294-100-053	SITUS NOT AVAILABLE	South	1	Final Map	1.00		2,434.76
294-100-054	SITUS NOT AVAILABLE	South	1	Final Map	2.37		5,770.40
294-100-055	SITUS NOT AVAILABLE	South	1	Final Map	1.19		2,897.36
294-100-058	20900 KRAMERIA AVE	South	1	Construction	10.74		26,149.42
294-100-059	20820 KRAMERIA AVE	South	1	Construction	5.98		14,559.92
294-100-060	20840 KRAMERIA AVE	South	1	Construction	4.83		11,759.92
294-100-061	20880 KRAMERIA AVE	South	1	Construction	3.97		9,666.02
294-100-062	20900 KRAMERIA AVE	South	1	Construction	5.07		12,344.28
294-100-063	SITUS NOT AVAILABLE	South	1	Permitted	9.45		23,008.56
294-110-010	20801 KRAMERIA AVE	South	1	Construction	48.02		116,917.64
294-110-011	20901 KRAMERIA AVE	South	1	Construction	44.53		108,420.30
294-120-022	SITUS NOT AVAILABLE	South	1	Undeveloped	7.15		0.00
294-120-036	SITUS NOT AVAILABLE	North	2	Undeveloped	5.30		0.00
294-120-051	20900 KRAMERIA AVE	South	1	Permitted	10.81		26,319.86
294-120-052	SITUS NOT AVAILABLE	South	1	Permitted	18.44		44,897.14
294-120-053	SITUS NOT AVAILABLE	South	1	Permitted	0.02		48.68
294-120-054	20900 KRAMERIA AVE	South	1	Construction	4.72		11,492.10

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge
294-120-060	SITUS NOT AVAILABLE	South	1	Final Map	0.34		827.82
294-120-063	SITUS NOT AVAILABLE	South	1	Final Map	6.12		14,900.78
294-120-064	SITUS NOT AVAILABLE	South	1	Final Map	7.22		17,579.02
294-130-014	SITUS NOT AVAILABLE	South	1	Undeveloped	16.54		0.00
294-170-015	SITUS NOT AVAILABLE		4	Final Map	127.74		136,376.50
294-640-001	15001 MERIDIAN PKWY	North	1	Construction	18.43		44,732.18
294-640-005	15001 MERIDIAN PKWY	North	1	Construction	1.61		3,907.68
294-640-006	SITUS NOT AVAILABLE	North	1	Permitted	1.23		2,985.38
294-640-011	15001 MERIDIAN PKWY	North	1	Construction	3.77		9,150.30
294-640-018	14800 MERIDIAN PKWY	North	1	Construction	8.41		20,412.24
294-640-026	SITUS NOT AVAILABLE	North	1	Construction	3.42		8,300.80
294-640-030	SITUS NOT AVAILABLE	North	1	Permitted	7.20		17,475.40
294-640-033	SITUS NOT AVAILABLE	North	1	Construction	8.72		21,164.66
294-640-034	14950 MERIDIAN PKWY	North	1	Construction	59.45		144,293.46
294-650-001	21800 OPPORTUNITY WAY	North	1	Construction	5.02		12,184.24
294-650-002	21822 OPPORTUNITY WAY	North	1	Construction	13.35		32,402.30
294-650-003	15555 MERIDIAN PKWY	North	1	Construction	7.04		17,087.06
294-650-010	SITUS NOT AVAILABLE	North	1	Final Map	0.19		461.14
294-650-011	15555 MERIDIAN PKWY	North	1	Construction	3.23		7,839.66
294-670-001	SITUS NOT AVAILABLE	South	1	Permitted	8.99		21,888.58
294-670-002	SITUS NOT AVAILABLE	South	1	Permitted	6.39		15,558.18
294-670-003	SITUS NOT AVAILABLE	South	1	Permitted	4.57		11,126.88
294-670-004	20801 KRAMERIA AVE	South	1	Construction	78.46		191,032.04
294-670-005	SITUS NOT AVAILABLE	South	1	Permitted	2.94		7,158.22
294-680-001	SITUS NOT AVAILABLE	South	1	Undeveloped	8.07		0.00
294-680-004	SITUS NOT AVAILABLE	South	1	Construction	1.16		2,824.32
294-680-005	20631 VAN BUREN BLVD	South	1	Construction	0.89		2,166.94
294-680-006	20641 VAN BUREN BLVD	South	1	Construction	1.44		3,506.06
294-680-008	SITUS NOT AVAILABLE	South	1	Undeveloped	10.77		0.00
294-680-009	SITUS NOT AVAILABLE	South	1	Undeveloped	3.06		0.00
294-680-010	SITUS NOT AVAILABLE	South	1	Undeveloped	5.00		0.00
294-680-011	SITUS NOT AVAILABLE	South	1	Undeveloped	1.40		0.00
294-690-002	21101 KRAMERIA AVE	South	1	Permitted	7.31		17,798.16
294-690-003	SITUS NOT AVAILABLE	South	1	Final Map	3.07		7,474.74
294-690-004	SITUS NOT AVAILABLE	South	1	Final Map	0.95		2,313.02
294-690-005	21201 KRAMERIA AVE	South	1	Permitted	3.03		7,377.34
294-690-006	SITUS NOT AVAILABLE	South	1	Construction	3.51		8,546.04
294-701-001	21840 VAN BUREN BLVD ##1	North	1	Construction	0.81		1,965.98
294-701-002	SITUS NOT AVAILABLE	North	1	Construction	0.81		1,965.98
294-701-003	21830 VAN BUREN BLVD ##2	North	1	Construction	0.59		1,432.00
294-701-004	21810 VAN BUREN BLVD ##3	North	1	Construction	0.90		2,184.42
294-701-005	21800 VAN BUREN BLVD ##4	North	1	Construction	0.56		1,359.18
294-701-006	21820 VAN BUREN BLVD ##5	North	1	Construction	0.45		1,092.20
294-701-008	21770 VAN BUREN BLVD ##6	North	1	Construction	0.91		2,208.68
294-701-009	21790 VAN BUREN BLVD ##7	North	1	Construction	1.20		2,912.56
294-701-010	21780 VAN BUREN BLVD ##8	North	1	Construction	1.20		2,912.56
294-701-011	21760 VAN BUREN BLVD ##9	North	1	Construction	0.91		2,208.68
294-701-012	21760 VAN BUREN AVE	North	1	Construction	0.91		2,208.68
294-701-014	21850 VAN BUREN BLVD ##10	North	1	Construction	0.84		2,038.78
294-701-015	21860 VAN BUREN BLVD	North	1	Construction	0.95		2,305.78
294-701-016	21870 VAN BUREN BLVD ##12	North	1	Construction	1.11		2,694.12
294-701-018	21880 VAN BUREN BLVD	North	1	Construction	1.45		3,519.34
294-710-001	21550 VAN BUREN BLVD	North	1	Construction	1.65		4,004.78
294-710-002	21650 VAN BUREN BLVD	North	1	Construction	1.21		2,936.82
294-710-003	21750 VAN BUREN BLVD	North	1	Construction	1.34		3,252.36
294-710-004	21700 VAN BUREN BLVD	North	1	Construction	1.51		3,664.98
294-710-005	21600 VAN BUREN BLVD	North	1	Construction	1.42		3,446.52
297-100-036	14160 MERIDIAN PKWY	North	3	Permitted	10.85	0.75	29,850.04
297-100-037	SITUS NOT AVAILABLE	North	1	Permitted	2.62		6,359.10
297-100-038	14350 MERIDIAN PKWY	North	1	Permitted	8.54		20,727.76

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge
297-100-041	14140 MERIDIAN PKWY	North	3	Construction	0.95	0.13	2,891.70
297-100-042	14200 MERIDIAN PKWY	North	3	Construction	0.70	0.13	2,284.92
297-100-047	SITUS NOT AVAILABLE	North	1	Permitted	3.10		7,524.12
297-100-048	SITUS NOT AVAILABLE	North	1	Permitted	1.85		4,490.20
297-100-057	SITUS NOT AVAILABLE	North	1	Undeveloped	5.25		0.00
297-100-059	SITUS NOT AVAILABLE	North	1	Undeveloped	13.55		0.00
297-100-064	14205 MERIDIAN PKWY	North	1	Permitted	3.29		7,985.28
297-100-065	14305 MERIDIAN PKWY	North	1	Construction	3.28		7,961.00
297-100-083	SITUS NOT AVAILABLE	North	1	Construction	1.71		4,150.40
297-100-084	21600 CACTUS AVE	North	1	Construction	19.75		47,936.00
297-100-085	SITUS NOT AVAILABLE	North	1	Construction	0.37		898.04
297-110-033	SITUS NOT AVAILABLE	North	1	Undeveloped	11.04		0.00
297-110-046	21800 AUTHORITY DR	North	1	Construction	32.50		78,882.04
297-110-047	SITUS NOT AVAILABLE	North	1	Permitted	1.75		4,247.48
297-110-048	SITUS NOT AVAILABLE	North	1	Final Map	1.38		3,349.44
297-110-049	SITUS NOT AVAILABLE	North	1	Final Map	1.39		3,373.72
297-160-014	SITUS NOT AVAILABLE	North	1	Undeveloped	2.48		0.00
297-230-011	14500 INNOVATION DR	North	1	Construction	2.34		5,679.50
297-230-012	14500 INNOVATION DR	North	1	Construction	0.88		2,135.88
297-230-025	14530 INNOVATION DR	North	1	Construction	4.06		9,854.18
297-230-026	14540 INNOVATION DR	North	1	Construction	5.53		13,422.08
297-230-029	SITUS NOT AVAILABLE	North	1	Undeveloped	1.05		0.00
297-230-031	14600 INNOVATION DR	North	1	Construction	26.89		65,265.78
297-231-002	14575 INNOVATION DR	North	1	Permitted	1.05		2,548.48
297-231-005	14575 INNOVATION DR	North	1	Permitted	0.01		24.26
297-231-006	14575 INNOVATION DR	North	1	Construction	16.53		40,120.62
297-231-007	14538 MERIDIAN WAY	North	1	Construction	1.38		3,349.44
297-231-008	14528 MERIDIAN WAY	North	1	Construction	2.81		6,820.26
297-231-009	14518 MERIDIAN PKWY	North	1	Construction	3.08		7,475.58
297-231-010	21801 CACTUS AVE	North	1	Construction	0.95		2,305.78
297-231-011	21803 CACTUS AVE	North	1	Construction	1.33		3,228.08
297-231-012	14519 INNOVATION DR	North	1	Construction	2.40		5,825.12
297-231-013	14529 INNOVATION DR	North	1	Construction	1.96		4,757.18
297-231-014	14539 INNOVATION DR	North	1	Construction	3.24		7,863.92
297-231-015	14605 INNOVATION DR	North	1	Construction	8.78		21,310.28
297-231-016	14555 MERIDIAN PKWY	North	1	Construction	10.80		26,213.10
297-232-004	14813 MERIDIAN PKWY	North	1	Construction	29.41		71,382.18
297-232-005	14751 MERIDIAN PKWY	North	1	Construction	5.63		13,664.78
297-232-006	SITUS NOT AVAILABLE	North	1	Final Map	3.03		7,354.22
297-233-001	21804 CACTUS AVE ##1-1	North	1	Construction	0.24		582.50
297-233-002	21804 CACTUS AVE ##1-2	North	1	Construction	0.14		339.78
297-233-003	21804 CACTUS AVE ##1-3	North	1	Construction	0.15		364.06
297-233-004	21804 CACTUS AVE ##1-4	North	1	Construction	0.18		436.88
297-233-005	21804 CACTUS AVE ##1-5	North	1	Construction	0.13		315.52
297-233-006	21804 CACTUS AVE ##1-6	North	1	Construction	0.55		1,334.92
297-233-007	CACTUS AVE ##2-1	North	1	Construction	0.19		461.14
297-233-008	CACTUS AVE ##2-2	North	1	Construction	0.13		315.52
297-233-009	CACTUS AVE ##2-3	North	1	Construction	0.15		364.06
297-233-010	CACTUS AVE ##2-4	North	1	Construction	0.18		436.88
297-233-011	CACTUS AVE ##3-1	North	1	Construction	0.19		461.14
297-233-012	CACTUS AVE ##3-2	North	1	Construction	0.19		461.14
297-233-013	CACTUS AVE ##3-3	North	1	Construction	0.18		436.88
297-233-014	21800 CACTUS AVE ##3-4	North	1	Construction	0.19		461.14
297-233-015	21800 CACTUS AVE ##4-1	North	1	Construction	0.12		291.24
297-233-016	21800 CACTUS AVE ##4-2	North	1	Construction	0.15		364.06
297-233-017	21800 CACTUS AVE ##4-3	North	1	Construction	0.14		339.78
297-233-018	21800 CACTUS AVE ##5-1	North	1	Construction	0.23		558.24
297-233-019	21800 CACTUS AVE ##5-2	North	1	Construction	0.25		606.78
297-233-020	21800 CACTUS AVE ##5-3	North	1	Construction	0.16		388.34
297-233-021	21800 CACTUS AVE ##5-4	North	1	Construction	0.16		388.34

Assessor's Parcel Number	Situs Address	Campus	Zone	Type	Benefit Units	Benefit Units - Zone 3	Charge
297-233-022	21828 CACTUS AVE ##6-1	North	1	Construction	0.14		339.78
297-233-023	21828 CACTUS AVE ##6-2	North	1	Construction	0.18		436.88
297-233-024	21828 CACTUS AVE ##6-3	North	1	Construction	0.13		315.52
297-233-025	21828 CACTUS AVE ##6-4	North	1	Construction	0.13		315.52
297-233-026	21832 CACTUS AVE ##7-1	North	1	Construction	0.16		388.34
297-233-027	21832 CACTUS AVE ##7-2	North	1	Construction	0.09		218.44
297-233-028	21832 CACTUS AVE ##7-3	North	1	Construction	0.14		339.78
297-233-029	21832 CACTUS AVE ##7-4	North	1	Construction	0.13		315.52
297-233-030	21800 CACTUS AVE ##8-1	North	1	Construction	0.15		364.06
297-233-031	21800 CACTUS AVE ##8-2	North	1	Construction	0.23		558.24
297-233-032	21800 CACTUS AVE ##8-3	North	1	Construction	0.19		461.14
297-233-033	21800 CACTUS AVE ##8-4	North	1	Construction	0.16		388.34
297-233-034	21800 CACTUS AVE ##9-1	North	1	Construction	1.07		2,597.02
297-233-035	21800 CACTUS AVE ##10-1	North	1	Construction	1.07		2,597.02
297-240-001	14477 MERIDIAN PKWY	North	1	Construction	0.71		1,723.26
297-240-003	14457 MERIDIAN PKWY	North	1	Construction	0.85		2,063.06
297-240-004	14437 MERIDIAN PKWY	North	1	Construction	0.81		1,965.98
297-240-005	14407 MERIDIAN PKWY	North	1	Construction	0.61		1,480.54
297-240-006	14417 MERIDIAN PKWY	North	1	Construction	0.47		1,140.74
297-241-001	14467 MERIDIAN PKWY ##A	North	1	Construction	0.26		631.04
297-241-002	14467 MERIDIAN PKWY	North	1	Construction	0.26		631.04
297-241-004	14427 MERIDIAN PKWY ##7A	North	1	Construction	0.26		631.04
297-241-005	14427 MERIDIAN PKWY ##7B	North	1	Construction	0.26		631.04
297-241-006	14427 MERIDIAN PKWY ##7C	North	1	Construction	0.26		631.04
297-241-007	14427 MERIDIAN PKWY ##7D	North	1	Construction	0.26		631.04
297-241-008	14427 MERIDIAN PKWY ##7E	North	1	Construction	0.26		631.04
297-241-009	14427 MERIDIAN PKWY ##7F	North	1	Construction	0.26		631.04
297-241-010	14427 MERIDIAN PKWY ##7G	North	1	Construction	0.26		631.04
297-241-011	14427 MERIDIAN PKWY ##7H	North	1	Construction	0.26		631.04
297-241-012	14427 MERIDIAN PKWY ##7I	North	1	Construction	0.26		631.04
297-241-013	14427 MERIDIAN PKWY ##7J	North	1	Construction	0.26		631.04
297-270-001	14120 MERIDIAN PKWY	North	1	Construction	0.57		1,383.46
297-270-002	14130 MERIDIAN PKWY	North	1	Construction	0.42		1,019.38
297-270-003	14100 MERIDIAN PKWY	North	1	Construction	0.51		1,237.84
297-270-004	14080 MERIDIAN PKWY	North	1	Construction	0.74		1,796.08
297-270-005	14060 MERIDIAN PKWY	North	1	Construction	0.43		1,043.66
297-270-006	14020 MERIDIAN PKWY	North	1	Construction	0.92		2,232.96
297-270-007	14000 MERIDIAN PKWY	North	1	Construction	1.06		2,572.76
297-270-008	14040 MERIDIAN PKWY	North	1	Construction	1.91		4,635.82
297-270-009	14068 MERIDIAN PKWY	North	1	Construction	0.72		1,747.54
297-270-010	14078 MERIDIAN PKWY	North	1	Construction	1.03		2,499.94
297-270-011	14118 MERIDIAN PKWY	North	1	Construction	0.83		2,014.52
297-270-012	SITUS NOT AVAILABLE	North	1	Permitted	0.23		558.24
Total:					1,303.50	1.00	\$2,521,010.70