

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



ITEM: 3.64
(ID # 30850)

MEETING DATE:
Tuesday, July 14, 2026

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adopt Resolution No. 2026-146 and Resolution No. 2026-147. March JPA Landscaping and Lighting Maintenance District No. 1 (March JPA L&LMD 1), District 1. [\$2,811,607 Total Cost - March JPA LLMD No. 1 Funds 100%] (Set for hearing July 28, 2026) (Clerk to Advertise)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2026-146, a Resolution of the Board of Supervisors of the County of Riverside ordering preparation of the Engineer's Report regarding proposed assessments to be levied and collected for fiscal year 2026-27 within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA Landscaping and Lighting District No. 1 of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972;

Continued on Page 2

ACTION: Policy, Set for Hearing


Dennis Acuna, Director of Transportation 6/28/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, July 28, 2026, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, and Gutierrez
Nays: None
Absent: Washington and Perez
Date: July 14, 2026
xc: Transp., COB/AG

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 No. 2026-147, a Resolution of the Board of Supervisors of the County of Riverside declaring intention to levy and collect assessments within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA Landscaping and Lighting District No. 1 of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972 for the maintenance and servicing of public street lighting, traffic signals, landscaping, irrigation, street sweeping graffiti removal, drainage facilities, and appurtenant facilities for fiscal year 2026-27; and giving notice of and setting the time and place of the public hearing on the annual assessment and ordering notice of the public hearing to be published, and;
3. Set the time and place of the public hearing on the annual assessment and ordering notice of the public hearing to be given consistent with the Landscaping and Lighting Act of 1972 (Clerk to Advertise).

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$2,811,607	\$ 0	\$2,811,607	\$2,811,607
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: March JPA L&LMD No. 1 Assessments – 100%. There are no General Funds used in this project.			Budget Adjustment: No	
			For Fiscal Year: FY 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

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.

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

Pursuant to the Fourteenth Amended JPA Agreement, the March JPA transferred 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 transferred the Landscaping and Lighting Maintenance District No. 1 (March JPA 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. On June 24, 2025, the Board of Supervisors through Agenda Item 3.81, Adopted Resolution 2025-164, a Joint Resolution of the March Joint Powers Commission of the March Joint Powers Authority (March JPA) and the Board of Supervisors of the County of Riverside to Transfer the March JPA Landscaping and Lighting Maintenance District No.1 (hereinafter the "March JPA L&LMD No. 1") From the March Joint Powers Authority to The County of Riverside.

March JPA LLMD No.1 was formed January 19, 2005, to provide maintenance and service to developments within the Meridian Business Park. The March JPA LLMD No. 1 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 March JPA LLMD No.1. Assessments are based on benefit units - one acre equals one benefit unit. Acreage is based on recorded net acreage per parcel.

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.

Three (3) 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 to the Moreno Valley/March Field Metrolink Station parcel. In 2023, one (1) 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 (2) traffic signals, drainage facility maintenance, and graffiti control.

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

The March JPA L&LMD No.1 Annual Engineer's Report for FY 2026/27 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 proceedings for the annual levy of assessments by passing a resolution, which proposes the annual levy under the Landscaping and Lighting Act of 1972. This resolution also describes the improvements, the location of the District and finally orders 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.

Consistent with the Board of Supervisors' direction regarding compliance with Article XIII D of the California Constitution and the Landscaping and Lighting Act of 1972, the attached resolutions have been prepared and a public hearing scheduled for 9:30 a.m. on July 28, 2026, to receive testimony for and against the proposed assessments.

Impact on Residents and Businesses

Only the property owners within the boundaries of each Benefit Zone within March JPA L&LMD No.1 are impacted by the assessments collected for the maintenance of the improvements within these benefit zones, as described in the Engineer's Report. A copy of the Assessment Diagram is provided as a standalone attachment.

All of the parcels within March JPA L&LMD No.1 boundaries are either commercial or industrial. There are no known residential parcels within the benefit zones or boundaries of March JPA L&LMD No.1.

SUPPLEMENTAL:

Additional Fiscal Information

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 4.09% over the prior year. Water utilities represent approximately 14.31% of the annual costs. With an approved Western Municipal Water District (WMWD) water cost increase of 7.50% on average from the prior year, there is a 10.86%

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

increase in the maximum assessments for Fiscal Year 2026/2027. However, staff recommend that the rates levied in Fiscal Year 2026/27 be increased by 6% from the Fiscal Year 2025/26 effective rates.

The recommended effective and maximum annual assessments, by Benefit Zone, along with the total funding are as follows:

Benefit Zone	Assessment Per Benefit Unit (Acre) 2025/26		Assessment Per Benefit Unit (Acre) 2026/27	
	Effective	Maximum	Effective	Maximum
Benefit Zone 1, North Campus	\$2,427.14	\$2,427.14	\$2,572.77	\$2,690.61
Benefit Zone 1, South Campus	\$2,434.77	\$3,709.93	\$2,580.86	\$4,112.65
Benefit Zone 2	\$0.00	\$0.00	\$0.00	\$0.00
Benefit Zone 3	\$4,687.43	\$4,687.43	\$4,968.68	\$5,196.26
Benefit Zone 4	\$1,067.61	\$1,067.61	\$1,131.67	\$1,183.50

Benefit Zone	Fiscal Year 2025/2026 Funding	Fiscal Year 2026/2027 Funding
Benefit Zone 1, North Campus	\$1,460,699.73	\$1,551,044.52
Benefit Zone 1, South Campus	919,247.04	1,111,033.92
Benefit Zone 2	0.00	0.00
Benefit Zone 3	4,687.43	4,968.68
Benefit Zone 4	136,376.50	144,559.52
Total Funding	\$2,521,010.70	\$2,811,606.64

Noted Western Municipal Water District (WMWD) water cost increases:

	FY26/27 Increase	North Campus	South Campus	BV Zone 4	
2" recycled meter	7.84%	\$29,659	\$10,592	\$2,118	
3" recycled meter	8.24%	\$9,830			
1" potable meter	7.99%		\$939		
2" potable meter	7.84%		\$10,592		
		\$39,489	\$22,124	\$2,118	\$63,731
Estimated costs based on water usage					
Recycled water/unit	7.55%	\$147,915	\$47,350	\$1,539	
Potable water/unit	5.45%		\$134,640		\$331,444

The annual budget for FY 26/27 totals \$2,811,607.

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

ATTACHMENTS:

Resolution No. 2026-146

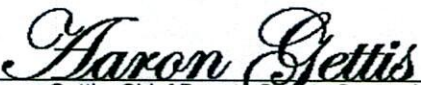
Resolution No. 2026-147

March JPA LLMD No.1 Engineer's Report

Assessment Diagram with Benefit Zones

Western Water – Final Report Water Rate Study (Abstract Version)


Crystal Carrillo, Senior Management Analyst 7/8/2026


Aaron Gettis, Chief Deputy County Counsel 7/1/2026

RESOLUTION NO. 2026-146

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE ORDERING PREPARATION OF ENGINEER'S REPORT REGARDING PROPOSED ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2026-27 WITHIN BENEFIT ZONE 1 NORTH CAMPUS, BENEFIT ZONE 1 SOUTH CAMPUS, BENEFIT ZONE 2, BENEFIT ZONE 3, AND BENEFIT ZONE 4 OF MARCH JPA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 OF THE COUNTY OF RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of Riverside (hereinafter the "County") on June 24, 2025 as Board of Supervisors Agenda Item 3.81, Adopted Resolution 2025-164, a Joint Resolution of the March Joint Powers Commission of the March Joint Powers Authority (March JPA) and the Board of Supervisors of the County of Riverside to Transfer the March JPA Landscaping and Lighting Maintenance District No.1 (hereinafter the "March JPA L&LMD No. 1") From the March Joint Powers Authority to The County of Riverside; and

WHEREAS, the Board of Supervisors has approved the transfer of March JPA L&LMD No. 1 and the County has assumed the Administration and Maintenance responsibilities of March JPA L&LMD No. 1 on July 1, 2025; and

WHEREAS, the Board of Supervisors conducted proceedings for and has established March JPA L&LMD No. 1 of the County of Riverside, State of California pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the "Streets and Highways Code"); for the public interest, convenience, and necessity requires the continued installation, construction, maintenance and/or servicing of public street lighting, traffic signals, landscaping, irrigation, street sweeping, graffiti removal, drainage facilities, the provisions for water and electrical services, and any improvements appurtenant thereto within the public rights-of-way and easements within the March JPA L&LMD No. 1; and

1 **WHEREAS**, March JPA L&LMD No. 1 presently consists of five (5) Benefit Zones referred to as
2 Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and
3 Benefit Zone 4, and

4 **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution pursuant to Section
5 22622 of the Streets and Highways Code, ordering the preparation and filing of an Engineer's Report
6 (hereinafter the "Report") in accordance with Article 4 (commencing with Section 22565) of the Streets
7 and Highways Code with regard to the assessments which are proposed to be levied on assessable lots
8 and parcels of land within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone
9 2, Benefit Zone 3, and Benefit Zone 4, 2026-27 fiscal year;

10 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the
11 Board of Supervisors of the County assembled in regular session on July 14, 2026 as follows:

12 **Section 1. Improvements.** The improvements authorized for Benefit Zone 1 North Campus, Benefit
13 Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4, of March JPA L&LMD No.
14 1 are:

- 15 (a) The energy, servicing, operation, and maintenance of signage and streetlights installed
16 along public streets and easements; and
- 17 (b) The energy, servicing, operation, and maintenance of traffic signals, safety lighting,
18 beacons, and other electrically operated traffic control or warning devices installed along
19 public streets, including routine maintenance and emergency call-out service; and
- 20 (c) The maintenance, servicing and repair of the landscaping, irrigation system, electrical,
21 water, and ornamental structures and facilities located in public streets, rights of way,
22 parkways, easements, slopes, open space areas and various park facilities; and
- 23 (d) The maintenance of trees and palms, including trimming, pruning, replacement, removal
24 and required irrigation located in public streets, rights of way, parkways, easements,
25 slopes, open space areas and various park facilities; and
- 26 (e) The street sweeping of public streets and easements; and

- 1 (f) The removal of graffiti on the exterior face of walls, or walls with the integration of fencing
2 materials, along the rear of lots abutting open space and/or visible from residences and
3 roadways; and
- 4 (g) The maintenance, servicing and repair of the landscaping, irrigation system, electrical,
5 and water facilities within the drainage improvements and appurtenances that convey and
6 retain the storm drain flow within the LMD boundary. These improvements include inlets,
7 reinforced concrete pipes, catch basins, outlets, channels, drop structures, wash,
8 detention basins, bioswales, proprietary storm water treatment devices and slopes
9 greater than 10-feet in vertical height; and
- 10 (h) Maintenance, repair and/or replacement of fencing, located in public streets, rights of
11 way, parkways, easements, slopes, open space areas and various park facilities; and
- 12 (i) The maintenance, repair, replacement, or servicing of any of the foregoing.

13 **Section 2. Report.** The Director of Transportation of the County, or their designee, is hereby
14 designated Engineer (hereinafter the "Engineer") and is ordered to prepare and file with the Clerk of the
15 Board of Supervisors the Report with regard to the assessments proposed to be levied on assessable
16 lots and parcels of land within of five (5) Benefit Zones referred to as Benefit Zone 1 North Campus,
17 Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4, of March JPA
18 L&LMD No. 1 to pay the costs of the maintenance and servicing of signage, streetlights, traffic signals,
19 safety lighting, landscaping, irrigation systems, trees and palms, street sweeping, graffiti abatement,
20 drainage facilities and the provision of electricity for signage, streetlights, traffic signals, safety lighting,
21 landscaping and irrigation systems and the provisions for water for landscaping and irrigation systems
22 for the 2026-27 fiscal year, pursuant to Sections 22565 through 22574 of the Streets and Highways
23 Code.

24
25
26

2
3 RESOLUTION NO. 2026-146

4 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
5 ORDERING PREPARATION OF ENGINEER'S REPORT REGARDING PROPOSED
6 ASSESSMENTS TO BE LEVIED AND COLLECTED FOR FISCAL YEAR 2026-27 WITHIN
7 BENEFIT ZONE 1 NORTH CAMPUS, BENEFIT ZONE 1 SOUTH CAMPUS, BENEFIT
8 ZONE 2, BENEFIT ZONE 3, AND BENEFIT ZONE 4 OF MARCH JPA LANDSCAPING
9 AND LIGHTING MAINTENANCE DISTRICT NO. 1 OF THE COUNTY OF RIVERSIDE
10 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

11 ROLL CALL:

12 Ayes: Medina, Spiegel, and Gutierrez

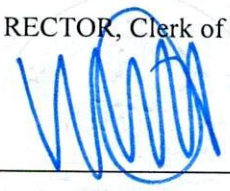
13 Nays: None

14 Absent: Washington and Perez

15 Abstain: None

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

18 KIMBERLY A. RECTOR, Clerk of said Board

19 By:  _____

20 Deputy

Board of Supervisors

County of Riverside

RESOLUTION NO. 2026-147

RESOLUTION OF THE BOARD OF SUPERVISORS DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN BENEFIT ZONE 1 NORTH CAMPUS, BENEFIT ZONE 1 SOUTH CAMPUS, BENEFIT ZONE 2, BENEFIT ZONE 3, AND BENEFIT ZONE 4 OF MARCH JPA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 OF THE COUNTY OF RIVERSIDE PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND SERVICING OF PUBLIC STREET LIGHTING, TRAFFIC SIGNALS, LANDSCAPING, IRRIGATION, STREET SWEEPING, GRAFFITI REMOVAL, DRAINAGE FACILITIES, AND APPURTENANT FACILITIES FOR FISCAL YEAR 2026-27; AND GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC HEARING ON THE ANNUAL ASSESSMENT AND ORDERING NOTICE OF THE PUBLIC HEARING TO BE PUBLISHED

WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of Riverside (hereinafter the "County") on June 24, 2025 as Board of Supervisors Agenda Item 3.81, Adopted Resolution 2025-164, a Joint Resolution of the March Joint Powers Commission of the March Joint Powers Authority (March JPA) and the Board of Supervisors of the County of Riverside to Transfer the March JPA Landscaping and Lighting Maintenance District No.1 (hereinafter the "March JPA L&LMD No. 1") From the March Joint Powers Authority to The County of Riverside; and

WHEREAS, the Board of Supervisors has approved the transfer of March JPA L&LMD No. 1 and the County has assumed the Administration and Maintenance responsibilities of March JPA L&LMD No. 1 on July 1, 2025; and

WHEREAS, the Board of Supervisors conducted proceedings for and has established March JPA L&LMD No. 1 of the County of Riverside, State of California pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (hereinafter the "Streets and Highways Code"); for the public interest, convenience, and necessity requires the continued installation, construction, maintenance and/or servicing of public street lighting,

JUL 1 4 2026 3.64

1 traffic signals, landscaping, irrigation, street sweeping, graffiti removal, drainage facilities, the provisions
2 for water and electrical services, and any improvements appurtenant thereto within the public rights-of-
3 way and easements within the March JPA L&LMD No. 1; and

4 **WHEREAS**, as ordered by the Board of Supervisors, the Director of Transportation of the County
5 has filed with the Clerk of the Board of Supervisors an Engineer's Report (hereinafter the " Report ")
6 regarding the assessments to be levied and collected within five (5) Benefit Zones referred to as Benefit
7 Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone
8 4, of March JPA L&LMD No. 1 for fiscal year 2026-27 to pay the costs of maintenance services and
9 improvements as identified in the preceding recital, and the Report has been presented to and
10 considered by the Board of Supervisors; and

11 **WHEREAS**, the Report filed with the Clerk of the Board of Supervisors states that the maximum
12 annual assessment to be levied in the respective Benefit Zones fiscal year 2026-27 are in an amount
13 increased by ten point eighty-six percent (10.86%) more than the assessments levied for fiscal year
14 2025-26 (based on The "Common Labor, Construction Cost Index", as published by Engineering News
15 Record (ENR) in subsequent years and Utility rate increase(s) effective in subsequent years, current
16 providers being: Western Municipal Water District and Southern California Edison Company or March
17 Joint Powers Utility Authority), and are consistent with the terms of the ballot proposition approving the
18 annexation of each zone. The effective rate (actual increase) to be placed upon all assessments will be
19 six percent (6%) for FY2026-27 as noted in Report; and

20 **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution of intention pursuant
21 to Section 22624 of the Streets and Highways Code, which fixes and gives notice, pursuant to Section
22 22626(a) of the Streets and Highways Code, of the time and place of a public hearing on said Report
23 and the annual assessments for fiscal year 2026-2027;

24 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
25 Board of Supervisors of the County of Riverside assembled in regular session on July 14, 2026 as
26 follows:

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

(a) The foregoing recitals are true and correct: The Report for Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone of 4 of March JPA L&LMD No. 1 contains all matters required by Section 22565 through 22574 of the Streets and Highways Code and may, therefore, be approved by the Board of Supervisors; and

(b) The 2026-27 fiscal year assessment within Benefit Zone 1 North Campus of March JPA L&LMD No. 1 is \$2,690.61 per benefit unit (acre) maximum, effective assessment is \$2,572.77 per benefit unit (acre) for FY 2026-27; Benefit Zone 1 South Campus of March JPA L&LMD No. 1 is \$4,112.65 per benefit unit (acre) maximum, effective assessment is \$2,580.86 per benefit unit (acre) for FY 2026-27; Benefit Zone 2 of March JPA L&LMD No. 1 is \$0 per benefit unit (acre) maximum, effective assessment is \$0 per benefit unit (acre) for FY 2026-27; Benefit Zone 3 of March JPA L&LMD No. 1 is \$5,196.26 per benefit unit (acre) maximum, effective assessment is \$4,968.68 per benefit unit (acre) for FY 2026-27 and Benefit Zone 4 of March JPA L&LMD No. 1 is \$1,183.50 per benefit unit (acre), effective assessment is \$1,131.67 per benefit unit (acre) for FY 2026-27

The Report proposes a ten point eighty-six percent (10.86%) inflationary increase in the assessment per Benefit Unit (acre), in Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 over the assessment levied for fiscal year 2025-26 based on The "Common Labor, Construction Cost Index", as published by Engineering News Record (ENR) in subsequent years and 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), and is consistent with the ballot proposition approved by the qualified electors when establishing said benefit zones.

Section 2. Intent. The Board of Supervisors declares that it intends to levy assessments on all lots and parcels of assessable land within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA L&LMD No. 1. There are no parcels or lots within said zones that are owned by a federal or state governmental agency. The assessments

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

4 **Section 3. Description of Services and Improvements to be Provided.** The maintenance service
5 and improvements authorized within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus,
6 Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA L&LMD No. 1 are:

- 7 (a) The energy, servicing, operation, and maintenance of signage and streetlights installed
8 along public streets and easements; and
- 9 (b) The energy, servicing, operation, and maintenance of traffic signals, safety lighting,
10 beacons, and other electrically operated traffic control or warning devices installed along
11 public streets, including routine maintenance and emergency call-out service; and
- 12 (c) The maintenance, servicing and repair of the landscaping, irrigation system, electrical,
13 water, and ornamental structures and facilities located in public streets, rights of way,
14 parkways, easements, slopes, open space areas and various park facilities; and
- 15 (d) The maintenance of trees and palms, including trimming, pruning, replacement, removal
16 and required irrigation located in public streets, rights of way, parkways, easements,
17 slopes, open space areas and various park facilities; and
- 18 (e) The street sweeping of public streets and easements; and
- 19 (f) The removal of graffiti on the exterior face of walls, or walls with the integration of fencing
20 materials, along the rear of lots abutting open space and/or visible from residences and
21 roadways; and
- 22 (g) The maintenance, servicing and repair of the landscaping, irrigation system, electrical,
23 and water facilities within the drainage improvements and appurtenances that convey and
24 retain the storm drain flow within the LMD boundary. These improvements include inlets,
25 reinforced concrete pipes, catch basins, outlets, channels, drop structures, wash,
26 detention basins, bioswales, proprietary storm water treatment devices and slopes

greater than 10-feet in vertical height; and

(h) Maintenance, repair and/or replacement of fencing, located in public streets, rights of way, parkways, easements, slopes, open space areas and various park facilities; and

(i) The maintenance, repair, replacement, or servicing of any of the foregoing.

Section 4. The District. The district is identified as "March JPA Landscaping and Lighting Maintenance District No. 1 of the County of Riverside, State of California". The boundaries of Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone of L&LMD No. 1 are located within Riverside County and are described and shown in the Report.

Section 5. Report. The Report, which is on file with the Clerk of the Board of Supervisors and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to the Report for a full and detailed description of the improvements, the boundaries of the District, and any zones therein, and the annual assessments to be levied upon assessable lots and parcels within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA L&LMD 1.

Section 6. Public Hearing. A Public Hearing will be held on July 28, 2026 at 9:30 a.m. at the meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor, Riverside, California regarding the Report and the proposed assessments to be levied for fiscal year 2026-27 within Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA L&LMD No. 1.

Section 7. Information. Any property owner desiring additional information regarding Benefit Zone 1 North Campus, Benefit Zone 1 South Campus, Benefit Zone 2, Benefit Zone 3, and Benefit Zone 4 of March JPA L&LMD No. 1, the Report, or the proposed assessments shall contact Mr. Mark P. Hughes, Technical Engineering Unit Supervisor, Riverside County Transportation Department, at 4080 Lemon Street, 8th Floor, Riverside, California, or by telephone at (951) 955-6767.

Section 8. Notice of the Public Hearing. Notices of the public hearing shall be given consistent with Section 22626(a) of the Streets and Highways Code. The notice of the public hearing shall be given

1 by causing a certified copy of this Resolution to be published once in an appropriate newspaper at least
2 ten (10) days prior to July 28, 2026. Said publication of this Resolution is to be effected by the Clerk of
3 the Board of Supervisors of the County.
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

2
3 RESOLUTION NO. 2026-147

4 RESOLUTION OF THE BOARD OF SUPERVISORS DECLARING INTENTION TO LEVY
5 AND COLLECT ASSESSMENTS WITHIN BENEFIT ZONE 1 NORTH CAMPUS,
6 BENEFIT ZONE 1 SOUTH CAMPUS, BENEFIT ZONE 2, BENEFIT ZONE 3, AND
7 BENEFIT ZONE 4 OF MARCH JPA LANDSCAPING AND LIGHTING MAINTENANCE
8 DISTRICT NO. 1 OF THE COUNTY OF RIVERSIDE PURSUANT TO THE
9 LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE AND
10 SERVICING OF PUBLIC STREET LIGHTING, TRAFFIC SIGNALS, LANDSCAPING,
11 IRRIGATION, STREET SWEEPING, GRAFFITI REMOVAL, DRAINAGE FACILITIES,
12 AND APPURTENANT FACILITIES FOR FISCAL YEAR 2026-27;
13 AND GIVING NOTICE OF AND SETTING THE TIME AND PLACE OF THE PUBLIC
14 HEARING ON THE ANNUAL ASSESSMENT AND
15 ORDERING NOTICE OF THE PUBLIC HEARING TO BE PUBLISHED

16 ROLL CALL:

17 Ayes: Medina, Spiegel, and Gutierrez

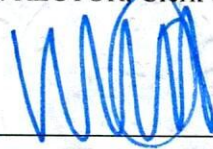
18 Nays: None

19 Absent: Washington and Perez

20 Abstain: None

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

23 KIMBERLY A. RECTOR, Clerk of said Board

24 By:  _____

25 Deputy



County of Riverside Landscaping and Lighting Maintenance District No. 1

2026/2027 ENGINEER'S REPORT

Intent Meeting: July 14, 2026

Public Hearing: July 28, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864
Property Tax Information Line
T. 866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT

Landscaping and Lighting Maintenance District No.1

Fiscal Year 2026/2027

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 2026/2027 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 County Board.

Dated this 1st day of July, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the County of Riverside

By: 
Susana Hernandez
Senior Project Manager, District Administration Services

By: 
Tyrone Peter
PE #C 81888



Table of Contents

INTRODUCTION	1
PART I- PLANS AND SPECIFICATIONS	2
PART II- METHOD OF APPORTIONMENT	10
PART III- FISCAL YEAR 2026/2027 COST ESTIMATE.....	15
PART IV- DIAGRAM.....	16
PART V- ASSESSMENT ROLL	18

Introduction

Pursuant to the direction from the Board, 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, 2026 to June 30, 2027.

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 Transportation Department of the County of Riverside 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, 2026 to June 30, 2027.

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.

The Fiscal Year 2026/2027 estimated costs for each Benefit Zone are presented herein Part 3, the Cost Estimate.

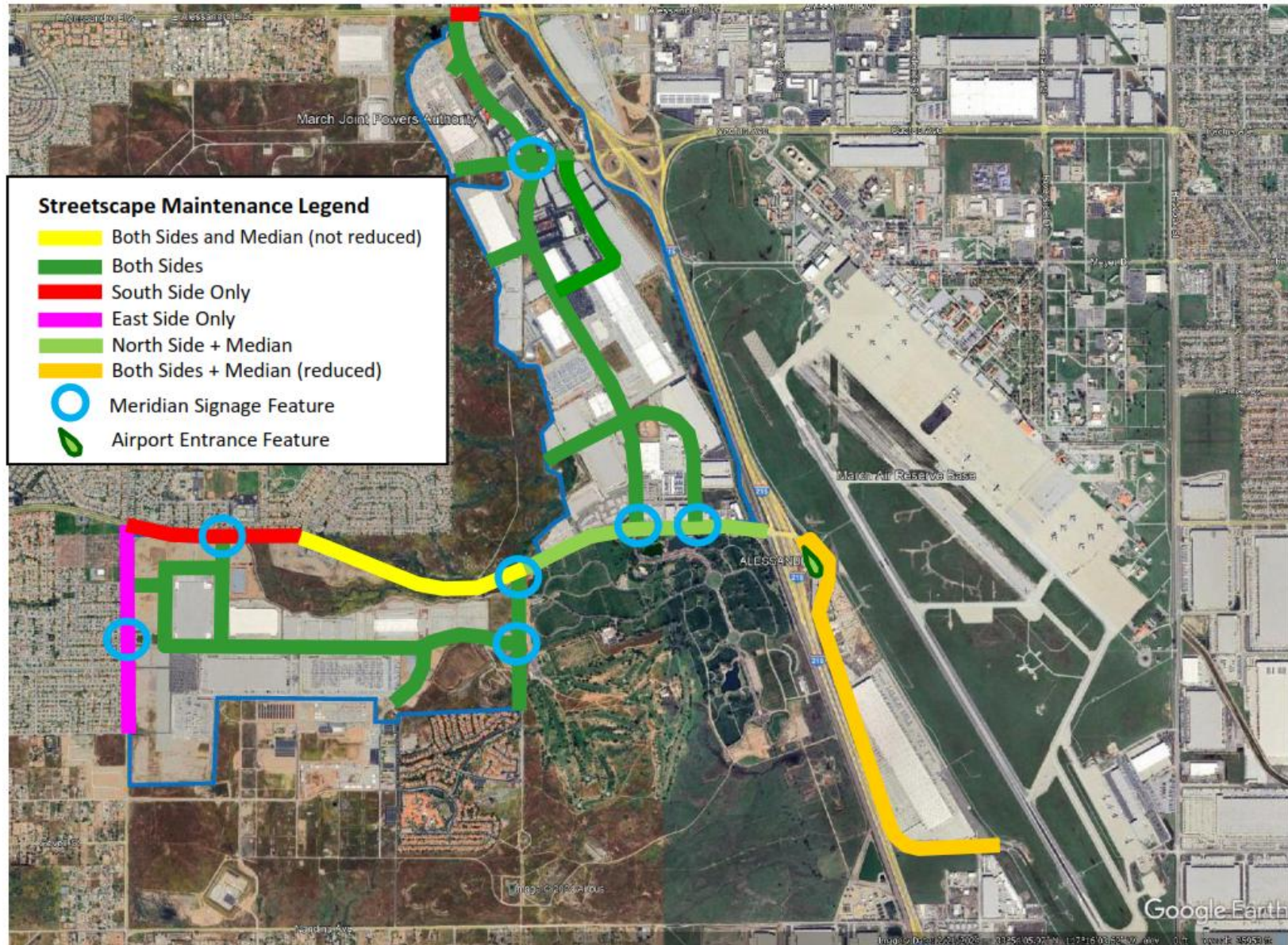
The map below details the location of the LLMD street light improvements.

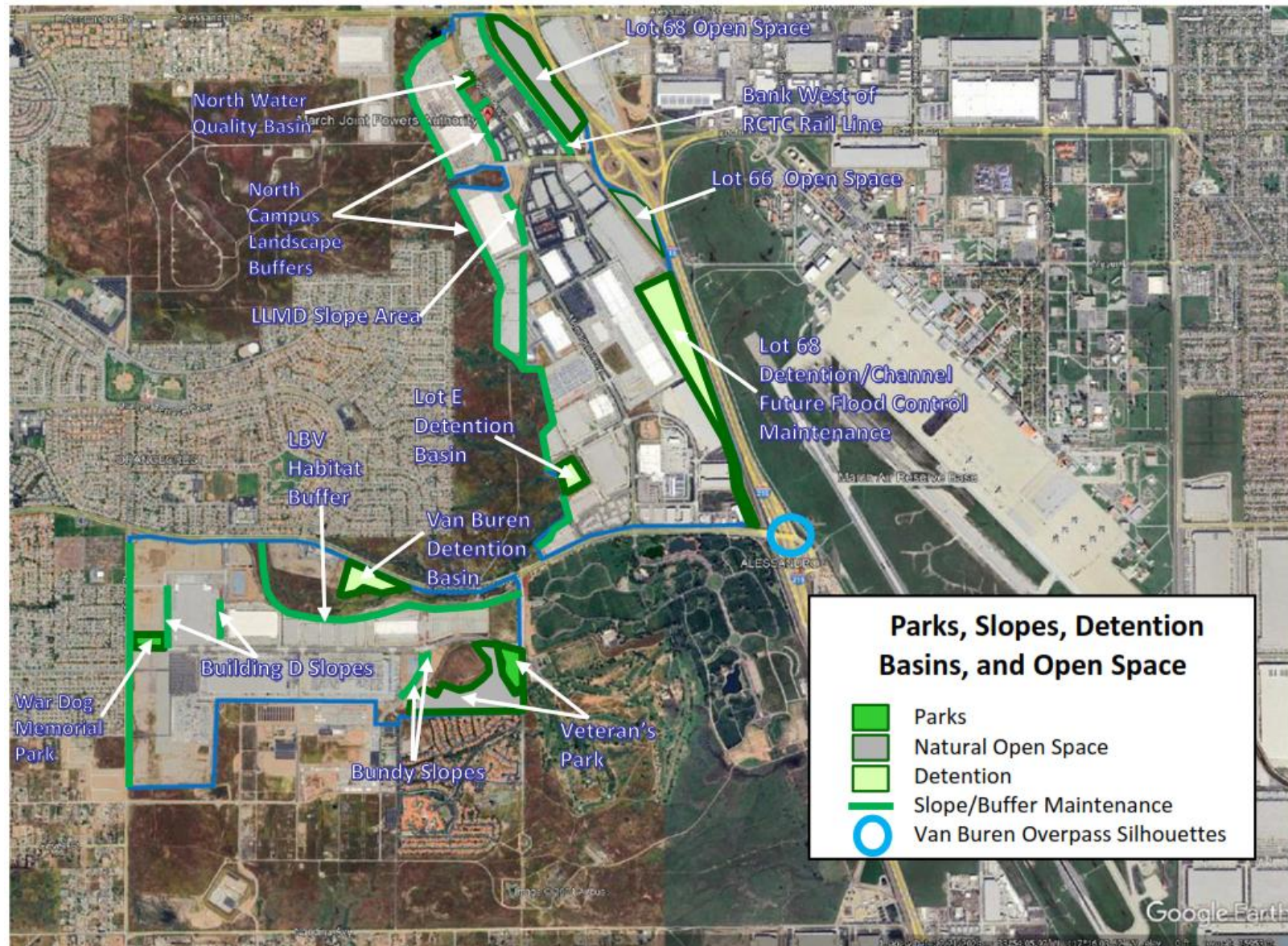


The map below details the location of the LLMD traffic signal improvements.



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





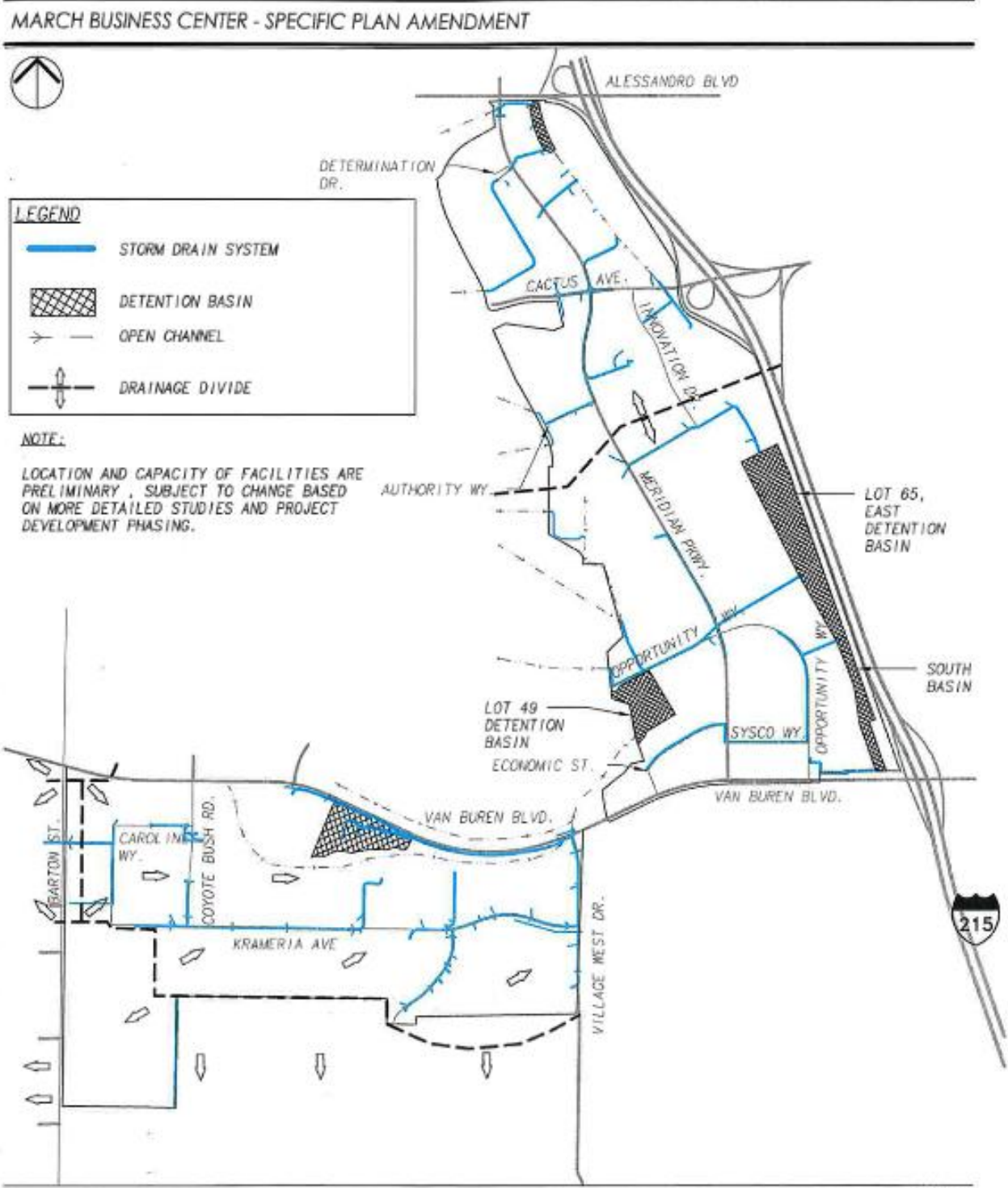
The map below details the location of the LLMD street sweeping.



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



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



Part II- Method of Apportionment

In response to the realignment of March Air Force Base, there was a determination by the March Joint Powers Authority 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 March Joint Powers Authority 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. As of July 1, 2025, the County of Riverside assumed all responsibilities associated with the Landscaping and Lighting Maintenance District No.1 from March Joint Powers Authority.

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 County of Riverside 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 4.09% over the prior year. Water utilities represent approximately 14.31% of the annual costs. With a cumulative Western Municipal Water District cost increase of 51.37% from the prior year, the total escalation factor for Fiscal Year 2026/2027 is 10.86%. The actual rates to be levied for Fiscal Year 2026/27 represent a 6% increase from Fiscal Year 2025/26.

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	Fiscal Year 2025/26		Fiscal Year 2026/27	
	Effective	Maximum	Effective	Maximum
Benefit Zone 1, North Campus	\$2,427.14	\$2,427.14	\$2,572.77	\$2,690.61
Benefit Zone 1, South Campus	\$2,434.77	\$3,709.93	\$2,580.86	\$4,112.65
Benefit Zone 2	\$0.00	\$0.00	\$0.00	\$0.00
Benefit Zone 3	\$4,687.43	\$4,687.43	\$4,968.68	\$5,196.26
Benefit Zone 4	\$1,067.61	\$1,067.61	\$1,131.67	\$1,183.50

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

Fiscal Year 2026/2027 Benefit Units						
Campus	Undeveloped	Final Map	Permitted	Construction	Total	
North Campus	108.72	5.92	20.70	577.25	712.59	
South Campus	54.60	46.93	63.52	320.04	485.09	
Zone 4	0.00	0.00	0.00	127.74	127.74	
Total 2026/2027 Benefit Units	163.32	52.85	84.22	1,025.03	1,325.42	

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 Construction benefit unit category.

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

Fiscal Year 2026/2027 Benefit Zone Effective Assessments					
FY 2026/2027 Assessment Per Benefit Unit					
	Undeveloped	Final Map	Permitted	Construction	
North Campus	\$0.00	\$2,572.77	\$2,572.77	\$2,572.77	
South Campus	\$0.00	\$2,580.86	\$2,580.86	\$2,580.86	
FY 2026/2027 Total Assessments					
Campus	Undeveloped	Final Map	Permitted	Construction	Total
North Campus	\$0.00	\$15,230.76	\$53,256.30	\$1,482,557.46	\$1,551,044.52
South Campus	0.00	121,119.66	163,936.08	825,978.18	1,111,033.92
Total 2026/2027 Assessments	\$0.00	\$136,350.42	\$217,192.38	\$2,308,535.64	\$2,662,078.44

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	\$3,726.51
297-100-041	0.125	621.09
297-100-042	0.125	621.09
Totals	1.000	\$4,968.68

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	\$144,559.52

Reference is made to Part III, Cost Estimate for Details on the expenses assessed for Fiscal Year 2026/2027. For the specific assessment on each Lot and parcel within LLMD 1, for all improvements, for the Fiscal Year commencing July 1, 2026 to June 30, 2027 reference is made to Part IV, Assessment Roll included herein.

Part III- Cost Estimate

Fiscal Year 2026/2027 Cost Estimate Landscaping and Lighting Maintenance District No. 1 County of Riverside

Proposed Budget 2026/2027					
Description	North Campus BZ 1	South Campus BZ 1	BZ 3	BZ 4	Total
ASSESSMENTS	\$1,551,044.52	\$1,111,033.92	\$4,968.68	\$144,559.52	\$2,811,606.64
Net Operating Revenue	\$1,551,044.52	\$1,111,033.92	\$4,968.68	\$144,559.52	\$2,811,606.64
Total Revenue	\$1,551,044.52	\$1,111,033.92	\$4,968.68	\$144,559.52	\$2,811,606.64
IMPROVEMENTS					
Traffic Signals	\$40,000.00	\$13,300.00	\$0.00	\$12,500.00	\$65,800.00
Signage	3,500.00	2,500.00	0.00	0.00	6,000.00
Lighting	38,500.00	42,780.00	0.00	11,100.00	92,380.00
Landscaping	375,000.00	540,000.00	3,980.00	66,000.00	984,980.00
Tree Trimming	275,000.00	200,000.00	0.00	10,000.00	485,000.00
Drainage	125,000.00	75,000.00	0.00	7,500.00	207,500.00
Street Sweeping	22,500.00	26,500.00	0.00	9,200.00	58,200.00
Vandalism/Damage	102,000.00	52,000.00	0.00	5,000.00	159,000.00
Landscape Utilities	190,000.00	210,000.00	0.00	4,550.00	404,550.00
Total Improvements Expenses	\$1,171,500.00	\$1,162,080.00	\$3,980.00	\$125,850.00	\$2,463,410.00
INCIDENTAL EXPENSES					
Assessment Engineering	\$6,500.00	\$6,500.00	\$75.00	\$450.00	\$13,525.00
Inspection/Administration	125,000.00	125,000.00	0.00	12,000.00	262,000.00
Liability Insurance	7,500.00	12,500.00	0.00	2,500.00	22,500.00
Total Incidental Expenses	\$139,000.00	\$144,000.00	\$75.00	\$14,950.00	\$298,025.00
CAPITAL IMPROVEMENTS					
Irrigation Controller Upgrades	\$65,000.00	\$0.00	\$0.00	\$0.00	\$65,000.00
Dog Park Irrigation Improvements	0.00	75,000.00	0.00	0.00	75,000.00
Cactus Avenue Parkways	50,000.00	0.00	0.00	0.00	50,000.00
Bioswale Re-planting	0.00	0.00	0.00	12,500.00	12,500.00
Sidewalk Repairs	45,000.00	0.00	0.00	0.00	45,000.00
Total Capital Improvements	\$160,000.00	\$75,000.00	\$0.00	\$12,500.00	\$247,500.00
Total Revenue	\$1,551,044.52	\$1,111,033.92	\$4,968.68	\$144,559.52	\$2,811,606.64
Total Expenses	\$1,470,500.00	\$1,381,080.00	\$4,055.00	\$153,300.00	\$3,008,935.00
Contribution to/(from) District Fund Balance	\$80,544.52	(\$270,046.08)	\$913.68	(\$8,740.48)	(\$197,328.36)

Note: Totals may not tie due to rounding.

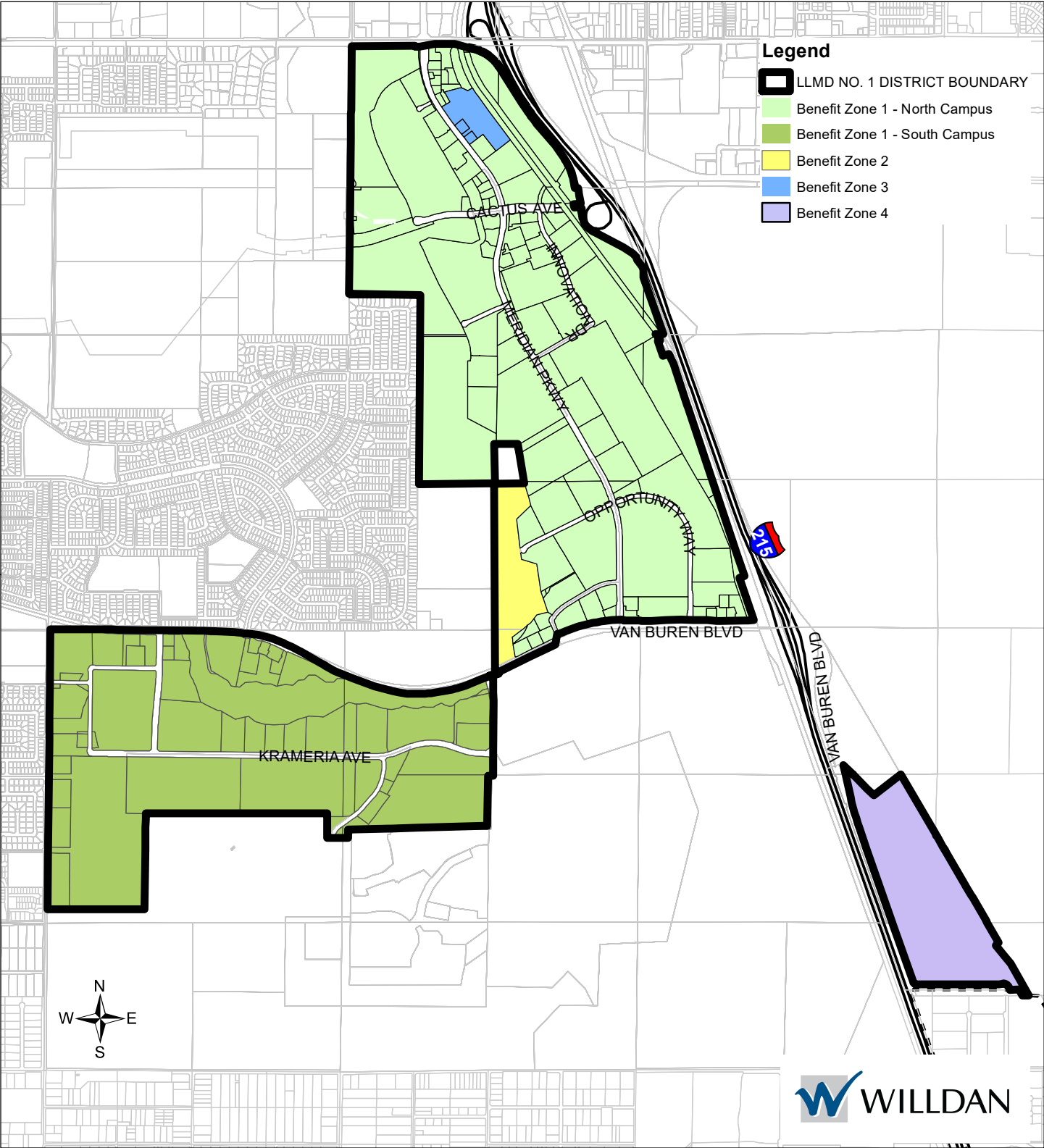
Part IV- Diagram

Landscaping and Lighting Maintenance District No. 1 County of Riverside

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
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2026/2027



Part V- Assessment Roll

Landscaping and Lighting Maintenance District No. 1 County of Riverside

For the specific assessment on each Lot and parcel within LLMD 1, for all improvements, for the Fiscal Year commencing July 1, 2026 to June 30, 2027, reference is made to the Assessment Roll following herein.

County of Riverside
Landscaping and Lighting Maintenance District No. 1
Fiscal Year 2026/27 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		\$64,936.70
294-040-035	21803 AUTHORITY WAY	North	1	Construction	8.60		22,125.82
294-040-037	SITUS NOT AVAILABLE	North	1	Construction	6.59		16,954.54
294-040-038	21807 AUTHORITY WAY	North	1	Construction	8.56		22,022.90
294-050-050	SITUS NOT AVAILABLE	North	2	Undeveloped	38.05		0.00
294-050-080	15801 MERIDIAN PKWY	North	1	Construction	24.62		63,341.58
294-050-081	SITUS NOT AVAILABLE	North	1	Construction	6.37		16,388.54
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		115,774.64
294-070-031	22220 OPPORTUNITY WAY	North	1	Construction	9.90		25,470.42
294-070-038	22000 OPPORTUNITY WAY	North	1	Construction	26.92		69,258.96
294-070-039	SITUS NOT AVAILABLE	North	1	Final Map	2.10		5,402.80
294-070-040	22310 VAN BUREN BLVD	North	1	Construction	1.43		3,679.06
294-070-041	22300 VAN BUREN BLVD	North	1	Construction	1.31		3,370.32
294-070-043	22380 VAN BUREN BLVD	North	1	Construction	9.08		23,360.74
294-070-045	22400 VAN BUREN BLVD	North	1	Construction	1.58		4,064.96
294-070-046	22400 VAN BUREN BLVD	North	1	Construction	0.99		2,547.04
294-070-048	22430 VAN BUREN BLVD	North	1	Construction	0.90		2,315.48
294-070-049	SITUS NOT AVAILABLE	North	1	Construction	2.35		6,046.00
294-070-051	SITUS NOT AVAILABLE	North	1	Permitted	1.08		2,778.58
294-070-054	SITUS NOT AVAILABLE	North	1	Construction	1.13		2,907.22
294-070-055	SITUS NOT AVAILABLE	North	1	Permitted	6.24		16,054.08
294-100-020	20800 KRAMERIA AVE	South	1	Construction	22.96		59,256.54
294-100-038	SITUS NOT AVAILABLE	South	1	Final Map	7.41		19,124.16
294-100-039	SITUS NOT AVAILABLE	South	1	Final Map	1.89		4,877.82
294-100-040	SITUS NOT AVAILABLE	South	1	Final Map	2.81		7,252.20
294-100-041	SITUS NOT AVAILABLE	South	1	Final Map	2.99		7,716.76
294-100-042	SITUS NOT AVAILABLE	South	1	Permitted	0.28		722.64
294-100-043	SITUS NOT AVAILABLE	South	1	Permitted	0.29		748.44
294-100-044	SITUS NOT AVAILABLE	South	1	Final Map	4.81		12,413.92
294-100-045	20201 CAROLINE WAY	South	1	Construction	35.98		92,859.34
294-100-049	SITUS NOT AVAILABLE	South	1	Construction	8.13		20,982.38
294-100-050	SITUS NOT AVAILABLE	South	1	Permitted	0.17		438.74
294-100-051	SITUS NOT AVAILABLE	South	1	Permitted	0.53		1,367.84
294-100-053	SITUS NOT AVAILABLE	South	1	Final Map	1.00		2,580.86
294-100-054	SITUS NOT AVAILABLE	South	1	Final Map	2.37		6,116.62
294-100-055	SITUS NOT AVAILABLE	South	1	Final Map	1.19		3,071.22
294-100-058	20900 KRAMERIA AVE	South	1	Construction	10.74		27,718.42
294-100-059	20820 KRAMERIA AVE	South	1	Construction	5.98		15,433.54
294-100-060	20840 KRAMERIA AVE	South	1	Construction	4.83		12,465.54
294-100-061	20880 KRAMERIA AVE	South	1	Construction	3.97		10,246.00
294-100-062	20000 KRAMERIA AVE	South	1	Construction	5.07		13,084.96
294-100-063	16300 COYOTE BUSH DR	South	1	Construction	9.45		24,389.12
294-100-064	SITUS NOT AVAILABLE	South	1	Permitted	8.61		22,221.20
294-100-065	SITUS NOT AVAILABLE	South	1	Permitted	5.54		14,297.96
294-100-066	SITUS NOT AVAILABLE	South	1	Permitted	1.17		3,019.60
294-110-010	20801 KRAMERIA AVE	South	1	Construction	48.02		123,932.88
294-110-011	20901 KRAMERIA AVE	South	1	Construction	44.53		114,925.68
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	Construction	10.81		27,899.08
294-120-052	20900 KRAMERIA AVE	South	1	Construction	18.44		47,591.04
294-120-053	SITUS NOT AVAILABLE	South	1	Permitted	0.02		51.60
294-120-054	20900 KRAMERIA AVE	South	1	Construction	4.72		12,181.64
294-120-060	SITUS NOT AVAILABLE	South	1	Permitted	0.34		877.48
294-120-063	SITUS NOT AVAILABLE	South	1	Permitted	6.12		15,794.86
294-120-064	SITUS NOT AVAILABLE	South	1	Permitted	7.22		18,633.80
294-130-014	SITUS NOT AVAILABLE	South	1	Undeveloped	39.38		0.00
294-170-015	25000 VAN BUREN BLVD		4	Construction	127.74		144,559.52
294-640-001	15001 MERIDIAN PKWY	North	1	Construction	18.43		47,416.14

County of Riverside
Landscaping and Lighting Maintenance District No. 1
Fiscal Year 2026/27 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
294-640-005	15001 MERIDIAN PKWY	North	1	Construction	1.61		4,142.14
294-640-006	SITUS NOT AVAILABLE	North	1	Permitted	1.23		3,164.50
294-640-011	15001 MERIDIAN PKWY	North	1	Construction	3.77		9,699.34
294-640-018	14800 MERIDIAN PKWY	North	1	Construction	8.41		21,636.98
294-640-026	SITUS NOT AVAILABLE	North	1	Construction	3.42		8,798.86
294-640-030	SITUS NOT AVAILABLE	North	1	Permitted	7.20		18,523.94
294-640-033	SITUS NOT AVAILABLE	North	1	Construction	8.72		22,434.54
294-640-034	14950 MERIDIAN PKWY	North	1	Construction	59.45		152,951.16
294-650-001	21800 OPPORTUNITY WAY	North	1	Construction	5.02		12,915.30
294-650-002	21822 OPPORTUNITY WAY	North	1	Construction	13.35		34,346.46
294-650-003	15555 MERIDIAN PKWY	North	1	Construction	7.04		18,112.30
294-650-010	SITUS NOT AVAILABLE	North	1	Construction	0.19		488.82
294-650-011	15555 MERIDIAN PKWY	North	1	Construction	3.23		8,310.04
294-670-001	SITUS NOT AVAILABLE	South	1	Permitted	8.99		23,201.92
294-670-002	SITUS NOT AVAILABLE	South	1	Permitted	6.39		16,491.68
294-670-003	SITUS NOT AVAILABLE	South	1	Permitted	4.57		11,794.52
294-670-004	20801 KRAMERIA AVE	South	1	Construction	78.46		202,494.26
294-670-005	SITUS NOT AVAILABLE	South	1	Permitted	2.94		7,587.72
294-680-001	25000 VAN BUREN BLVD	South	1	Undeveloped	8.07		0.00
294-680-004	20621 VAN BUREN BLVD	South	1	Construction	1.16		2,993.78
294-680-005	20631 VAN BUREN BLVD	South	1	Construction	0.89		2,296.96
294-680-006	20641 VAN BUREN BLVD	South	1	Construction	1.44		3,716.42
294-680-010	SITUS NOT AVAILABLE	South	1	Final Map	5.00		12,904.30
294-680-011	SITUS NOT AVAILABLE	South	1	Final Map	1.40		3,613.20
294-680-015	SITUS NOT AVAILABLE	South	1	Final Map	1.40		3,613.20
294-680-016	SITUS NOT AVAILABLE	South	1	Final Map	1.07		2,761.52
294-680-017	SITUS NOT AVAILABLE	South	1	Final Map	1.45		3,742.24
294-680-019	SITUS NOT AVAILABLE	South	1	Final Map	9.07		23,408.40
294-690-002	21101 KRAMERIA AVE	South	1	Permitted	7.31		18,866.08
294-690-003	SITUS NOT AVAILABLE	South	1	Final Map	3.07		7,923.24
294-690-004	SITUS NOT AVAILABLE	South	1	Construction	0.95		2,451.80
294-690-005	21201 KRAMERIA AVE	South	1	Permitted	3.03		7,820.00
294-690-006	SITUS NOT AVAILABLE	South	1	Construction	3.51		9,058.80
294-701-001	21840 VAN BUREN BLVD #1	North	1	Construction	0.81		2,083.94
294-701-002	SITUS NOT AVAILABLE	North	1	Construction	0.81		2,083.94
294-701-003	21830 VAN BUREN BLVD #2	North	1	Construction	0.59		1,517.92
294-701-004	21810 VAN BUREN BLVD #3	North	1	Construction	0.90		2,315.48
294-701-005	21800 VAN BUREN BLVD #4	North	1	Construction	0.56		1,440.74
294-701-006	21820 VAN BUREN BLVD #5	North	1	Construction	0.45		1,157.74
294-701-008	21770 VAN BUREN BLVD #6	North	1	Construction	0.91		2,341.22
294-701-009	21790 VAN BUREN BLVD #7	North	1	Construction	1.20		3,087.32
294-701-010	21780 VAN BUREN BLVD #8	North	1	Construction	1.20		3,087.32
294-701-011	21760 VAN BUREN BLVD #9	North	1	Construction	0.91		2,341.22
294-701-012	21760 VAN BUREN AVE	North	1	Construction	0.91		2,341.22
294-701-014	21850 VAN BUREN BLVD #10	North	1	Construction	0.84		2,161.12
294-701-015	21860 VAN BUREN BLVD	North	1	Construction	0.95		2,444.12
294-701-016	21870 VAN BUREN BLVD #12	North	1	Construction	1.11		2,855.76
294-701-018	21880 VAN BUREN BLVD	North	1	Construction	1.45		3,730.50
294-710-001	21550 VAN BUREN BLVD	North	1	Construction	1.65		4,245.06
294-710-002	21650 VAN BUREN BLVD	North	1	Construction	1.21		3,113.04
294-710-003	21750 VAN BUREN BLVD	North	1	Construction	1.34		3,447.50
294-710-004	21700 VAN BUREN BLVD	North	1	Construction	1.51		3,884.88
294-710-005	21600 VAN BUREN BLVD	North	1	Construction	1.42		3,653.32
297-100-036	14160 MERIDIAN PKWY	North	3	Construction	10.85	0.75	31,641.06
297-100-037	SITUS NOT AVAILABLE	North	1	Construction	2.62		6,740.64
297-100-038	14350 MERIDIAN PKWY	North	1	Construction	8.54		21,971.44
297-100-041	14140 MERIDIAN PKWY	North	3	Construction	0.95	0.13	3,065.20
297-100-042	14200 MERIDIAN PKWY	North	3	Construction	0.70	0.13	2,422.02
297-100-047	SITUS NOT AVAILABLE	North	1	Permitted	3.10		7,975.58
297-100-048	SITUS NOT AVAILABLE	North	1	Permitted	1.85		4,759.62
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

County of Riverside
Landscaping and Lighting Maintenance District No. 1
Fiscal Year 2026/27 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
297-100-064	14205 MERIDIAN PKWY	North	1	Construction	3.29		8,464.40
297-100-065	14305 MERIDIAN PKWY	North	1	Construction	3.28		8,438.68
297-100-083	14089 MERIDIAN PKWY	North	1	Construction	1.71		4,399.42
297-100-084	21600 CACTUS AVE	North	1	Construction	19.75		50,812.20
297-100-085	SITUS NOT AVAILABLE	North	1	Construction	0.37		951.92
297-110-033	SITUS NOT AVAILABLE	North	1	Undeveloped	11.04		0.00
297-110-046	21800 AUTHORITY DR	North	1	Construction	32.50		83,615.02
297-110-047	14511 MERIDIAN PKWY	North	1	Construction	1.75		4,502.34
297-110-048	SITUS NOT AVAILABLE	North	1	Final Map	1.38		3,550.42
297-110-049	SITUS NOT AVAILABLE	North	1	Final Map	1.39		3,576.14
297-160-014	SITUS NOT AVAILABLE	North	1	Undeveloped	2.48		0.00
297-230-011	14500 INNOVATION DR	North	1	Construction	2.34		6,020.28
297-230-012	14500 INNOVATION DR	North	1	Construction	0.88		2,264.02
297-230-025	14530 INNOVATION DR	North	1	Construction	4.06		10,445.44
297-230-026	14540 INNOVATION DR	North	1	Construction	5.53		14,227.40
297-230-029	SITUS NOT AVAILABLE	North	1	Final Map	1.05		2,701.40
297-230-031	14600 INNOVATION DR	North	1	Construction	26.89		69,181.78
297-231-002	14575 INNOVATION DR	North	1	Construction	1.05		2,701.40
297-231-005	14575 INNOVATION DR	North	1	Construction	0.01		25.72
297-231-006	14575 INNOVATION DR	North	1	Construction	16.53		42,527.88
297-231-007	14538 MERIDIAN WAY	North	1	Construction	1.38		3,550.42
297-231-008	14528 MERIDIAN WAY	North	1	Construction	2.81		7,229.48
297-231-009	14518 MERIDIAN PKWY	North	1	Construction	3.08		7,924.12
297-231-010	21801 CACTUS AVE	North	1	Construction	0.95		2,444.12
297-231-011	21803 CACTUS AVE	North	1	Construction	1.33		3,421.78
297-231-012	14519 INNOVATION DR	North	1	Construction	2.40		6,174.64
297-231-013	14529 INNOVATION DR	North	1	Construction	1.96		5,042.62
297-231-014	14539 INNOVATION DR	North	1	Construction	3.24		8,335.76
297-231-015	14605 INNOVATION DR	North	1	Construction	8.78		22,588.92
297-231-016	14555 MERIDIAN PKWY	North	1	Construction	10.80		27,785.90
297-232-004	14813 MERIDIAN PKWY	North	1	Construction	29.41		75,665.16
297-232-005	14751 MERIDIAN PKWY	North	1	Construction	5.63		14,484.68
297-232-006	SITUS NOT AVAILABLE	North	1	Construction	3.03		7,795.48
297-233-001	21804 CACTUS AVE #1-1	North	1	Construction	0.24		617.46
297-233-002	21804 CACTUS AVE #1-2	North	1	Construction	0.14		360.18
297-233-003	21804 CACTUS AVE #1-3	North	1	Construction	0.15		385.90
297-233-004	21804 CACTUS AVE #1-4	North	1	Construction	0.18		463.08
297-233-005	21804 CACTUS AVE #1-5	North	1	Construction	0.13		334.46
297-233-006	21804 CACTUS AVE #1-6	North	1	Construction	0.55		1,415.02
297-233-007	CACTUS AVE #2-1	North	1	Construction	0.19		488.82
297-233-008	CACTUS AVE #2-2	North	1	Construction	0.13		334.46
297-233-009	CACTUS AVE #2-3	North	1	Construction	0.15		385.90
297-233-010	CACTUS AVE #2-4	North	1	Construction	0.18		463.08
297-233-011	CACTUS AVE #3-1	North	1	Construction	0.19		488.82
297-233-012	CACTUS AVE #3-2	North	1	Construction	0.19		488.82
297-233-013	CACTUS AVE #3-3	North	1	Construction	0.18		463.08
297-233-014	21800 CACTUS AVE #3-4	North	1	Construction	0.19		488.82
297-233-015	21800 CACTUS AVE #4-1	North	1	Construction	0.12		308.72
297-233-016	21800 CACTUS AVE #4-2	North	1	Construction	0.15		385.90
297-233-017	21800 CACTUS AVE #4-3	North	1	Construction	0.14		360.18
297-233-018	21800 CACTUS AVE #5-1	North	1	Construction	0.23		591.72
297-233-019	21800 CACTUS AVE #5-2	North	1	Construction	0.25		643.18
297-233-020	21800 CACTUS AVE #5-3	North	1	Construction	0.16		411.64
297-233-021	21800 CACTUS AVE #5-4	North	1	Construction	0.16		411.64
297-233-022	21828 CACTUS AVE #6-1	North	1	Construction	0.14		360.18
297-233-023	21828 CACTUS AVE #6-2	North	1	Construction	0.18		463.08
297-233-024	21828 CACTUS AVE #6-3	North	1	Construction	0.13		334.46
297-233-025	21828 CACTUS AVE #6-4	North	1	Construction	0.13		334.46
297-233-026	21832 CACTUS AVE #7-1	North	1	Construction	0.16		411.64
297-233-027	21834 CACTUS AVE #7-2	North	1	Construction	0.09		231.54
297-233-028	21832 CACTUS AVE #7-3	North	1	Construction	0.14		360.18
297-233-029	21832 CACTUS AVE #7-4	North	1	Construction	0.13		334.46

County of Riverside
Landscaping and Lighting Maintenance District No. 1
Fiscal Year 2026/27 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
297-233-030	21800 CACTUS AVE #8-1	North	1	Construction	0.15		385.90
297-233-031	21800 CACTUS AVE #8-2	North	1	Construction	0.23		591.72
297-233-032	21800 CACTUS AVE #8-3	North	1	Construction	0.19		488.82
297-233-033	21800 CACTUS AVE #8-4	North	1	Construction	0.16		411.64
297-233-034	21800 CACTUS AVE #9-1	North	1	Construction	1.07		2,752.86
297-233-035	21800 CACTUS AVE #10-1	North	1	Construction	1.07		2,752.86
297-240-001	14477 MERIDIAN PKWY	North	1	Construction	0.71		1,826.66
297-240-003	14457 MERIDIAN PKWY	North	1	Construction	0.85		2,186.84
297-240-004	14437 MERIDIAN PKWY	North	1	Construction	0.81		2,083.94
297-240-005	14407 MERIDIAN PKWY	North	1	Construction	0.61		1,569.38
297-240-006	14417 MERIDIAN PKWY	North	1	Construction	0.47		1,209.20
297-241-001	14467 MERIDIAN PKWY #A	North	1	Construction	0.26		668.92
297-241-002	14467 MERIDIAN PKWY	North	1	Construction	0.26		668.92
297-241-004	14427 MERIDIAN PKWY #7A	North	1	Construction	0.26		668.92
297-241-005	14427 MERIDIAN PKWY #7B	North	1	Construction	0.26		668.92
297-241-006	14427 MERIDIAN PKWY #7C	North	1	Construction	0.26		668.92
297-241-007	14427 MERIDIAN PKWY #7D	North	1	Construction	0.26		668.92
297-241-008	14427 MERIDIAN PKWY #7E	North	1	Construction	0.26		668.92
297-241-009	14427 MERIDIAN PKWY #7F	North	1	Construction	0.26		668.92
297-241-010	14427 MERIDIAN PKWY #7G	North	1	Construction	0.26		668.92
297-241-011	14427 MERIDIAN PKWY #7H	North	1	Construction	0.26		668.92
297-241-012	14427 MERIDIAN PKWY #7I	North	1	Construction	0.26		668.92
297-241-013	14427 MERIDIAN PKWY #7J	North	1	Construction	0.26		668.92
297-270-001	14120 MERIDIAN PKWY	North	1	Construction	0.57		1,466.46
297-270-002	14130 MERIDIAN PKWY	North	1	Construction	0.42		1,080.56
297-270-003	14100 MERIDIAN PKWY	North	1	Construction	0.51		1,312.10
297-270-004	14080 MERIDIAN PKWY	North	1	Construction	0.74		1,903.84
297-270-005	14060 MERIDIAN PKWY	North	1	Construction	0.43		1,106.28
297-270-006	14020 MERIDIAN PKWY	North	1	Construction	0.92		2,366.94
297-270-007	14000 MERIDIAN PKWY	North	1	Construction	1.06		2,727.12
297-270-008	14040 MERIDIAN PKWY	North	1	Construction	1.91		4,913.98
297-270-009	14068 MERIDIAN PKWY	North	1	Construction	0.72		1,852.38
297-270-010	14078 MERIDIAN PKWY	North	1	Construction	1.03		2,649.94
297-270-011	14118 MERIDIAN PKWY	North	1	Construction	0.83		2,135.38
297-270-012	SITUS NOT AVAILABLE	North	1	Construction	0.23		591.72
Total:					1,324.42	1.00	\$2,811,606.64



FINAL REPORT WATER RATE STUDY

FINAL REPORT VERSION 1

April 2025

Prepared by

FG SOLUTIONS

697 Grand St #118

Brooklyn, NY 11211

www.fg-solutions.com



1.3 Proposed Rates: Riverside Water Service Area

Western Water's operating costs will be recovered through monthly fixed charges and variable charges outlined below. The two fixed charges are the Fixed System Charge and Readiness-to-Serve charge. Operating needs of Western Water not recovered by fixed charges are recovered through three variable charges – a Commodity Charge, Pumping Charge, and Water Reliability Charge.

If adopted by Western Water's Board of Directors, the proposed rates would be effective and applied to all water usage and service charges billed on or after July 1 of each Fiscal Year.

The fixed charges described below support the system of pipelines, pumps, and reservoir tanks needed to meet the total demand of all customers at any given time. The potential capacity demand is reflected by the size of the meter serving the customer's property. The larger the meter, the greater the potential water capacity demand and the greater the fixed charge.

1.3.1 Fixed System Charge

Table ES-1 Proposed Riverside Fixed System Charges, describes the proposed monthly Fixed System Charge for each meter size and effective date through the end of the Rate Study Period. The Fixed System Charge is applicable to all water customers receiving potable water and non-potable water service in the Riverside Water Service Area.

Table ES-1. Proposed Riverside Fixed System Charges

Meter Size	Current	7/1/2025	7/1/2026	7/1/2027	7/1/2028
Fixed System Charge, \$/month					
5/8"	\$29.09	\$31.61	\$34.34	\$37.31	\$40.54
3/4"	\$39.99	\$43.46	\$47.23	\$51.33	\$55.80
1"	\$61.89	\$67.25	\$73.08	\$79.41	\$86.30
1.5"	\$116.88	\$126.93	\$137.84	\$149.69	\$162.57
2"	\$139.39	\$151.22	\$164.05	\$177.97	\$193.08
3"	\$337.20	\$365.92	\$397.09	\$430.92	\$467.63
4"	\$662.55	\$720.24	\$782.95	\$851.12	\$925.23
6"	\$1,479.47	\$1,608.91	\$1,749.67	\$1,902.75	\$2,069.22
8"	\$1,972.04	\$2,144.08	\$2,331.13	\$2,534.50	\$2,755.61
10"	\$2,410.00	\$2,677.34	\$2,974.33	\$3,304.27	\$3,670.80
12"	\$2,954.53	\$3,396.14	\$3,903.76	\$4,487.26	\$5,157.98

1.3.2 Readiness-to-Serve Charge

The Readiness-to-Serve charge is applicable to all potable and non-potable customers in the Riverside Water Service Area. The Readiness-to-Serve charge recovers a part of the cost of imported water, which is the Readiness-to-Serve Charge assessed by Metropolitan. Western

Water's monthly Readiness-to-Serve Charges shown in Table ES-2 are a pass-through of Metropolitan's charge proportionally allocated over the various meter sizes.

Table ES-2. Proposed Riverside Readiness-to-Serve Charges

Meter Size	Current	Proposed			
		7/1/2025	7/1/2026	7/1/2027	7/1/2028
Readiness to Serve Charge, \$/month					
5/8"	\$1.70	\$2.10	\$2.08	\$2.19	\$2.32
3/4"	\$2.55	\$3.15	\$3.12	\$3.28	\$3.49
1"	\$4.24	\$5.25	\$5.21	\$5.47	\$5.81
1.5"	\$8.48	\$10.49	\$10.41	\$10.94	\$11.62
2"	\$10.18	\$12.59	\$12.49	\$13.13	\$13.94
3"	\$25.44	\$31.47	\$31.23	\$32.81	\$34.86
4"	\$50.87	\$62.94	\$62.47	\$65.63	\$69.72
6"	\$114.46	\$141.62	\$140.55	\$147.66	\$156.88
8"	\$152.61	\$188.82	\$187.40	\$196.88	\$209.17
10"	\$203.48	\$251.76	\$249.87	\$262.51	\$278.89
12"	\$286.15	\$354.04	\$351.37	\$369.15	\$392.19

1.3.3 Fire Service Charges

The Private Fire Service Charge is a fixed monthly charge that customers with separate fire service connections pay and is based on the meter size for the fire service connection. Table ES-3 shows the proposed Private Fire Service Charges.

Table ES-3. Proposed Riverside Private Fire Service Charges

	Current	Proposed			
		7/1/2025	7/1/2026	7/1/2027	7/1/2028
Private Fire Service Charges, \$/month					
3" Pipe Diameter	\$11.72	\$12.90	\$13.54	\$14.53	\$15.14
4" Pipe Diameter	\$16.46	\$17.67	\$18.56	\$20.01	\$20.90
6" Pipe Diameter	\$33.47	\$34.76	\$36.57	\$39.69	\$41.61
8" Pipe Diameter	\$62.80	\$64.25	\$67.64	\$73.62	\$77.31
10" Pipe Diameter	\$106.92	\$108.61	\$114.37	\$124.67	\$131.02
12" Pipe Diameter	\$168.08	\$170.08	\$179.14	\$195.42	\$205.46

1.3.4 Variable Charges (based on the volume of water delivered to the customer)

The variable charges described below are based on the number of units of water delivered to a property during the billing period. A "unit" of water is one hundred cubic feet (hcf), which is equal to 748 gallons.

Some commercial customers have a dedicated irrigation meter for outdoor watering. These “irrigation” or “landscape” customers are billed at the Tier 2 rate since 100% of their water use is outdoors.

Some commercial customers have a mixed-use water meter. For “mixed-use” customers, the water budget is calculated using a three-year rolling average of prior monthly use, and 30% is billed at the Tier 1 rate and 70% at the Tier 2 rate.

All commercial customers are also subject to Tier 3 and Tier 4 rates. Tier 3’s width is 54% of the total water budget. Tier 4 rates will be charged for water use exceeding Tier 3.

The water budget for schools with mixed-use meters is calculated using the student count plus the school’s irrigated area, if applicable.

Table ES-4. Riverside Tier Width Definitions

Tier	Single-Family Residential	Multi-Family Residential	Commercial	Irrigation
Tier 1	100% IWB	100% IWB	30% TWB	N/A
Tier 2	100% OWB	100% OWB	70% TWB	100% OWB
Tier 3	54% OWB	54% OWB	54% TWB	54% OWB
Tier 4	Above Tier 3	Above Tier 3	Above Tier 3	Above Tier 3

1.3.4.2 Commodity Charges

Table ES-5 show the proposed Commodity Charges for potable and non-potable water service. The Commodity Charge is comprised of the following components, which are described in more detail in Section 3:

1. Water Supply Component. Separate Water Supply components for potable and non-potable water supply are calculated.
2. Water Delivery Component
3. Efficiency Component
4. Property Tax Offset Component

Table ES-5. Proposed Riverside Commodity Charges

	Current	7/1/2025	7/1/2026	7/1/2027	7/1/2028
Commodity Charge, \$/hcf					
Riverside Potable					
Tier 1	\$2.09	\$2.28	\$2.48	\$2.70	\$2.95
Tier 2	\$3.59	\$3.84	\$4.10	\$4.38	\$4.67
Tier 3	\$4.73	\$5.21	\$5.59	\$5.95	\$6.17
Tier 4	\$5.31	\$5.60	\$5.98	\$6.34	\$6.56
Agriculture	\$3.15	\$3.30	\$3.61	\$3.91	\$4.11
March East	\$3.98	\$4.30	\$4.61	\$4.92	\$5.12
Rainbow	\$3.46	\$3.67	\$3.88	\$4.11	\$4.34
Riverside Non-Potable					
Landscape	\$2.80	\$2.25	\$2.49	\$2.80	\$2.99
Agriculture	\$2.51	\$2.25	\$2.49	\$2.80	\$2.99

1.3.4.3 Water Reliability Charge

The Water Reliability Charge of \$0.42 per HCF is unchanged and is shown in Table ES-6. The amount of the Water Reliability Charge is set by Western Water policy and revenues are used to fund capital projects that would increase water system reliability or capacity, improve the long-term sustainability of the water supply and enhance and improve water supply management. The Water Reliability Charge is discussed in more detail in Appendix E.

Table ES-6. Proposed Riverside Water Reliability Charge

	Current	7/1/2025	7/1/2026	7/1/2027	7/1/2028
Water Reliability Charge, \$/hcf					
Potable and Non-Potable Water	\$0.42	\$0.42	\$0.42	\$0.42	\$0.42

1.3.4.4 Pumping Charges

The Riverside Water and Murrieta Water service areas are divided into Power Zones based on the energy needed to serve the area. The further away from a water source and the higher the elevation, the higher the energy cost. Areas with similar energy costs are grouped into Power Zones.

Potable water service is provided in five geographically based Power Zones, and non-potable water service is provided in seven Power Zones. Western Water has developed projections of energy costs for pumping water to each Power Zone and has calculated proposed Pumping Charges to recover those costs. Proposed Pumping Charges are shown in Table ES-7. Note that there is no Pumping Charge for Power Zone 101. A pumping charge study was performed to determine the rates proposed below. The pumping charge study is discussed in more detail in Appendix D.

Table ES-7. Proposed Riverside Pumping Charges

	Proposed				
	Current	7/1/2025	7/1/2026	7/1/2027	7/1/2028
Pumping Charges, \$/hcf					
Riverside Potable					
Power Zone 101	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Power Zone 102	\$0.16	\$0.17	\$0.18	\$0.19	\$0.19
Power Zone 103	\$0.21	\$0.23	\$0.25	\$0.27	\$0.29
Power Zone 104 (March East)	\$0.27	\$0.27	\$0.28	\$0.28	\$0.29
Power Zone 105	\$0.79	\$0.85	\$0.91	\$0.97	\$1.03
Power Zone 106 (Rainbow)	\$0.42	\$0.48	\$0.54	\$0.61	\$0.69
Riverside Non-Potable					
Power Zone 201	\$0.41	\$0.41	\$0.41	\$0.41	\$0.41
Power Zone 202	\$0.51	\$0.51	\$0.51	\$0.51	\$0.51
Power Zone 203	\$0.42	\$0.45	\$0.48	\$0.51	\$0.55
Power Zone 204	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34
Power Zone 205	\$0.70	\$0.70	\$0.70	\$0.70	\$0.70
Power Zone 206	\$0.83	\$0.86	\$0.90	\$0.94	\$0.98
Power Zone 207	\$0.28	\$0.29	\$0.30	\$0.31	\$0.32

1.4 Proposed Rates: Murrieta Water Service Area

Western Water's operating costs will be recovered through monthly fixed charges and variable charges outlined below. The fixed charge is described below. Operating needs of Western Water not recovered by fixed charges are recovered through two variable charges: a Commodity Charge and Pumping Charge.

If adopted by Western Water's Board of Directors, the proposed rates would be effective and applied to all water usage and service charges billed on or after July 1 of each Fiscal Year.

1.4.1 Fixed System Charge

Table ES-8, Proposed Murrieta Fixed System Charges, describes the proposed monthly Fixed System Charge for each meter size and the effective date through the end of the Rate Study Period.

ASSESSMENT DIAGRAM OF
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2026/2027

