



# CITY OF MENIFEE

## Final Engineer's Report



### **Fiscal Year 2024-25**

Landscape and Lighting Maintenance District  
No. 89-1-Consolidated Volume 2

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AGENCY: CITY OF MENIFEE  
PROJECT: LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED VOLUME 2  
TO: CITY COUNCIL  
CITY OF MENIFEE  
STATE OF CALIFORNIA

#### REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council (the "City Council") of the City of Menifee (the "City"), State of California, submitted herewith is the Engineer's Report (hereinafter referred to as the "Report") for Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Volume 2, 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 (the "Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. 24-1417 adopted by the City of Menifee City Council, Riverside County, California ordering preparation of the Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Volume 2 (hereinafter referred to as the "LMD 89-1-C" or "District" or "Zones"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2024, to June 30, 2025.

- Section 1 PLANS AND SPECIFICATIONS of the improvements to be maintained and/or improved for the Fiscal Year. The plans and specifications show and describe the existing or proposed improvements and are sufficient in showing and describing the general nature, location and extent of the improvements.
- Section 2 The COST ESTIMATE of the improvements to be maintained and/or improved for the mentioned Fiscal Year.
- Section 3 A METHOD OF APPORTIONMENT OF ASSESSMENT calculates the receipt of special benefit and the general benefit derived from the installation and maintenance and servicing of the respective improvements located throughout the District, and the methodology used to apportion the total assessment to the properties within the District.
- Section 4 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 boundaries as shown on the below-referenced Diagram.
- Section 5 An ASSESSMENT DIAGRAM of the District. Said Diagrams shall show the exterior boundaries of the District and the boundaries of any zones within the District. Reference is made to the County 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 Assessor's Maps for the Fiscal Year to which the Report applies.

## Background

This Combined Annual Engineer's Report is prepared in compliance with the requirements 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.

Since the Passage of 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.

Proposition 218 requires that all annual assessments be supported by a detailed Engineer's Report prepared by a registered professional engineer. The Report includes the information required by law.

The Act provides for the annual levy of assessments for the Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the express purpose of installing, maintaining, and servicing landscaping, trails, fossil filters and bio-swales; providing electricity for streetlights; the maintenance and electricity for traffic signals and bridge lights; and graffiti abatement improvements. The costs associated with the installation, maintenance, and servicing of the improvements may be assessed against those properties which are specially benefited by the installation, maintenance, and servicing. A City may levy annual assessments for an assessment district after complying with the requirements of the Act, and the provisions in Proposition 218.

In accordance with Proposition 218, property owners of the assessed parcels must approve any new or increased assessments. Zones included in this Report have been previously approved by property owners in accordance with Proposition 218.

## Description of Improvements

Currently there are 73 locations within 42 LMD 89-1-C Zones: 23 separate zones of benefit (54 locations), and 19 street lighting zones of benefits (19 locations) encompassing approximately 8,702 parcels.

There are 69 maintained locations within the City, and 4 locations within the City, which have no improvements and are, therefore, not yet maintained.

The Combined Annual Engineer's Report will cover the 42 existing Zones. New or pending Zones that will be approved for Fiscal Year 2024-25 will be presented to the City Council under separate reports.

### *Total Locations*

- ◆ Total number of Locations: 73
- ◆ Total number of Zones: 42
- ◆ Zones of Benefit: 23
- ◆ Street Lighting Zones of Benefit: 19

### *Total Maintained Areas*

- ◆ Total number of Maintained Locations: 69, within 39 Zones of Benefit
- ◆ Total number of Maintained Street Lighting Zones: 17
- ◆ Total number of Parcels: 8,702
- ◆ Total number of Maintained Trees: 2,369
- ◆ Total number of Maintained Fossil Filters: 197
- ◆ Total number of Maintained Streetlights: 92
- ◆ Total number of Maintained Traffic Signals: 25

### Designation of existing Zones/Locations:

Volume 1: Zones 3, 27, 37, 38, 44, 47, 49, 63, 69, 76, 77, 81, 113, 114, 117, 118, 121, 129, 130, 133, 163, 167, and 176.

Volume 2: Street Lighting Zones 1, 6, 8, 23, 24, 28, 32, 34, 49, 51, 79, 80, 83, 84, 87, 90, 92, 105, and 106.

### Assessment Units

Acreage based: Zones 113, 118, 130, 163, 167, and 176. Street Lighting Zones 8, 23, 24, 28, 32, 34, 49, 51, 79, 80, 83, 84, 87, 90, 92, 105, and 106.

Parcel based: Zones 3, 27, 37, 38, 44, 47, 49, 63, 69, 76, 77, 81, 114, 117, 121, 129, and 133, and Street Lighting Zones 1 and 6.

### Maintained Zones/Locations

Zone 3 Locations 1, 3, 4, 5, 6, 8, 10 through 19, 21, 22, 26, 27, 28, 30, 32, 36, 39, 41, and 50, 51, Zone 27, Zone 37 Locations 1 and 2, Zone 38, Zone 44 Locations 1, 2A, and 38, Zone 47, Zone 49, Zone 63, Zone 69, Zone 77, Zone 81, Zone 113, Zone 114, Zone 117, Zone 118, Zone 121, Zone 129, Zone 130, Zone 133, Zone 163, Zone 167, and Zone 176 and Street Lighting Zone 1, Street Lighting Zone 6, Street Lighting Zone 23, Street Lighting Zone 24, Street Lighting Zone 28, Street Lighting Zone 32, Street Lighting Zone 34, Street Lighting Zone 51, Street Lighting Zone 79, Street Lighting Zone 80, Street Lighting Zone 83, Street Lighting Zone 84, Street Lighting Zone 87, Street Lighting Zone 90, Street Lighting Zone 92, Street Lighting Zone 105, and Street Lighting Zone 106.

### Non-Maintained Zones/Locations (Improvements not yet installed and/or accepted for maintenance):

Zone 76, Street Lighting Zone 8, and Street Lighting Zone 49.

### Reduced or Zero Assessment Zones/Locations:

Zone 76, Street Lighting Zone 8, and Street Lighting Zone 49.

### Changes in Organization

Volume 1 Zones 25 and 60 have been removed from LMD 89-1-C in Fiscal Year 2021-22.

### Description of Improvements and Services

The improvements for the District and Zones may be generally described as follows:

The installation, maintenance and servicing of ornamental structures, fences, multi-purpose trails, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems, street lighting, traffic signals, and bridge lights, and drainage devices (bio swales and fossil filters), located in public places within the boundaries of the Zones. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including: repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electricity for the lighting and operation of any ornamental structures, landscaping, and appurtenant facilities; water for the irrigation and control of the landscaping, and the maintenance of any of the ornamental structures, landscaping and appurtenant facilities.

Article XIII D of the California Constitution defines "maintenance and operation expenses" as "the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement." The District's funding includes, but is not limited to, the removal, repair and replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the improvements benefiting the District's parcels.



*Table i-1*  
*Summary of Assessments Budgeted for Fiscal Year 2024-25*

Zone	Energy Costs	Administrative Costs	Total Costs	Maximum Assessment	Est. Units to be Assessed	Unit Type
Zone 1	\$330	\$30	\$361	\$379	1	Parcel(s)
Zone 6	\$330	\$30	\$361	\$379	1	Parcel(s)
Zone 8	\$0	\$0	\$0	\$361	12	Acre(s)
Zone 23	\$649	\$54	\$704	\$744	1	Acre(s)
Zone 24	\$633	\$53	\$686	\$726	8	Acre(s)
Zone 28	\$344	\$31	\$376	\$395	11	Acre(s)
Zone 32	\$2,181	\$169	\$2,350	\$2,500	7	Acre(s)
Zone 34	\$460	\$40	\$500	\$527	2	Acre(s)
Zone 49	\$0	\$0	\$0	\$378	6	Acre(s)
Zone 51	\$694	\$59	\$753	\$796	4	Acre(s)
Zone 79	\$1,986	\$157	\$2,143	\$2,315	43	Acre(s)
Zone 80	\$2,088	\$162	\$2,250	\$2,393	8	Acre(s)
Zone 83	\$1,062	\$85	\$1,148	\$1,217	18	Acre(s)
Zone 84	\$1,093	\$87	\$1,180	\$1,252	2	Acre(s)
Zone 87	\$522	\$45	\$566	\$598	2	Acre(s)
Zone 90	\$3,431	\$263	\$3,694	\$4,488	17	Acre(s)
Zone 92	\$163	\$26	\$189	\$187	1	Acre(s)
Zone 105	\$627	\$52	\$679	\$718	5	Acre(s)
Zone 106	\$1,276	\$102	\$1,378	\$1,463	10	Acre(s)

## Description of Improvements

The District is located throughout the County of Riverside. This Report provides information specific to the Zones within the boundaries of the City of Menifee. LMD 89-1-C maintains and services 73 locations throughout the City of Menifee. The District contains a total of 42 separate zones of benefit including 19 street lighting zones of benefit. Each Zone is created within the District in order to apportion the annual costs of the maintenance of the authorized improvements and the administration of the District to each property according to the special benefit to be conferred on each such property by such improvements. The following information is specific to the Zone within the boundaries of the City of Menifee.

Provisions of electricity to all streetlights within the public right-of-way to be funded by the following zones:

*Table 1-1  
Electricity Funding Zones*

Zone	Streets
1	Newport Rd.
6	Murrieta Rd.
8	Watson Rd.
23	Bishop Ln., Palomar Rd.
24	Sherman Rd.
28	Normandy Rd.
32	Encanto Rd.
34	Bradley Rd., Via Naravilla
49	Sherman Rd.
51	Murrieta Rd., Newport Rd.
79	Antelope Rd
80	Eagle Rd., Scott Rd.
83	Haun Rd.
84	McCall Rd., Shadel Rd.
87	Bradley Rd.
90	Antelope Rd., Aspel Rd., McCall Blvd.
92	Newport Rd.
105	Murrieta Rd.
106	Encanto Dr.

## Maintenance Plans

Plans for the improvements for the Zones are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The Plans for maintained Zones are on file at City Hall, 29844 Haun Rd., Menifee, CA 92586, where they are available for public inspection.

Reduced maps of the maintained improvements are filed in Appendix B of this Report; see Assessment Diagrams.



The cost estimate contains each of the items specified in Section 22569 of the Landscaping and Lighting Act of 1972.

The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the entire Fiscal Year 2024-25, including incidental expenses, which may include operating reserves.

The Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Zones is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The inflation factor, for those zones with an inflation factor in place, may increase budgets for Zones which have not been accepted for maintenance, as if assessed. However, the amount to levy may be credited resulting in a zero assessment.

Each succeeding Fiscal Year the special assessment for Street Lighting Zones 1, 6, 8, 23, 24, 28, 32, 34, 49, 51, 79, 80, 83, 84, 87, 90, 92, 105, and 106 may be subject to an annual adjustment that is the greater of two percent (2.00%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers, or the Consumer Price Index for all Urban Consumers for "electricity" (as applicable) ("CPI-U") for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index. Any increase larger than the greater of 2.00% or the CPI-U annual adjustment requires a majority approval of all the property owners within each of the benefit zones in the District.

There is a 4.25% proposed inflationary increase in the assessment per acre or per parcel as applicable in Street Lighting Zones 1, 6, 8, 23, 24, 28, 32, 34, 49, 51, 79, 80, 83, 84, 87, 90, 92, 105 and 106 over the assessment levied for Fiscal Year 2023-24, which is consistent with the ballot proposition approved by the qualified electors when establishing said zones.

Table 2-1  
Zone 1

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$252.87	\$260.01
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$70.30	\$70.30
<b>Total Direct Costs</b>	<b>\$323.17</b>	<b>\$330.32</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$19.31	\$19.69
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$5.07
<b>Total Indirect Costs</b>	<b>\$25.02</b>	<b>\$30.25</b>
<b>Total Costs</b>	<b>\$348.19</b>	<b>\$360.57</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$4.91	\$7.54
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$4.91</b>	<b>\$7.54</b>
<b>Total Assessment</b>	<b>\$353.10</b>	<b>\$368.11</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$195.71
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$195.71</b>
Beginning Capital Replacement Reserve		\$1,733.20
Reserve Collection		\$7.54
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$1,740.74</b>

Table 2-2  
Zone 6

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$252.87	\$260.01
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$70.30	\$70.30
<b>Total Direct Costs</b>	<b>\$323.17</b>	<b>\$330.32</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$19.31	\$19.69
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$5.07
<b>Total Indirect Costs</b>	<b>\$25.02</b>	<b>\$30.25</b>
<b>Total Costs</b>	<b>\$348.19</b>	<b>\$360.57</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$4.91	\$7.54
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$4.91</b>	<b>\$7.54</b>
<b>Total Assessment</b>	<b>\$353.10</b>	<b>\$368.11</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$195.71
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$195.71</b>
Beginning Capital Replacement Reserve		\$1,733.20
Reserve Collection		\$7.54
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$1,740.74</b>

Table 2-3  
Zone 8

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$0.00	\$0.00
<b>Total Direct Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$0.00	\$0.00
Auditor-Controller	\$0.00	\$0.00
City Administration	\$0.00	\$0.00
<b>Total Indirect Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$0.00	\$0.00
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Assessment</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$0.00
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$0.00</b>
Beginning Capital Replacement Reserve		
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$0.00</b>

Table 2-4  
Zone 23

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$497.11	\$511.15
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$138.21	\$138.21
<b>Total Direct Costs</b>	<b>\$635.32</b>	<b>\$649.36</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$37.95	\$38.71
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$9.97
<b>Total Indirect Costs</b>	<b>\$43.67</b>	<b>\$54.17</b>
<b>Total Costs</b>	<b>\$678.98</b>	<b>\$703.54</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$15.18	\$20.12
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$15.18</b>	<b>\$20.12</b>
<b>Total Assessment</b>	<b>\$694.16</b>	<b>\$723.66</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$382.10
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$382.10</b>
Beginning Capital Replacement Reserve		\$3,409.94
Reserve Collection		\$20.12
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$3,430.06</b>

Table 2-5  
Zone 24

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$484.92	\$498.62
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$134.82	\$134.82
<b>Total Direct Costs</b>	<b>\$619.74</b>	<b>\$633.44</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$37.02	\$37.76
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$9.73
<b>Total Indirect Costs</b>	<b>\$42.74</b>	<b>\$52.98</b>
<b>Total Costs</b>	<b>\$662.47</b>	<b>\$686.42</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$14.67	\$19.50
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$14.67</b>	<b>\$19.50</b>
<b>Total Assessment</b>	<b>\$677.14</b>	<b>\$705.92</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$372.79
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$372.79</b>
Beginning Capital Replacement Reserve		\$3,326.25
Reserve Collection		\$19.50
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$3,345.74</b>

Table 2-6  
Zone 28

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$263.71	\$271.17
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$73.32	\$73.32
<b>Total Direct Costs</b>	<b>\$337.03</b>	<b>\$344.49</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$20.13	\$20.54
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$5.29
<b>Total Indirect Costs</b>	<b>\$25.85</b>	<b>\$31.32</b>
<b>Total Costs</b>	<b>\$362.88</b>	<b>\$375.80</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$5.37	\$8.10
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$5.37</b>	<b>\$8.10</b>
<b>Total Assessment</b>	<b>\$368.25</b>	<b>\$383.90</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$203.99
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$203.99</b>
Beginning Capital Replacement Reserve		\$1,807.67
Reserve Collection		\$8.10
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$1,815.77</b>



Table 2-7  
Zone 32

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$1,669.72	\$1,716.90
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$464.24	\$464.24
<b>Total Direct Costs</b>	<b>\$2,133.96</b>	<b>\$2,181.14</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$127.48	\$130.03
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$33.49
<b>Total Indirect Costs</b>	<b>\$133.19</b>	<b>\$169.01</b>
<b>Total Costs</b>	<b>\$2,267.15</b>	<b>\$2,350.15</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$64.46	\$80.55
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$64.46</b>	<b>\$80.55</b>
<b>Total Assessment</b>	<b>\$2,331.61</b>	<b>\$2,430.70</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$1,276.94
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$1,276.94</b>
Beginning Capital Replacement Reserve		\$11,460.06
Reserve Collection		\$80.55
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$11,540.61</b>

Table 2-8  
Zone 34

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$351.85	\$361.80
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$97.83	\$97.83
<b>Total Direct Costs</b>	<b>\$449.68</b>	<b>\$459.62</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$26.86	\$27.40
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$7.06
<b>Total Indirect Costs</b>	<b>\$32.58</b>	<b>\$39.95</b>
<b>Total Costs</b>	<b>\$482.26</b>	<b>\$499.57</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$9.07	\$12.64
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$9.07</b>	<b>\$12.64</b>
<b>Total Assessment</b>	<b>\$491.33</b>	<b>\$512.21</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$271.25
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$271.25</b>
Beginning Capital Replacement Reserve		\$2,412.77
Reserve Collection		\$12.64
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$2,425.41</b>

Table 2-9  
Zone 49

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$0.00	\$0.00
<b>Total Direct Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$0.00	\$0.00
Auditor-Controller	\$0.00	\$0.00
City Administration	\$0.00	\$0.00
<b>Total Indirect Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Costs</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$0.00	\$0.00
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Assessment</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$0.00
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$0.00</b>
Beginning Capital Replacement Reserve		\$0.00
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$0.00</b>

Table 2-10  
Zone 51

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$531.65	\$546.67
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$147.82	\$147.82
<b>Total Direct Costs</b>	<b>\$679.47</b>	<b>\$694.49</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$40.59	\$41.40
Auditor-Controller	\$6.76	\$6.57
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$10.66
<b>Total Indirect Costs</b>	<b>\$47.35</b>	<b>\$58.64</b>
<b>Total Costs</b>	<b>\$726.82</b>	<b>\$753.13</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$15.58	\$20.82
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$15.58</b>	<b>\$20.82</b>
<b>Total Assessment</b>	<b>\$742.40</b>	<b>\$773.95</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$409.00
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$409.00</b>
Beginning Capital Replacement Reserve		\$3,646.56
Reserve Collection		\$20.82
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$3,667.38</b>

Table 2-11  
Zone 79

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$1,546.41	\$1,555.78
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$429.95	\$429.95
<b>Total Direct Costs</b>	<b>\$1,976.36</b>	<b>\$1,985.74</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$118.07	\$120.43
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$31.02
<b>Total Indirect Costs</b>	<b>\$123.78</b>	<b>\$156.93</b>
<b>Total Costs</b>	<b>\$2,100.14</b>	<b>\$2,142.67</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$59.27	\$108.51
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$59.27</b>	<b>\$108.51</b>
<b>Total Assessment</b>	<b>\$2,159.41</b>	<b>\$2,251.18</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$1,165.67
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$1,165.67</b>
Beginning Capital Replacement Reserve		\$10,630.65
Reserve Collection		\$108.51
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$10,739.17</b>

Table 2-12  
Zone 80

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$1,598.50	\$1,643.67
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$444.44	\$444.44
<b>Total Direct Costs</b>	<b>\$2,042.94</b>	<b>\$2,088.10</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$122.04	\$124.49
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$32.06
<b>Total Indirect Costs</b>	<b>\$127.76</b>	<b>\$162.04</b>
<b>Total Costs</b>	<b>\$2,170.69</b>	<b>\$2,250.14</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$61.46	\$76.88
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$61.46</b>	<b>\$76.88</b>
<b>Total Assessment</b>	<b>\$2,232.15</b>	<b>\$2,327.02</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$1,222.59
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$1,222.59</b>
Beginning Capital Replacement Reserve		\$10,971.12
Reserve Collection		\$76.88
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$11,047.99</b>

Table 2-13  
Zone 83

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$813.29	\$836.27
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$226.12	\$226.12
<b>Total Direct Costs</b>	<b>\$1,039.41</b>	<b>\$1,062.39</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$62.09	\$63.34
Auditor-Controller	\$6.06	\$5.85
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$16.31
<b>Total Indirect Costs</b>	<b>\$68.16</b>	<b>\$85.50</b>
<b>Total Costs</b>	<b>\$1,107.57</b>	<b>\$1,147.89</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$28.11	\$36.06
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$28.11</b>	<b>\$36.06</b>
<b>Total Assessment</b>	<b>\$1,135.68</b>	<b>\$1,183.95</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$623.55
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$623.55</b>
Beginning Capital Replacement Reserve		\$5,580.39
Reserve Collection		\$36.06
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$5,616.44</b>



Table 2-14  
Zone 84

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$836.49	\$860.12
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$232.57	\$232.57
<b>Total Direct Costs</b>	<b>\$1,069.06</b>	<b>\$1,092.70</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$63.87	\$65.14
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$16.78
<b>Total Indirect Costs</b>	<b>\$69.58</b>	<b>\$87.41</b>
<b>Total Costs</b>	<b>\$1,138.64</b>	<b>\$1,180.11</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$29.44	\$37.61
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$29.44</b>	<b>\$37.61</b>
<b>Total Assessment</b>	<b>\$1,168.08</b>	<b>\$1,217.72</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$641.08
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$641.08</b>
Beginning Capital Replacement Reserve		\$5,739.83
Reserve Collection		\$37.61
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$5,777.44</b>

Table 2-15  
Zone 87

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$399.51	\$410.80
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$111.08	\$111.08
<b>Total Direct Costs</b>	<b>\$510.59</b>	<b>\$521.88</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$30.50	\$31.11
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$8.01
<b>Total Indirect Costs</b>	<b>\$36.22</b>	<b>\$44.62</b>
<b>Total Costs</b>	<b>\$546.80</b>	<b>\$566.49</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$11.08	\$15.10
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$11.08</b>	<b>\$15.10</b>
<b>Total Assessment</b>	<b>\$557.88</b>	<b>\$581.59</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$307.62
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$307.62</b>
Beginning Capital Replacement Reserve		\$2,739.93
Reserve Collection		\$15.10
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$2,755.03</b>

Table 2-16  
Zone 90

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$2,626.82	\$2,701.05
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$730.34	\$730.34
<b>Total Direct Costs</b>	<b>\$3,357.16</b>	<b>\$3,431.39</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$200.56	\$204.57
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$52.68
<b>Total Indirect Costs</b>	<b>\$206.27</b>	<b>\$262.74</b>
<b>Total Costs</b>	<b>\$3,563.43</b>	<b>\$3,694.13</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$104.67	\$129.87
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$104.67</b>	<b>\$129.87</b>
<b>Total Assessment</b>	<b>\$3,668.10</b>	<b>\$3,824.00</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$2,033.67
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$2,033.67</b>
Beginning Capital Replacement Reserve		\$18,004.30
Reserve Collection		\$129.87
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$18,134.16</b>

Table 2-17  
Zone 92

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$124.68	\$128.20
Debt Service Repayment	\$34.66	\$34.66
<b>Total Direct Costs</b>	<b>\$159.34</b>	<b>\$162.86</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$9.52	\$9.71
Auditor-Controller	\$13.76	\$13.77
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$2.50
<b>Total Indirect Costs</b>	<b>\$23.28</b>	<b>\$25.98</b>
<b>Total Costs</b>	<b>\$182.62</b>	<b>\$188.84</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	(\$8.52)	(\$7.35)
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>(\$8.52)</b>	<b>(\$7.35)</b>
<b>Total Assessment</b>	<b>\$174.10</b>	<b>\$181.50</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$102.03
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$102.03</b>
Beginning Capital Replacement Reserve		\$849.02
Reserve Collection		\$0.00
Reserve Contribution		(\$7.35)
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$841.67</b>

Table 2-18  
Zone 105

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$479.69	\$493.24
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$133.37	\$133.37
<b>Total Direct Costs</b>	<b>\$613.06</b>	<b>\$626.61</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$36.62	\$37.36
Auditor-Controller	\$5.71	\$5.49
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$9.62
<b>Total Indirect Costs</b>	<b>\$42.34</b>	<b>\$52.47</b>
<b>Total Costs</b>	<b>\$655.40</b>	<b>\$679.08</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$14.44	\$19.23
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$14.44</b>	<b>\$19.23</b>
<b>Total Assessment</b>	<b>\$669.84</b>	<b>\$698.31</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$368.80
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$368.80</b>
Beginning Capital Replacement Reserve		\$3,290.37
Reserve Collection		\$19.23
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$3,309.60</b>

Table 2-19  
Zone 106

Direct Costs	Estimated through June 30	
	FY 2023-24	FY 2024-25
Energy Costs	\$976.93	\$1,004.53
Contractual Services	\$0.00	\$0.00
Debt Service Repayment	\$271.62	\$271.62
<b>Total Direct Costs</b>	<b>\$1,248.55</b>	<b>\$1,276.15</b>
<b>Indirect Costs</b>		
Assessment Engineer	\$74.59	\$76.08
Auditor-Controller	\$6.06	\$5.85
City Administration	\$0.00	\$0.00
STAX Property Finder	\$0.00	\$19.59
<b>Total Indirect Costs</b>	<b>\$80.65</b>	<b>\$101.52</b>
<b>Total Costs</b>	<b>\$1,329.20</b>	<b>\$1,377.68</b>
<b>Collection/(Contribution)</b>		
Operating Reserve	\$0.00	\$0.00
Capital Replacement Reserve	\$34.99	\$44.49
City Contribution	\$0.00	\$0.00
<b>Total Adjustments</b>	<b>\$34.99</b>	<b>\$44.49</b>
<b>Total Assessment</b>	<b>\$1,364.19</b>	<b>\$1,422.17</b>
<b>Reserve Fund Balances</b>		
Beginning Operating Reserve		\$748.44
Reserve Collection		\$0.00
Reserve Contribution		\$0.00
<b>Est. Ending Operating Reserve</b>		<b>\$748.44</b>
Beginning Capital Replacement Reserve		\$6,703.79
Reserve Collection		\$44.49
Reserve Contribution		\$0.00
<b>Est. Ending Capital Replacement Reserve</b>		<b>\$6,748.28</b>

### Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures. Some of these exceptions include:

1. Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
2. Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets", however, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property" (California Constitution, Article XIII D, §2(b)). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

### Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature most every public improvement financed through an assessment district contains an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit".

The actual assessment and the amount of the assessment for the Fiscal Year 2024-25 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

### Direct and Special Benefit

The servicing of streetlights provides direct and special benefit to those properties located within Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

Each and every lot or parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County or City required the original developer to install and/or guarantee the maintenance of the improvements and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within



the District could not have been developed in the absence of the installation and expected maintenance and servicing of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The servicing of streetlights, and appurtenant facilities, especially benefit parcels within the District by increased public safety, improved neighborhood property protection, reduced property-related crimes (especially vandalism), increasing public safety for both pedestrians and the motoring public, and increasing traffic safety by improving visibility. Streetlights also assign rights-of-way for the safety of pedestrians and motorists by defining a specific path during all hours of the day.

Streets are constructed for the safe and convenient travel of vehicles and pedestrians. They also provide an area for underground and overhead utilities. These elements are a distinct and special benefit to all developed parcels in the District. Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed.

Streetlights are determined to be an integral part of "streets" as a "permanent public improvement." One of the principal purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

The system of streets within the District is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to provide individual parcels to owners within the District, there would be no need for a system of streets with streetlights. Therefore, the installation of streetlights is for the express, special benefit of the parcels within the District.

Finally, the servicing of streetlights provides an enhanced quality of life and sense of well-being for properties within the District.

Because all benefiting properties consist of a uniform land use, it is determined that all lots or parcels benefit equally from the improvements and the costs and expenses for the provision of electricity for the streetlights are apportioned on a per acre or per parcel basis.

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

### General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. The portion of the total streetlight servicing costs associated with general benefits will not be assessed to the parcels in the District, but will be paid from other City Funds. Because the streetlights are located immediately adjacent to properties within the District and are maintained solely for the benefit of the properties within the District, any benefit received by properties outside of the District will be in the proportions stated under Special Benefit. As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

### Method of Apportionment

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

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the District to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (the "Article") requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

**WHEREAS**, the Board of Supervisors of the County of Riverside, State of California, did pursuant to the provisions of the Act, being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 94-389 to initiate proceedings to form a special assessment district known and designated as:

Landscaping and Lighting Maintenance District No. 89-1-Consolidated; and,

**WHEREAS**, the Menifee City Council did direct the appointed Engineer to make and file an annual Report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, being an article of the aforementioned Landscaping and Lighting Act of 1972;

**WHEREAS**, Section 22567 of Said Article 4 states the Report shall consist of the following:

- a) Maintenance plans for the improvements
- b) An estimate of the costs of the improvements
- c) A diagram for the assessment district
- d) An assessment of the estimated costs of the maintenance of the improvements

**NOW THEREFORE**, I, the appointed ENGINEER, acting on behalf of the Menifee City Council, pursuant to the Act, do hereby submit the following:

1. Pursuant to the provisions of law the costs and expenses of the District have been assessed upon the parcels of land in the District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
2. As required by law, a Diagram is filed herewith, showing the District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same exist each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in the Assessment Roll contained herein.
3. The separate numbers given the subdivisions and parcels of land, as shown on said Assessment Diagram and Assessment Roll, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the County Assessment Roll for a description of the lots or parcels.
4. There are no parcels or lots within Street Lighting Zones 1, 6, 8, 23, 24, 28, 32, 34, 49, 51, 79, 80, 83, 84, 87, 90, 92, 105, and 106 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

The City requested Spicer Consulting Group to prepare and file an Engineer's Report for Landscaping and Lighting Maintenance District No. 89-1-Consolidated pursuant to the Landscaping and Lighting Act of 1972 presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for LMD 89-1-C for the referenced Fiscal Year, a diagram for LMD 89-1-C showing the area and

properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within LMD 89-1-C in proportion to the special benefit received;

The following assessment is made to cover the portion of the estimated Maintenance<sup>1</sup>, Servicing<sup>2</sup>, and Administrative<sup>3</sup> costs paid by the assessable real property within LMD 89-1-C in proportion to the special benefit received:

### Benefit by Zone

Each of the developed parcels and acres within the Zones listed below has been deemed to receive proportional special benefit from the maintenance and operation of the improvements within that Zone. The percentage change allowable in Fiscal Year 2024-25 assessment from the allowable Fiscal Year 2023-24 assessment is as follows:

*Table 3-1  
Proposed Assessment*

Zone	Estimated Cost FY 2024-25	Est. Units to be Assessed	Allowable Assessment per Parcel/Acre FY 2023-24	Allowable Assessment per Parcel/Acre FY 2024-25	Allowable Assessment Rate Change (%)	Maximum Assessment FY 2024-25
Zone 1	\$360.57	1 Parcel(s)	\$363.14	\$378.57	4.25%	\$378.57
Zone 6	\$360.57	1 Parcel(s)	\$363.14	\$378.57	4.25%	\$378.57
Zone 8	\$0.00	12 Acre(s)	\$29.38	\$30.63	4.25%	\$361.09
Zone 23	\$703.54	1 Acre(s)	\$830.09	\$865.37	4.25%	\$744.22
Zone 24	\$8.22	8 Acre(s)	\$84.72	\$88.32	4.25%	\$725.97
Zone 28	\$375.80	11 Acre(s)	\$34.81	\$36.29	4.25%	\$394.81
Zone 32	\$2,350.15	7 Acre(s)	\$332.57	\$346.71	4.25%	\$2,499.76
Zone 34	\$499.57	2 Acre(s)	\$225.58	\$235.16	4.25%	\$526.77
Zone 49	\$0.00	6 Acre(s)	\$58.88	\$61.38	4.25%	\$377.51
Zone 51	\$753.13	4 Acre(s)	\$205.24	\$213.97	4.25%	\$795.96
Zone 79	\$2,142.67	43 Acre(s)	\$51.48	\$53.67	4.25%	\$2,315.14
Zone 80	\$2,250.14	8 Acre(s)	\$290.58	\$302.93	4.25%	\$2,393.17
Zone 83	\$1,147.89	18 Acre(s)	\$64.52	\$67.26	4.25%	\$1,217.49
Zone 84	\$1,180.11	2 Acre(s)	\$492.32	\$513.24	4.25%	\$1,252.31
Zone 87	\$566.49	2 Acre(s)	\$322.32	\$336.02	4.25%	\$598.11
Zone 90	\$3,694.13	17 Acre(s)	\$251.90	\$262.61	4.25%	\$4,488.01
Zone 92	\$188.84	1 Acre(s)	\$218.35	\$227.63	4.25%	\$186.65
Zone 105	\$679.08	5 Acre(s)	\$149.10	\$155.44	4.25%	\$718.13
Zone 106	\$1,377.68	10 Acre(s)	\$140.02	\$145.97	4.25%	\$1,462.60

<sup>1</sup> Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, fossil filters, and appurtenances including repair, removal, replacement, providing for life growth, health, beauty of landscaping, removal of trimmings, rubbish, debris and other solid wastes.

<sup>2</sup> Servicing means furnishing of energy and water to the landscaping improvements and cleaning of fossil filters.

<sup>3</sup> Administrative Costs include administration, preparation of Engineer's Report, and County Auditor-Controller fees.

*Table 3-2*  
*Assessment by Zone*

Zone	Fiscal Year	Maximum % Increase	Maximum Assessment	Actual Assessment	% of Maximum
Zone 1	2023-24	4.56%	\$363.14	\$353.10	97%
	2024-25	4.25%	\$378.57	\$368.11	97%
Zone 6	2023-24	4.56%	\$363.14	\$353.10	97%
	2024-25	4.25%	\$378.57	\$368.11	97%
Zone 8	2023-24	4.56%	\$29.38	\$0.00	0%
	2024-25	4.25%	\$30.63	\$0.00	0%
Zone 23	2023-24	4.56%	\$830.09	\$807.16	97%
	2024-25	4.25%	\$865.37	\$841.47	97%
Zone 24	2023-24	4.56%	\$84.72	\$82.38	97%
	2024-25	4.25%	\$88.32	\$85.88	97%
Zone 28	2023-24	4.56%	\$34.81	\$33.85	97%
	2024-25	4.25%	\$36.29	\$35.29	97%
Zone 32	2023-24	4.56%	\$332.57	\$323.38	97%
	2024-25	4.25%	\$346.71	\$337.13	97%
Zone 34	2023-24	4.56%	\$225.58	\$219.34	97%
	2024-25	4.25%	\$235.16	\$228.67	97%
Zone 49	2023-24	4.56%	\$58.88	\$0.00	0%
	2024-25	4.25%	\$61.38	\$0.00	0%
Zone 51	2023-24	4.56%	\$205.24	\$199.57	97%
	2024-25	4.25%	\$213.97	\$208.05	97%
Zone 79	2023-24	4.56%	\$51.48	\$50.06	97%
	2024-25	4.25%	\$53.67	\$52.18	97%
Zone 80	2023-24	4.56%	\$290.58	\$282.55	97%
	2024-25	4.25%	\$302.93	\$294.56	97%
Zone 83	2023-24	4.56%	\$64.52	\$62.74	97%
	2024-25	4.25%	\$67.26	\$65.41	97%
Zone 84	2023-24	4.56%	\$492.32	\$478.72	97%
	2024-25	4.25%	\$513.24	\$499.07	97%
Zone 87	2023-24	4.56%	\$322.32	\$313.41	97%
	2024-25	4.25%	\$336.02	\$326.73	97%
Zone 90	2023-24	4.56%	\$251.90	\$214.63	85%
	2024-25	4.25%	\$262.61	\$223.76	85%
Zone 92	2023-24	4.56%	\$218.35	\$212.31	97%
	2024-25	4.25%	\$227.63	\$221.34	97%
Zone 105	2023-24	4.56%	\$149.10	\$144.99	97%
	2024-25	4.25%	\$155.44	\$151.15	97%
Zone 106	2023-24	4.56%	\$140.02	\$136.15	97%
	2024-25	4.25%	\$145.97	\$141.93	97%

Executed this 19<sup>th</sup> day of June 2024.



A handwritten signature in blue ink, appearing to read "Francisco Martinez Jr.", written over a horizontal line.

FRANCISCO MARTINEZ JR  
PROFESSIONAL CIVIL ENGINEER NO. 84640  
ENGINEER OF WORK  
CITY OF MENIFEE  
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with me on the 19<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
CITY CLERK  
CITY OF MENIFEE  
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Menifee, California, on the 19<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
CITY CLERK  
CITY OF MENIFEE  
STATE OF CALIFORNIA

The actual assessment and the amount of the assessment for the Fiscal Year 2024-25 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County Assessor of the County of Riverside and such records are, by reference, made part of this Report.

The total assessment for the Fiscal Year 2024-25 is **\$19,953.99.**<sup>4</sup>

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<sup>4</sup> The actual assessment roll amount might have a minimal variance due to rounding.

A reduced copy of the Assessment Diagrams are filed herewith, are incorporated by reference in Appendix B herein, and made part of this Report.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Information identified on these maps was received from several sources including the owner/developer, City of Menifee, Riverside County Transportation Department, and the Riverside County Assessor.





# Appendix A:

## Assessment Roll

**Assessment Roll**  
68-3959 - LMD 89-1-C Vol.2  
Fiscal Year 2024-25

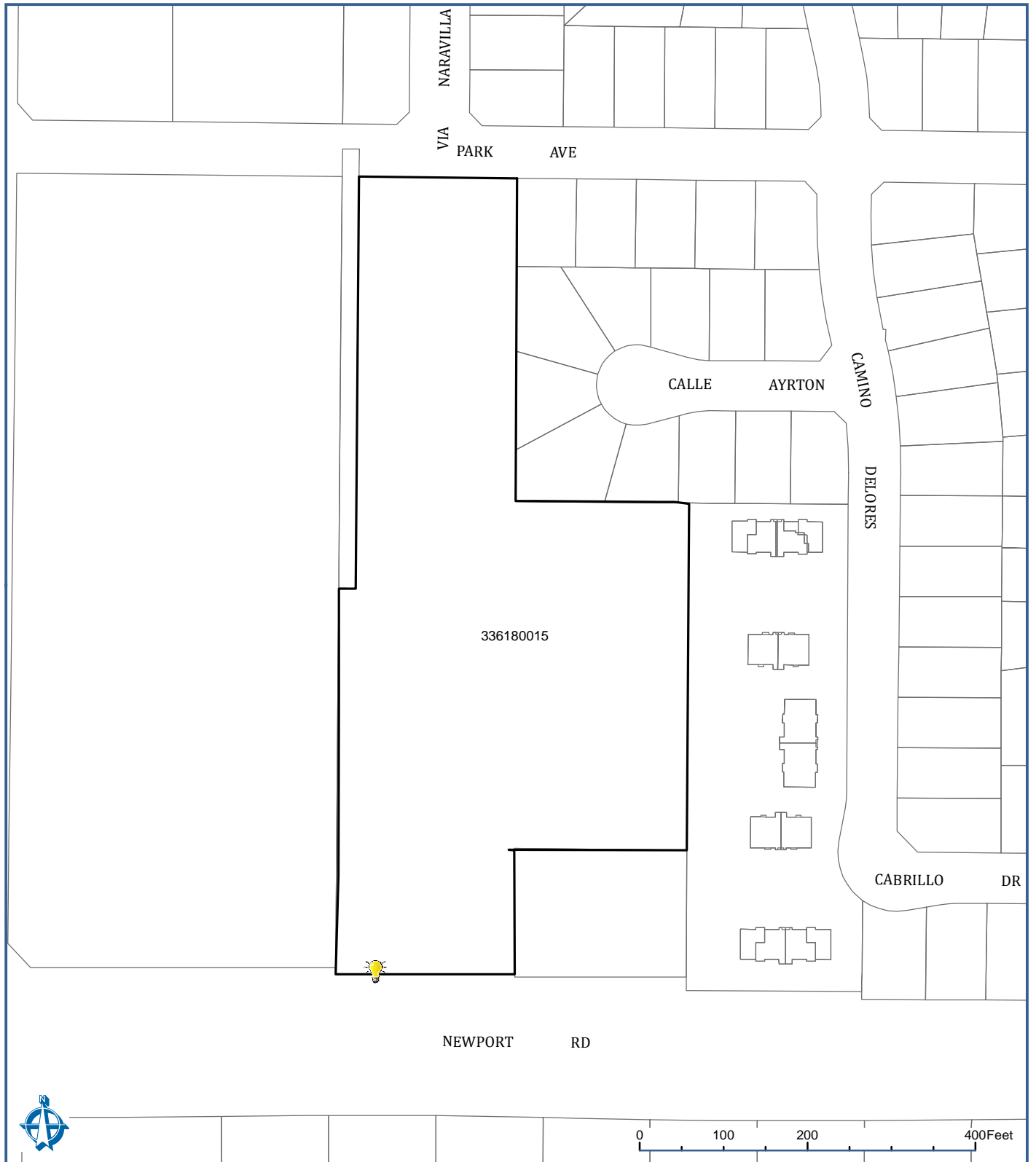


APN	Levy	APN	Levy	APN	Levy
329240053	\$705.90	331020018	\$698.30	331040042	\$368.10
331120062	\$2,430.68	331180022	\$2,251.18	331190050	\$723.66
333040018	\$18.44	333040039	\$1,217.70	333230027	\$3,823.98
336020001	\$1,403.70	336180006	\$512.20	336180021	\$581.58
336180026	\$368.10	336181001	\$6.64	336181002	\$4.42
336181003	\$6.64	336181004	\$4.42	336181005	\$11.06
336181006	\$11.06	336181007	\$6.64	336181008	\$6.64
336181009	\$6.64	336181010	\$6.64	336181011	\$11.06
336181012	\$11.06	336181013	\$19.92	336181014	\$6.64
336181015	\$6.64	336181016	\$6.64	336181017	\$6.64
336181018	\$6.64	336181019	\$4.42	336181020	\$6.64
336181021	\$4.42	336181022	\$11.06	336181023	\$4.42
336181024	\$4.42	339190005	\$383.90	360011025	\$222.60
360011026	\$185.16	360011027	\$181.00	360011028	\$185.16
360350031	\$548.80	360350032	\$635.14	372160014	\$2,327.00
<b>Totals</b>		<b>Parcels 45</b>		<b>Levy \$19,953.70</b>	



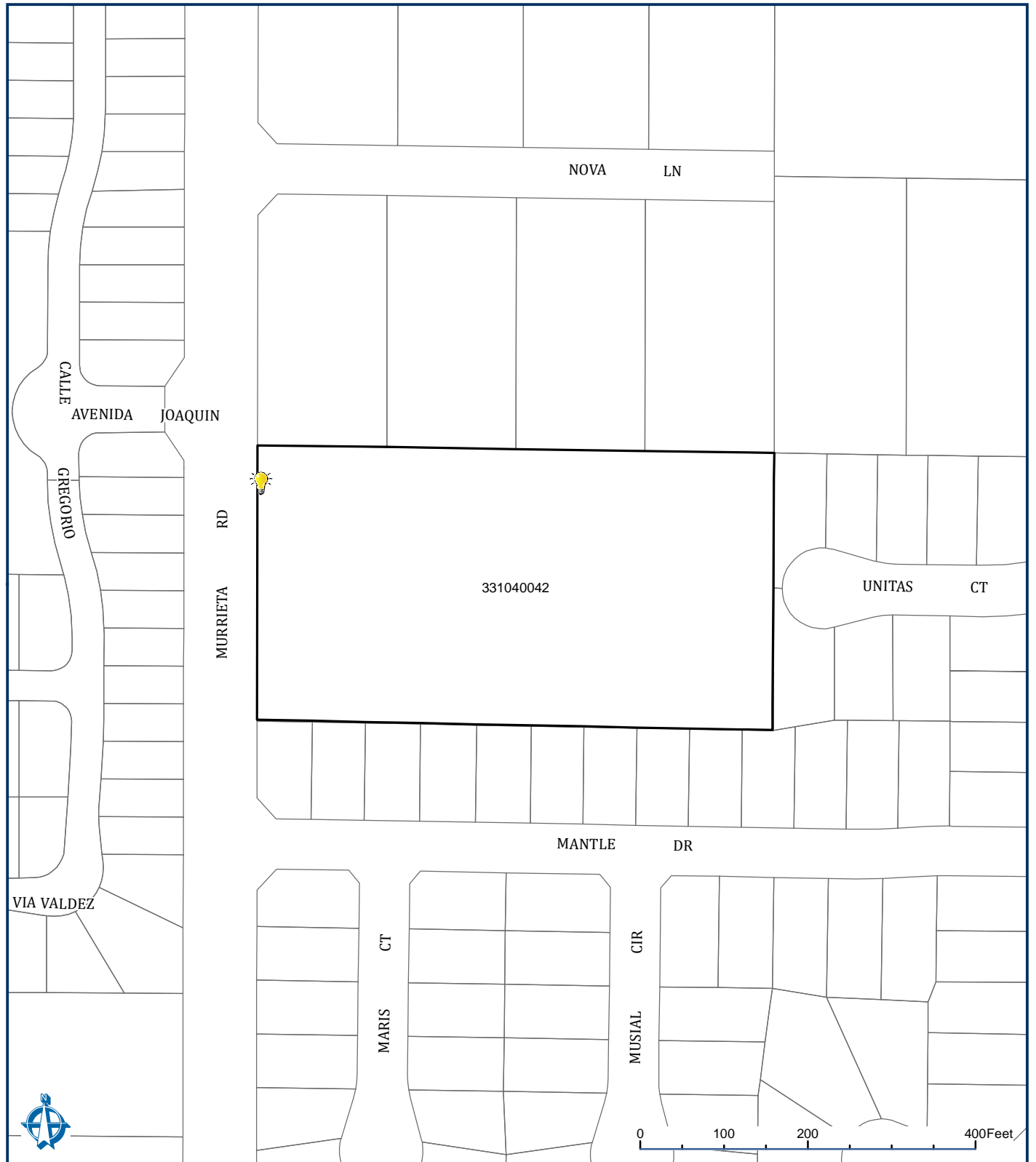
# Appendix B:

## Assessment Diagrams



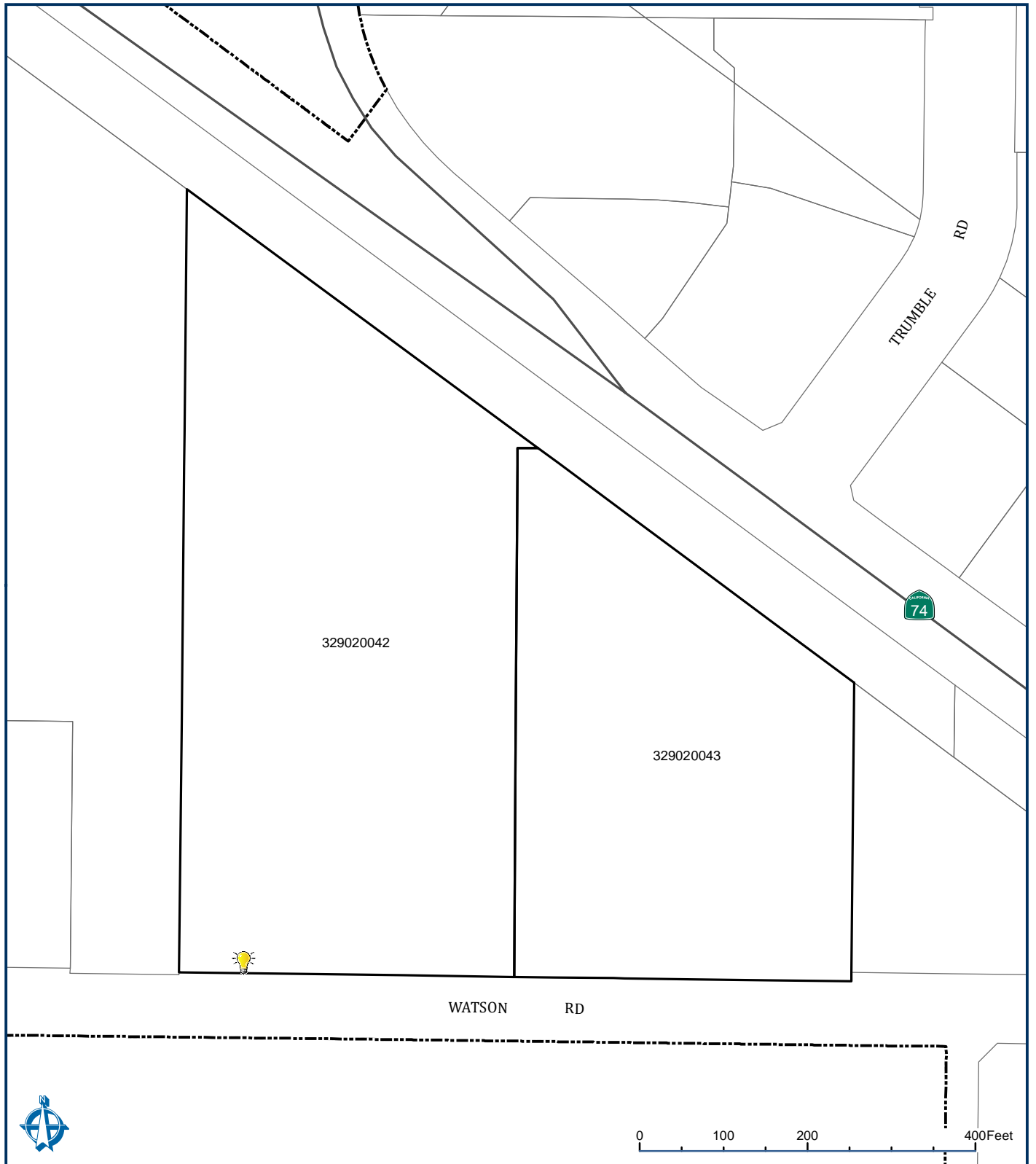
# **CITY OF MENIFEE ASSESSMENT DIAGRAM**

**LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 1**



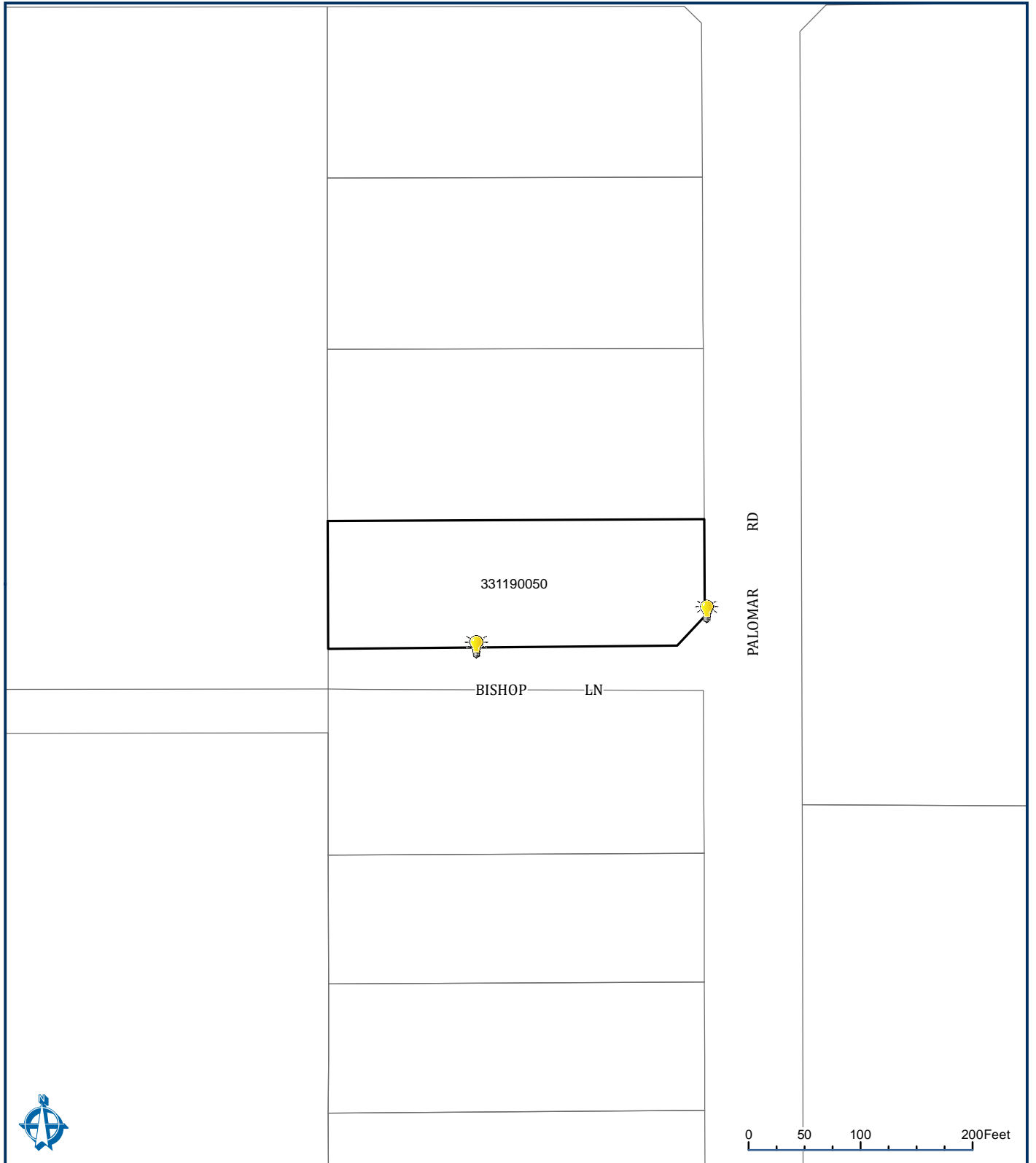
## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 6



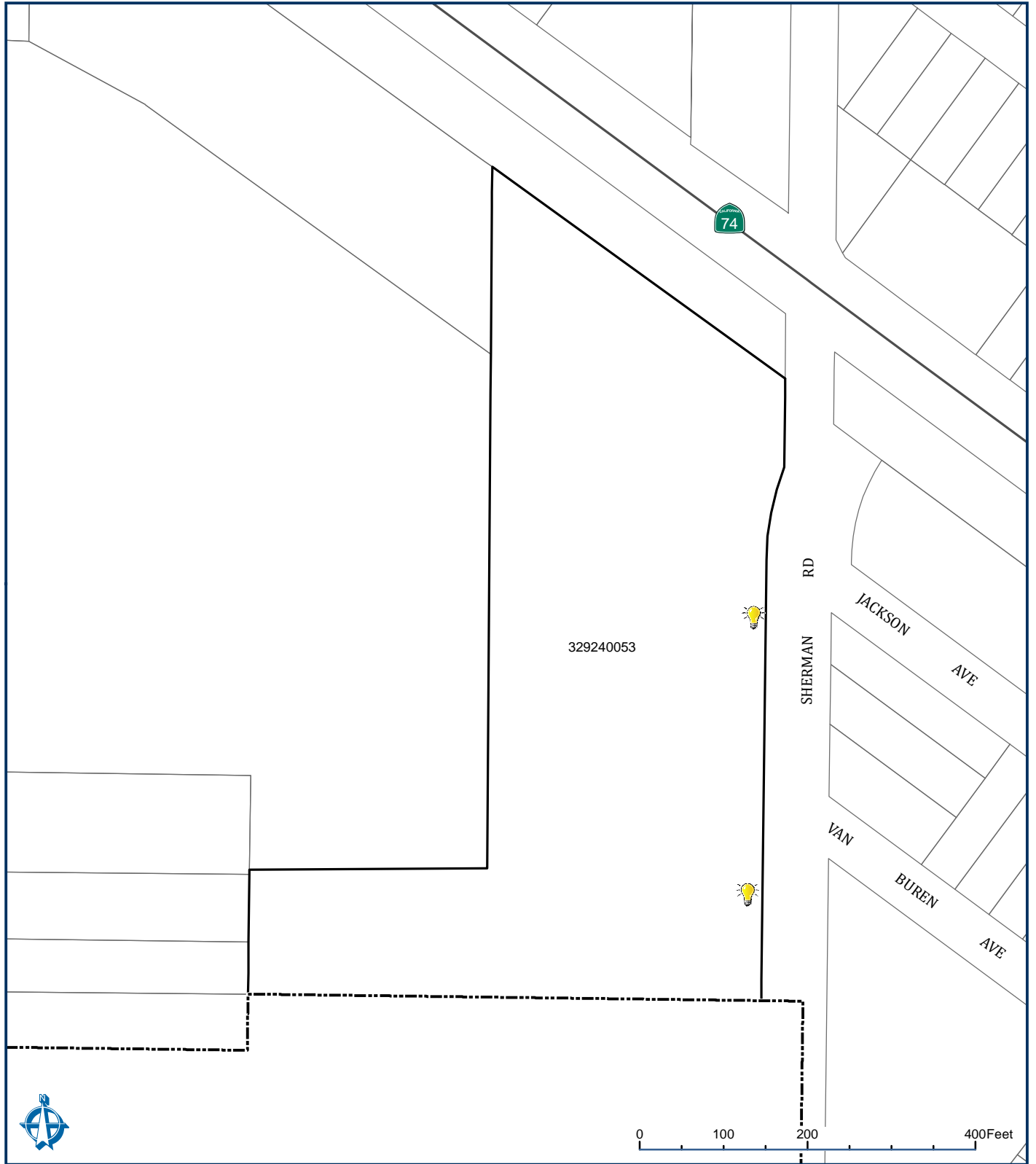
## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 8



## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 23



## CITY OF MENIFEE ASSESSMENT DIAGRAM

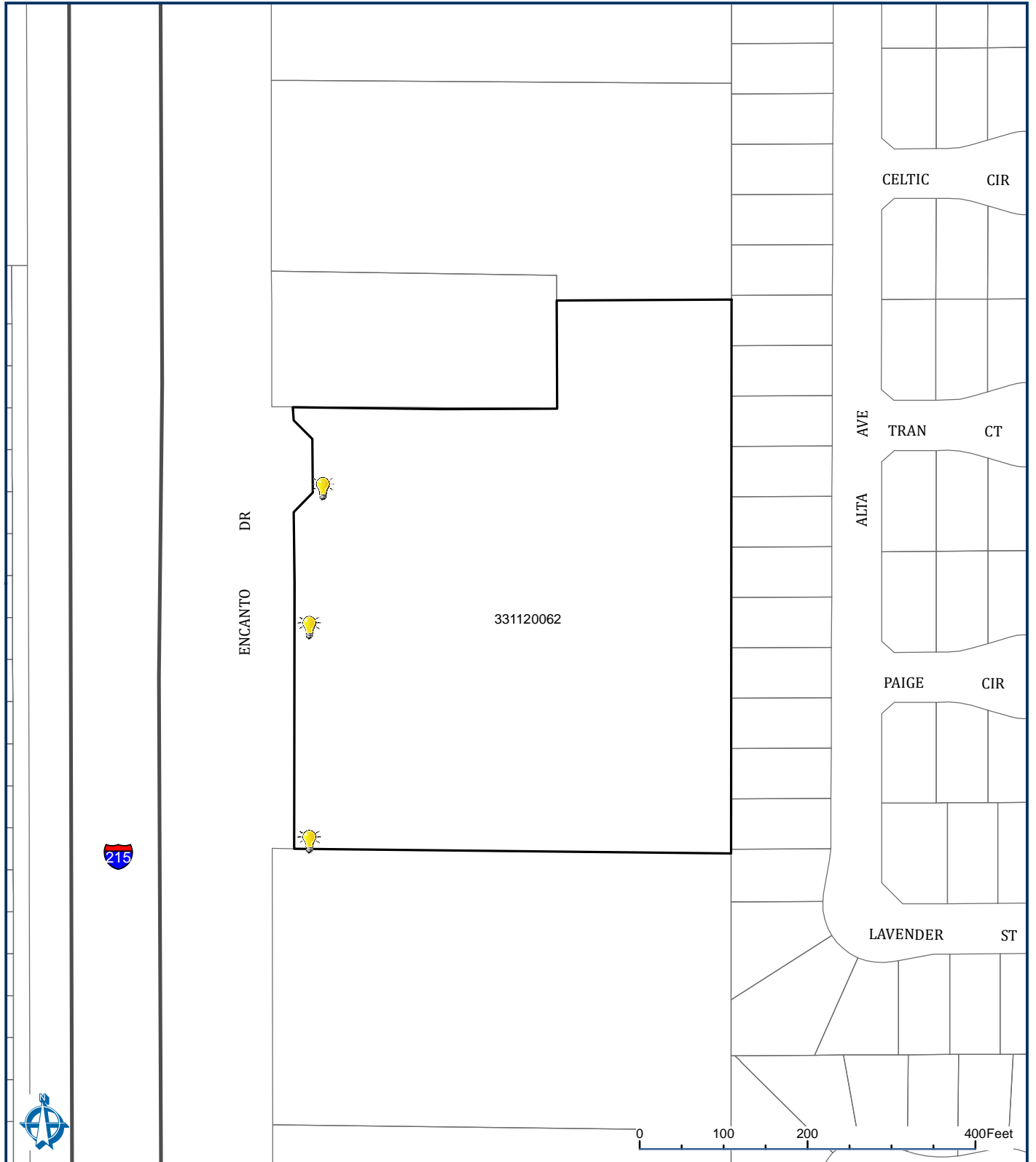
LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 24





## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 28



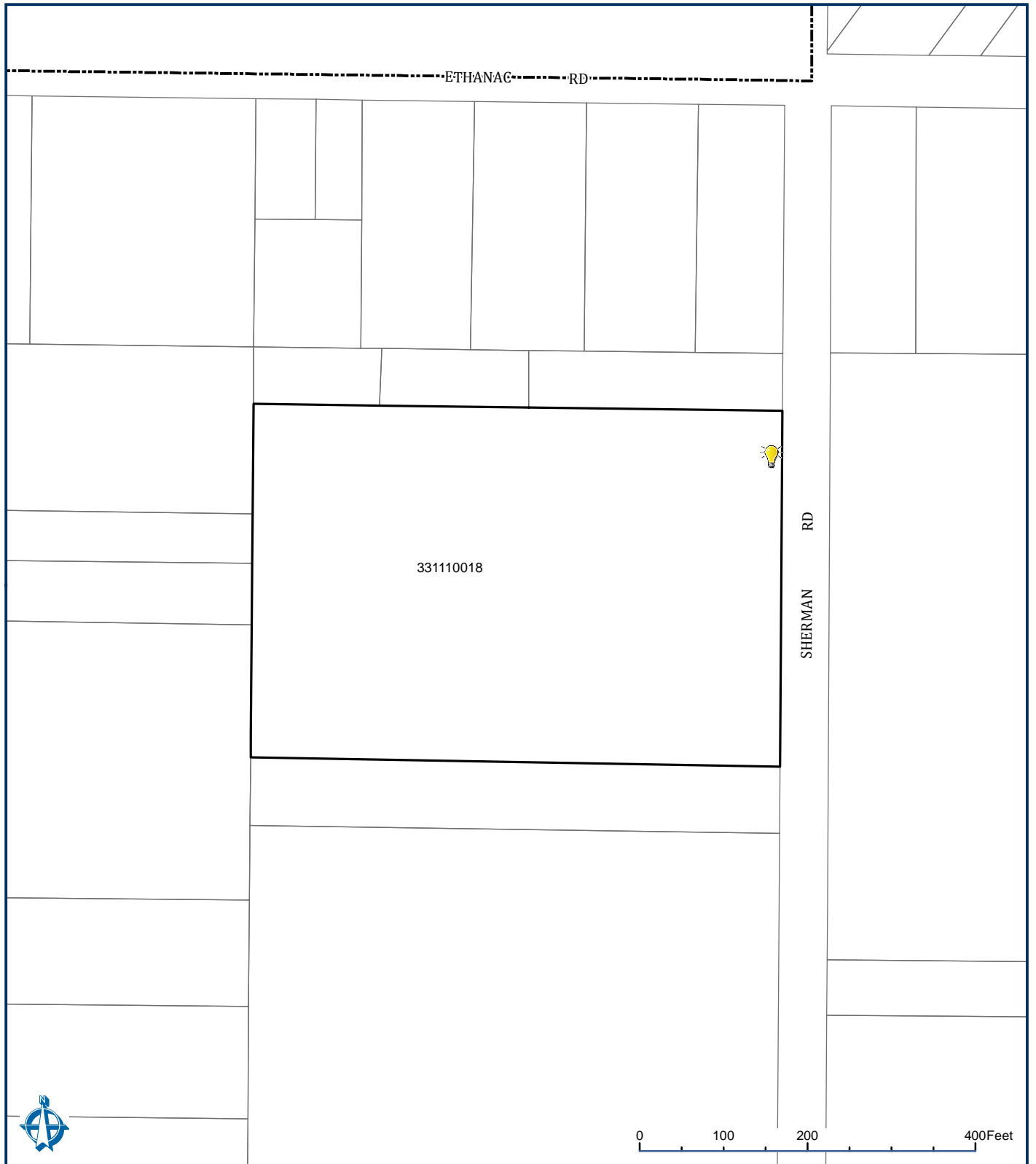
# CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 32



# **CITY OF MENIFEE ASSESSMENT DIAGRAM**

**LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 34**



# CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 49



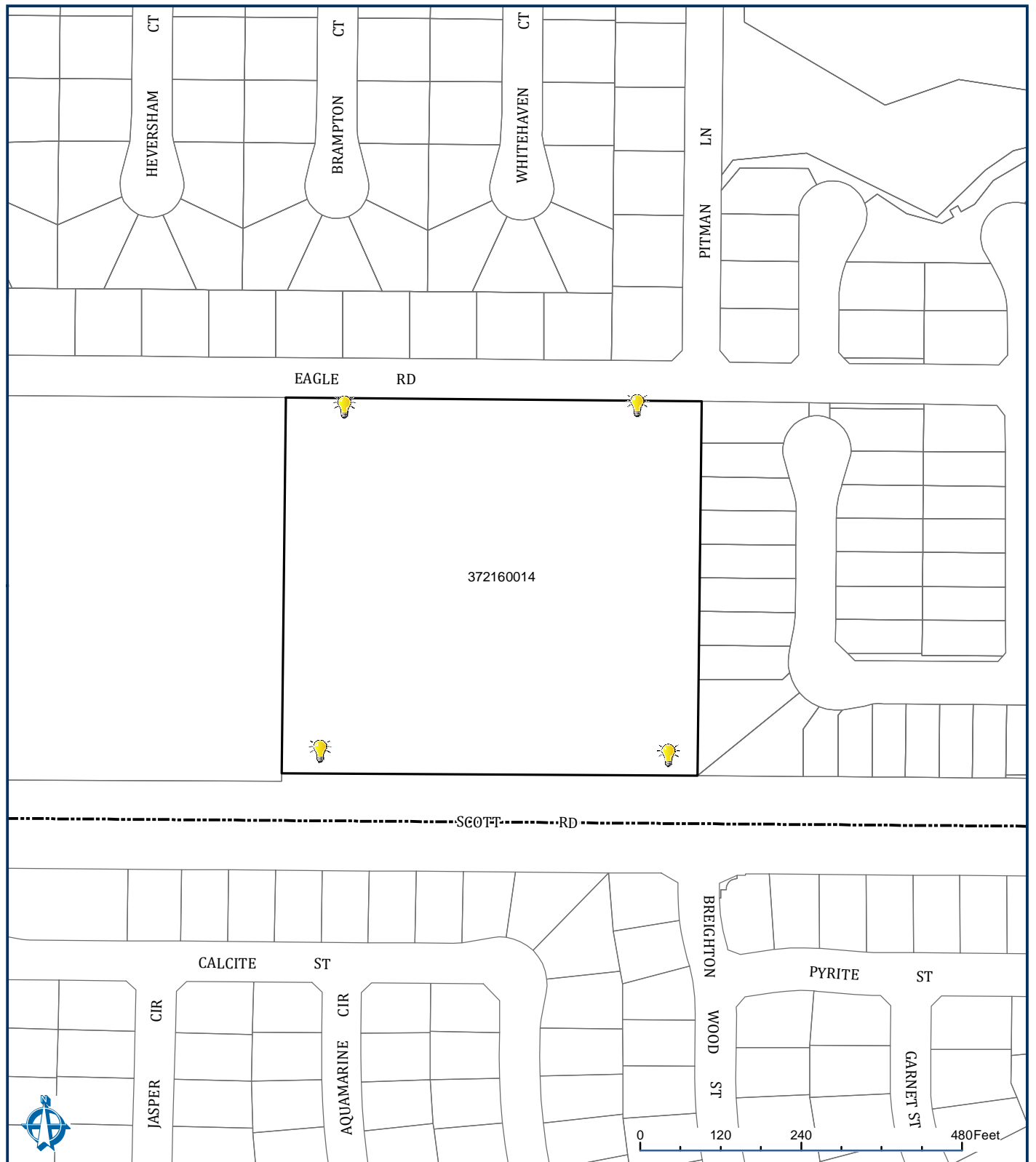
## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 51



## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 79



## CITY OF MENIFEE ASSESSMENT DIAGRAM

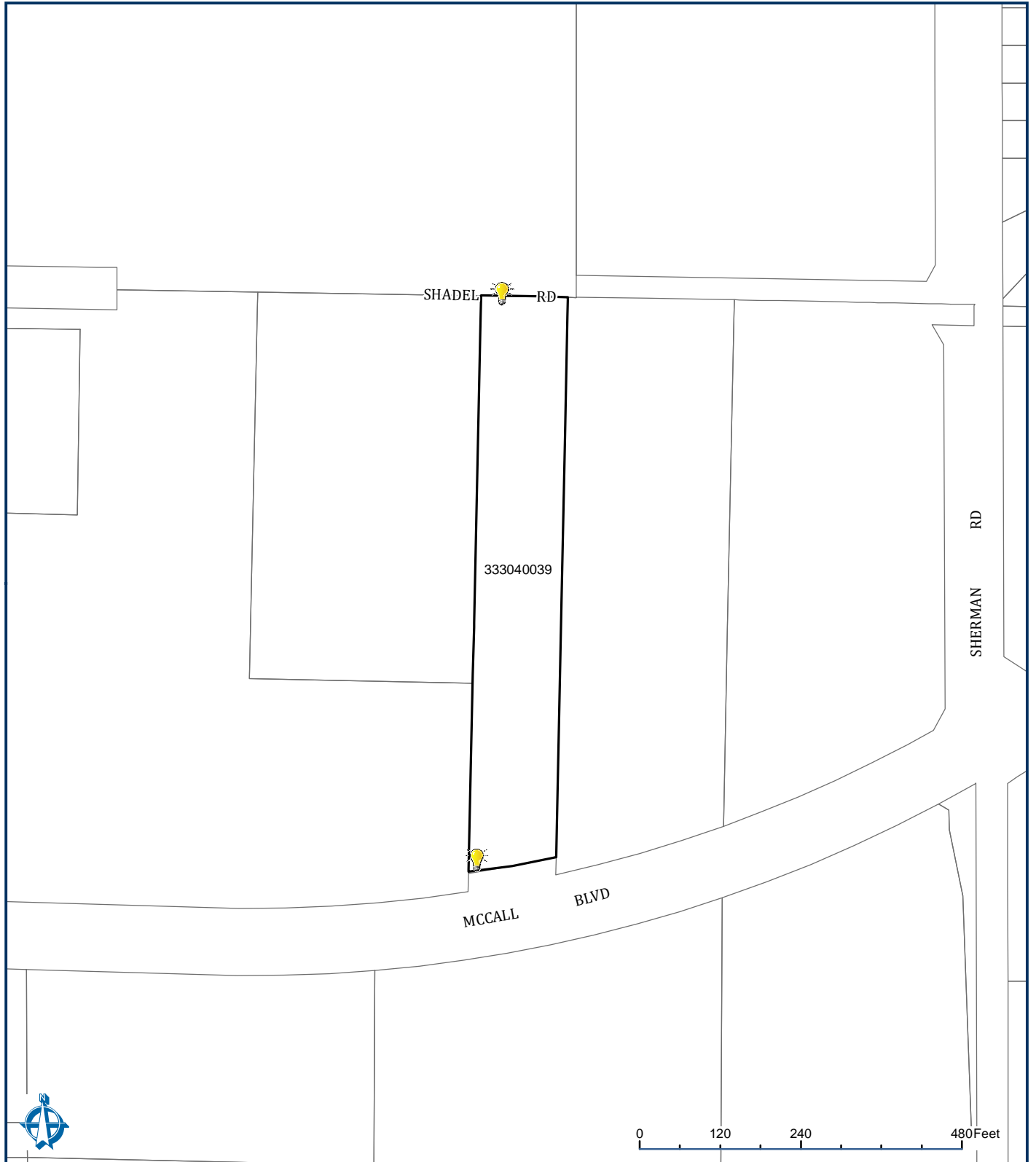
LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 80



## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 83





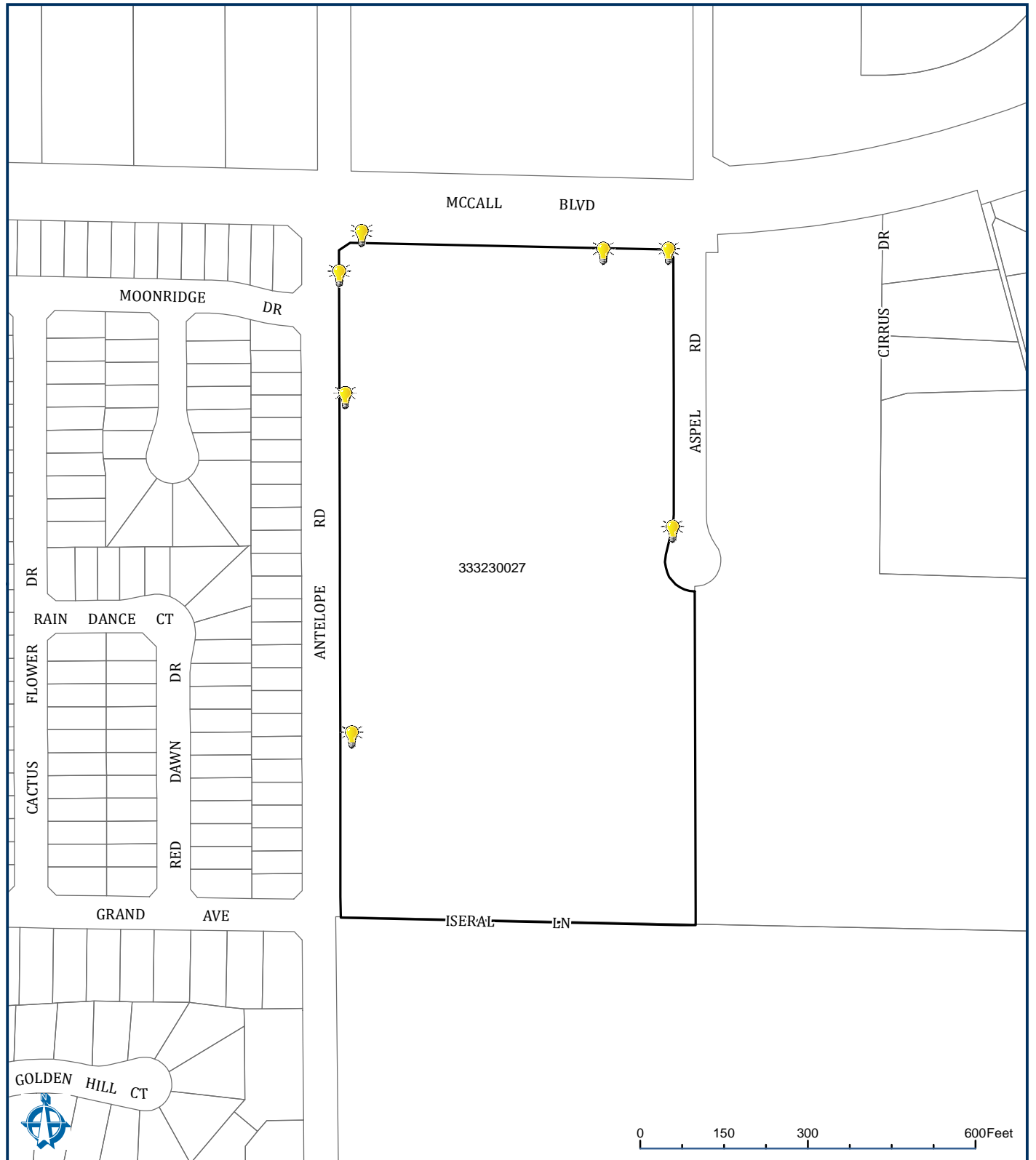
# CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 84



## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 87



## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 90



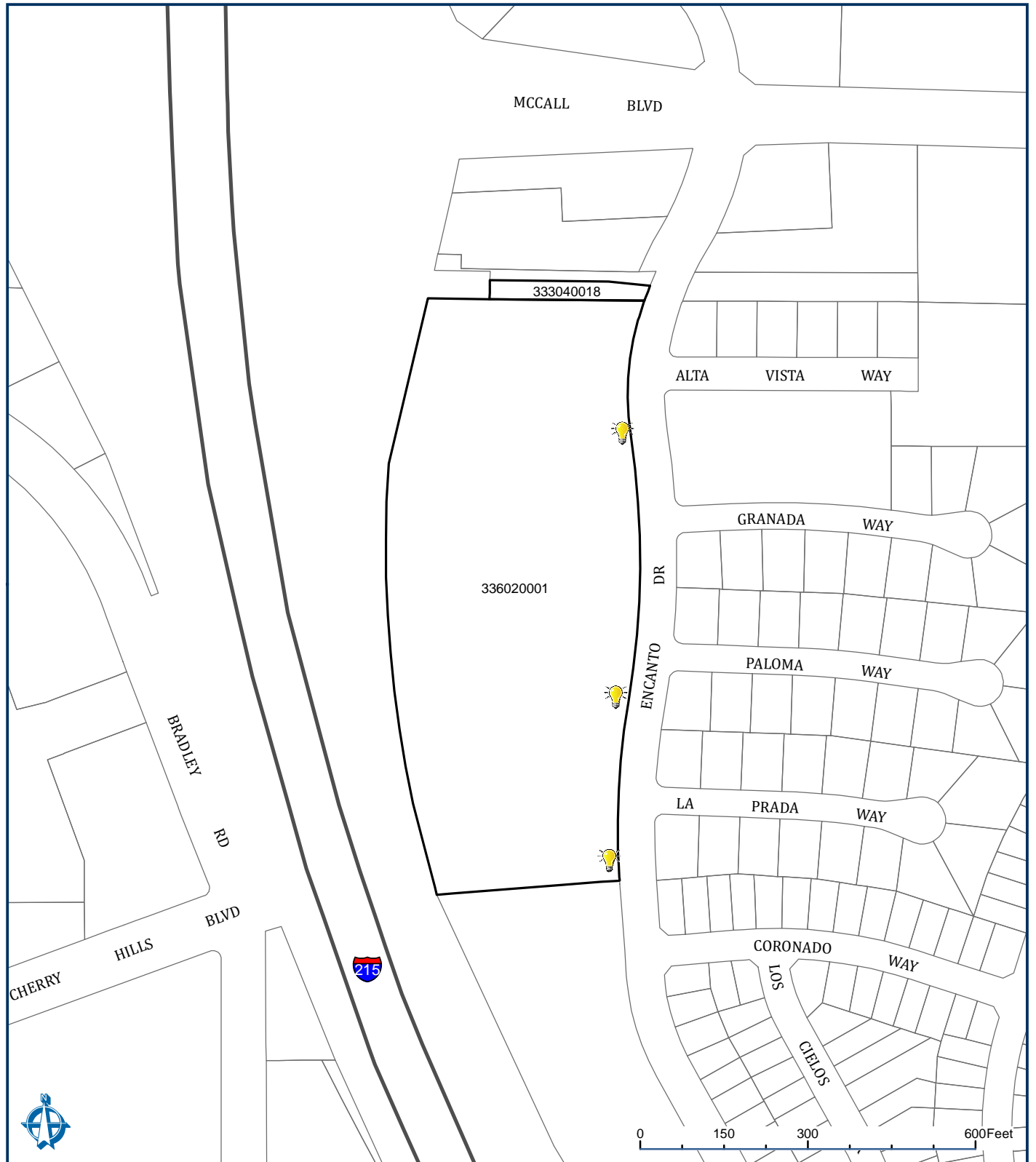
# **CITY OF MENIFEE** **ASSESSMENT DIAGRAM**

**LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
 STREET LIGHTING ZONE 92**



# CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 105



## CITY OF MENIFEE ASSESSMENT DIAGRAM

LANDSCAPE AND LIGHTING DISTRICT NO. 89-1 CONSOLIDATED  
STREET LIGHTING ZONE 106



**S P I C E R**  

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**CONSULTING GROUP**