ALBERT A. WEBB ASSOCIATES
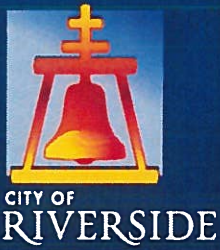
Fiscal Year 2015-16
Final Engineer's Report

Landscape Maintenance District No. 88-1
(Sycamore Highlands)

Prepared for:

CITY OF
RIVERSIDE

June 2015

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i. Engineer's Statement

AGENCY: CITY OF RIVERSIDE

PROJECT: LANDSCAPE MAINTENANCE DISTRICT NO. 88-1 (SYCAMORE HIGHLANDS)

TO: CITY COUNCIL
            CITY OF RIVERSIDE
            STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, and pursuant to the provisions of Proposition 218 which was approved on November 5, 1996 and added articles XIIIC and XIIID to the California Constitution, and in accordance with Resolution No. 22829, adopted by the City Council of the City of Riverside, California, ordering preparation of the engineer's report for Landscape and Lighting Maintenance District No. 88-1 (Sycamore Highlands, formerly known as Lusk Highlander) (hereinafter referred to as the "Assessment District"), which was formed by Resolution No. 16912, adopted by said City Council, I, Matthew E. Webb, authorized representative of Albert A. Webb Associates, the appointed Assessment Engineer, submit herewith the Report for the Assessment District consisting of five (5) sections as follows:

SECTION 1   **PLANS AND SPECIFICATIONS** for improvements maintained by the Assessment District consist of a general description of the nature, location, and extent of the improvements proposed to be funded, and are attached hereto.

SECTION 2   The **METHOD OF ASSESSMENT APPORTIONMENT** 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 3   A **COST ESTIMATE** of the maintenance of the improvements, for Fiscal Year 2015-2016, including incidental costs and expenses in connection therewith, is attached hereto. In addition, a mechanism to establish the maximum annual assessment for future years, based upon the cumulative increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County, California Standard Metropolitan Statistical Area published by the Bureau of Labor Statistics of the United States Department of Labor, is attached hereto.

SECTION 4   An **ASSESSMENT ROLL** of the proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2015-2016 upon each parcel of land within the Assessment District, in proportion to the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the assessment roll on file in the Office of the City Clerk and made a part hereof. In addition, the methodology for determination of maximum annual assessments for future years, based upon the cumulative increase in the Consumer Price Index for All Urban Consumers (CPI-U) for Los Angeles-Riverside-Orange County, California Standard Metropolitan Statistical Area published by the Bureau of Labor Statistics of the United States Department of Labor, is attached hereto.

SECTION 5   An **ASSESSMENT DIAGRAM** showing the Assessment District, the lines and dimensions of each parcel of land within the Assessment District, as said lines exist on the maps of the Assessor of Riverside County for Fiscal Year 2015-2016, is attached hereto.

i. Engineer's Statement

Executed this **25th** day of **June** 2015.

ALBERT A. WEBB ASSOCIATES

[signature]

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
CITY OF RIVERSIDE
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 Riverside, California, on the _____ day of _____, 2015.

COLLEEN J. NICOL,
CITY CLERK
CITY OF RIVERSIDE
STATE OF CALIFORNIA

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
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1. Plans and Specifications

Sycamore Highlands Landscape Maintenance District

The general nature, location, and extent of the landscape improvements to be maintained by the Assessment District are as follows:

Sycamore Canyon Boulevard
- Slope landscape improvements west side of street.
- Median landscape improvements south of Fair Isle Drive to southern District Boundary.

Lochmoor Drive
- Median landscape improvements between Fair Isle Drive and Christie Avenue.
- Parkway and reverse frontage landscape improvements along entire length to northern District Boundary.
- Incidental parkway and reverse frontage landscape improvements at side street intersections.

Fair Isle Drive
- Parkway and reverse frontage landscape improvements along both sides of street for its entire length.
- Incidental parkway and reverse frontage landscape improvements at side street intersections.

The total approximate acreage of the landscaped medians and parkways is 7.80 acres[1].

All of the improvements have been or will be installed in accordance with the standards of the City of Riverside, Department of Parks and Recreation.

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[1] Acreage is provided by City of Riverside Parks Department

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
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2. Method of Assessment Apportionment

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIIID 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 exception, 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." Cal. Const., art. XIIID, §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."

Method of Assessment Apportionment

The "Landscaping and Lighting Act of 1972" and provisions of Article XIIID of the California Constitution require that the assessment be apportioned by a formula or method which fairly distributes the net amount among all assessable lots and parcels in proportion to the estimated special benefits to be received by each lot or parcel from the improvements. The act does not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings. The City Council has retained the firm of Albert A.

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2. Method of Assessment Apportionment

Webb Associates for the purpose of assisting the City Council to analyze the facts in this Assessment District and recommending to the City Council the correct apportionment of the assessment obligation.

In performing the analysis, it was necessary to identify the benefits that the improvements being financed will render to the properties within the boundaries of said District and to determine the extent to which such properties receive a direct and special benefit as distinguished from that of the general public.

Special Benefits

The property within the Assessment District will receive direct and special benefit from the maintenance of the landscaping described in Section 2. Maintenance of the parkway and median landscaping will provide an aesthetic benefit which will enhance the property within the Assessment District. Maintenance of slope planting will provide erosion and dust control, resulting in additional special benefit.

General Benefits

The installation of the landscaping described in Section 2 was required as a condition of the development of the area encompassed by the Assessment District. The landscaping is being maintained for the sole benefit and enjoyment of those parcels within the Assessment District; therefore, the improvements do not result in any general benefits.

Allocation of Special Benefit Assessments

The total special benefit assessment for the 2015-2016 Fiscal Year will be $92,521.00. The special benefit assessment will be allocated to parcels within the District on an equivalent dwelling unit (EDU) basis. Each single-family residential parcel within the District will receive a similar benefit; accordingly, each developed single-family residential lot has been assessed on the basis of one (1) EDU. Single-family lots are depicted on the Assessment Diagram in Section 3 as Parcel Nos. 1 through 160 and Nos. 174 through 731.

Apartment acreage is deemed to receive less special benefit per dwelling unit than that received by single-family residences due to:
- The transient nature of apartment occupancy.
- The relatively high number of dwelling units per acre of landscape frontage.
- The lower average population per dwelling unit associated with apartments.

Accordingly, apartment acreage has been assessed on the basis of six (6) EDU's per acre with a minimum of one (1) EDU per parcel, which represents a rate equivalent to that of the highest single-family residential density within the Assessment District. Commercial acreage has been deemed to receive a benefit similar to that of apartment acreage, and has also been assessed on the basis of six (6) EDU's per acre with a minimum of one (1) EDU per parcel.

Landscape maintenance has been deemed to provide a special benefit to undeveloped property similar to that received by developed property. The continuing integrity of the landscaping is important in maintaining the viability of undeveloped property for potential development and sale. Accordingly, undeveloped property is assessed at the same rate as developed property. Undeveloped parcels proposed for single-family, development have been assigned EDU allocations based upon their anticipated densities; these allocations are shown on the Assessment Diagram.

Public Lands

Article XIIID, which was added to the California Constitution by the passage of Proposition 218, mandates that "Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." This Assessment District includes six publicly owned parcels. Parcel No. 171 is owned by the State of California Department of Transportation and is currently being used for storage in conjunction with the expansion of Interstate 215. At this time, the benefits provided by the improvements do not provide any special benefit to the parcel. After the freeway construction is completed, this parcel will be monitored on an annual basis to determine ownership, use, and if any benefit is being received by the property. Parcel No. 173 is used by the City of Riverside Public Utilities Department as a reservoir site. This facility is an integral part of the City's system for delivering potable water to the area, and is devoted

2. Method of Assessment Apportionment

exclusively to that purpose. Since this parcel is used only to facilitate the delivery of water, the benefits provided by the improvements do not provide any special benefit to the parcel. Also, Parcel Nos. 166, 167, 168, and 732 have been dedicated to the City of Riverside for a neighborhood park and natural open space. The park and open space uses receive no special benefit from the improvements. Accordingly, these parcels have been assigned zero (0) EDU's and are exempt from assessment.

The total required assessment for the 2015-2016 Fiscal Year is $92,521. When the required assessment is divided by the number of EDU's (1,050) within the Assessment District, the assessment per EDU is $88.12. However based upon the methedology, the maximum allowable assessment for Fiscal Year 2015-2016 is $92,505. This amount was established by multiplying the maximum allowable assessment per EDU for Fiscal Year 2015-2016 ($88.10) by the number of EDU's (1,050) within the Assessment District. Assessments applicable to each parcel for Fiscal Year 2015-2016 are shown on the assessment roll on file in the office of the City Clerk and made a part hereof.

The City of Riverside has entered into an agreement with Riverside Sycamore Apartments L. P. wherein Riverside Sycamore Apartments L. P. would maintain 0.58 acres of parkways adjacent to their 272-unit apartment project. The Assessor Parcel Number of the apartment site parcel is 256-120-012-1. The 0.58 acres being maintained by the current apartment project owner represents 7.44% of the Assessment District's total of 7.80 acres of landscape improvements. Therefore, the apartment site parcel will receive a proportional credit of 79 EDU's in the amount of $6,959.77. The total assessment for the apartment site based on 94 EDU's is $8,281.24. The net assessment including application of the credit is $1,321.48 (15 EDU's).

The agreement between Riverside Sycamore Apartments L. P. and the City of Riverside was recorded on June 20, 1999 as Instrument Number 790852 and is on file in the Office of the City Clerk.

In the event the apartment project owner does not maintain the 0.58 acres of landscape improvements to the City of Riverside specifications, the City will then take over the maintenance of the landscape improvements and enroll 100% of assessment charges with the County of Riverside.

Future Maximum Annual Assessments
The assessments will be levied on an annual basis for a duration of 30 years. The District formation established the base 1997-98 maximum annual assessment at $58.00 per EDU. Commencing with the 1998-99 annual assessments, the maximum annual assessment per EDU will be adjusted by the cumulative percentage increase, if any, in the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-Riverside-Orange County, California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor, not to exceed 10% in any fiscal year. The annual maximum assessment per EDU shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on December of each year over the base Index of December 1996 of 158.3. The Index for December 2014 was 240.475. Therefore, the cumulative increase is 51.91%. The maximum assessment allowable for 2015-2016 is $88.10 per EDU.

Should densities or land uses for future years deviate from those anticipated, the future EDU allocations and assessments will be based upon the actual uses realized. This could result in variations in future EDU totals for the Assessment District. For purposes of this assessment, town homes will be assessed on the basis of one (1) EDU per dwelling unit, and condominiums will be assessed on the basis of six (6) EDU's per acre.

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
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2. Method of Assessment Apportionment

Table 2-1
Maximum Assessment Rate Calculations

Fiscal Year	December CPI	% Change	Max Tax Rate
1997-1998	158.3		$58.00
1998-1999	161.2	1.83%	$59.06
1999-2000	163.5	3.28%	$59.92
2000-2001	167.3	5.69%	$61.30
2001-2002	173.5	9.60%	$63.58
2002-2003	177.1	11.88%	$64.89
2003-2004	183.7	16.05%	$67.32
2004-2005	187	18.13%	$68.52
2005-2006	195.2	23.31%	$71.52
2006-2007	203.9	28.81%	$74.72
2007-2008	210.6	33.04%	$77.16
2008-2009	219.373	38.58%	$80.38
2009-2010	219.62	38.74%	$80.48
2010-2011	223.643	41.28%	$81.94
2011-2012	226.639	43.17%	$83.04
2012-2013	231.567	46.28%	$84.84
2013-2014	236.042	49.11%	$86.48
2014-2015	238.742	50.82%	$87.48
2015-2016	240.475	51.91%	$88.10

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
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3. Cost Estimate

The Fiscal Year 2015-2016 costs of the improvements for the District are based upond costs as of March 24, 2015, as provided by the City of Riverside Finance Department.

Table 3-1
Cost Estimate for Fiscal Year 2015-2016

ITEM	ORIGINAL BUDGET[1]	PRORATED BUDGET[2]
Contract Maintenance	$62,616.00	$62,605.17
Utilities	$25,005.00	$25,000.68
Contract Contingencies and Misc. Repairs	$200.00	$394.63
Assessment Engineer	$4,500.00	$4,304.56
City Labor and Overhead	$0.00	$0.00
Operating Costs	$200.00	$199.96
Total Estimated Cost	$92,521.00	$92,505.00
Less 2014/2015 Surplus	$0.00	$0.00
Amount Required for 2015/2016 Assessment	$92,521.00	$92,505.00

[1] This estimate is based upon costs as of March 2015, as provided by the City of Riverside Finance Department.

[2] This estimate is based upon the maximum assessment that is allowed to be assessed for Fiscal Year 2015-2016

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
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4. Assessment Roll

A proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2015-2016 upon each parcel of land within the Assessment District, in proportion to the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the assessment roll on file in the Office of the City Clerk and made a part hereof.

Please refer to the Appendix B for the Fiscal Year 2015-2016 Assessment Roll.

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
Final Engineer's Report for Fiscal Year 2015-16

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5. Assessment Diagram

The boundaries of the District are completely within the boundaries of the City of Riverside. The District Diagram is on file in the office of the City Clerk of the City of Riverside and is shown in Appendix C of this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Riverside County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Riverside Landscape Maintenance District No. 88-1 (Sycamore Highlands)
Final Engineer's Report for Fiscal Year 2015-16

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ALBERT A.
WEBB
ASSOCIATES

RESOLUTION NO. 22829

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2015/2016 IN LANDSCAPE MAINTENANCE DISTRICT NO. 88-1 (SYCAMORE HIGHLANDS) PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, APPOINTING THE ENGINEER OF RECORD AND ORDERING PREPARATION OF AN ENGINEER'S REPORT.

WHEREAS, the City Council (the "City Council") of the City of Riverside, California (the "City"), has conducted proceedings for and has established Landscape Maintenance District 88-1 (Sycamore Highlands) (the "District") of the City of Riverside, County of Riverside, State of California, pursuant to the Landscaping and Lighting Act of 1972, as set forth in Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code ("the Act"), for the installation, replacement, maintenance and servicing of landscaping improvements, generally including, but not limited to trees, shrubs, grass, vegetation, any ornamental structures above the sidewalk (i.e., bus shelters, trash receptacles), park and recreation improvements, irrigation systems, decorative pavements in the medians and drainage facilities and lighting facilities for the medians; and

WHEREAS, Chapter 3 (commencing with § 22620) of Part 2 of Division 15 of the Act provides for the levy of annual assessments after formation of an assessment district pursuant to the Act; and

WHEREAS, the City Council has determined that the public interest, convenience and necessity requires the continued levy of assessments within the District for the purpose of installing, constructing, maintaining and servicing the landscaping and other improvements which have been authorized for the District; and

WHEREAS, Section 22622 of the Act provides that the City Council shall adopt a resolution which shall generally describe any proposed new improvements or any substantial changes in existing improvements and order the engineer to prepare and file a report.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, as follows:

1   <u>Section 1:</u>   The City Council hereby initiates proceedings pursuant to the Act to levy

2 and collect annual assessments within the District for the installing, constructing, maintaining,

3 and servicing of landscape and other improvements within the District during the 2015/2016

4 fiscal year.

5   <u>Section 2:</u>   The improvements authorized for the District are the installation,

6 construction replacement, maintenance and servicing of the landscape and other improvements,

7 generally including, but not limited to trees, shrubs, grass, vegetation, any ornamental structures

8 above the sidewalk (i.e., bus shelters, trash receptacles), park and recreation improvements,

9 irrigation systems, decorative pavements in the medians and drainage facilities and lighting

10 facilities for the medians.

11   <u>Section 3:</u>   No new improvements or substantial changes in existing improvements

12 are proposed for the 2015/2016 fiscal year.

13   <u>Section 4:</u>   Albert A. Webb Associates is hereby reappointed as the engineer of record

14 (the "Engineer") and is ordered to prepare and file with the City Clerk an engineer's report (the

15 "Report") which meets the requirements of Sections 22565 through 22574 of the Act with regard

16 to the assessments to be levied within the District for the 2015/2016 fiscal year.

17   ADOPTED by the City Council this 24th day of March, 2015.

18

19

20   WILLIAM R. BAILEY, III
                              Mayor of the City of Riverside

21 Attest:

22

23 COLLEEN J. NICOL
City Clerk of the City of Riverside

24

25 //

26 //

27 //

28 //

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council on the 24th day of March, 2015, by the following vote, to wit:

Ayes: Councilmembers Gardner, Melendrez, Soubirous, Davis, Mac Arthur, Perry, and Adams

Noes: None

Absent: None

Abstained: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 25th day of March, 2015.

COLLEEN J. NICOL
City Clerk of the City of Riverside

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CA #15-0409

APPENDIX B

Assessment Roll

APN	Levy	APN	Levy	APN	Levy	APN	Levy
256120012	$1,321.62	256351001	$88.10	256351002	$88.10	256351003	$88.10
256351004	$88.10	256351005	$88.10	256352001	$88.10	256352002	$88.10
256352003	$88.10	256352004	$88.10	256352005	$88.10	256352006	$88.10
256352007	$88.10	256352008	$88.10	256352009	$88.10	256352010	$88.10
256353001	$88.10	256353002	$88.10	256353003	$88.10	256353004	$88.10
256353005	$88.10	256353006	$88.10	256353007	$88.10	256353008	$88.10
256353009	$88.10	256353011	$88.10	256353012	$88.10	256353013	$88.10
256353014	$88.10	256353015	$88.10	256353016	$88.10	256353017	$88.10
256353018	$88.10	256353019	$88.10	256353020	$88.10	256353021	$88.10
256353022	$88.10	256353023	$88.10	256353024	$88.10	256353025	$88.10
256353026	$88.10	256353027	$88.10	256353028	$88.10	256353029	$88.10
256353030	$88.10	256353031	$88.10	256353032	$88.10	256353033	$88.10
256361001	$88.10	256361002	$88.10	256361003	$88.10	256361004	$88.10
256361005	$88.10	256361006	$88.10	256361007	$88.10	256361008	$88.10
256361009	$88.10	256361010	$88.10	256361011	$88.10	256361012	$88.10
256361013	$88.10	256361014	$88.10	256361015	$88.10	256361016	$88.10
256361017	$88.10	256361018	$88.10	256361019	$88.10	256361020	$88.10
256361021	$88.10	256361022	$88.10	256361023	$88.10	256361024	$88.10
256362001	$88.10	256362002	$88.10	256362003	$88.10	256362004	$88.10
256362005	$88.10	256362006	$88.10	256371001	$88.10	256371002	$88.10
256371003	$88.10	256371004	$88.10	256371005	$88.10	256371006	$88.10
256371007	$88.10	256371008	$88.10	256371009	$88.10	256371010	$88.10
256371011	$88.10	256372001	$88.10	256372002	$88.10	256372003	$88.10
256372004	$88.10	256372005	$88.10	256372006	$88.10	256372007	$88.10
256372008	$88.10	256372009	$88.10	256372010	$88.10	256372011	$88.10
256372012	$88.10	256372013	$88.10	256372014	$88.10	256372015	$88.10
256372016	$88.10	256381001	$88.10	256381002	$88.10	256381003	$88.10
256381004	$88.10	256381005	$88.10	256381006	$88.10	256381007	$88.10
256381008	$88.10	256381009	$88.10	256381010	$88.10	256381011	$88.10
256381012	$88.10	256381013	$88.10	256381014	$88.10	256381015	$88.10
256381016	$88.10	256381017	$88.10	256381018	$88.10	256381019	$88.10
256381020	$88.10	256382001	$88.10	256382002	$88.10	256382003	$88.10
256382004	$88.10	256391001	$88.10	256391002	$88.10	256392001	$88.10
256392002	$88.10	256392003	$88.10	256392004	$88.10	256392005	$88.10
256392006	$88.10	256392007	$88.10	256392008	$88.10	256392009	$88.10
256392010	$88.10	256392011	$88.10	256392012	$88.10	256392013	$88.10
256392014	$88.10	256392015	$88.10	256392016	$88.10	256392017	$88.10
256392018	$88.10	256392019	$88.10	256392020	$88.10	256392021	$88.10
256392022	$88.10	256392023	$88.10	256392024	$88.10	256392025	$88.10
256392026	$88.10	256392027	$88.10	256392028	$88.10	256401001	$88.10
256401002	$88.10	256401003	$88.10	256401004	$88.10	256401005	$88.10
256401006	$88.10	256401007	$88.10	256401008	$88.10	256401009	$88.10
256401010	$88.10	256401011	$88.10	256401012	$88.10	256402001	$88.10
256402002	$88.10	256402003	$88.10	256402004	$88.10	256402005	$88.10

APN	Levy	APN	Levy	APN	Levy	APN	Levy
256402006	$88.10	256402009	$88.10	256402010	$88.10	256402011	$88.10
256402012	$88.10	256402013	$88.10	256402014	$88.10	256402015	$88.10
256402016	$88.10	256402017	$88.10	256402018	$88.10	256402019	$88.10
256402020	$88.10	256402021	$88.10	256402022	$88.10	256402023	$88.10
256411001	$88.10	256411002	$88.10	256411003	$88.10	256411004	$88.10
256411005	$88.10	256411008	$88.10	256411009	$88.10	256411010	$88.10
256411011	$88.10	256411012	$88.10	256411013	$88.10	256411014	$88.10
256411015	$88.10	256411016	$88.10	256411017	$88.10	256411018	$88.10
256412001	$88.10	256412002	$88.10	256412003	$88.10	256412004	$88.10
256412005	$88.10	256412006	$88.10	256412007	$88.10	256412008	$88.10
256412009	$88.10	256412010	$88.10	256412011	$88.10	256412012	$88.10
256412013	$88.10	256412014	$88.10	256413001	$88.10	256413002	$88.10
256413003	$88.10	256413004	$88.10	256413005	$88.10	256413006	$88.10
256413007	$88.10	256413008	$88.10	256413009	$88.10	256413010	$88.10
256413011	$88.10	256413012	$88.10	256413013	$88.10	256413014	$88.10
256413015	$88.10	256413016	$88.10	256413017	$88.10	256413018	$88.10
256413019	$88.10	256413020	$88.10	256413021	$88.10	256413022	$88.10
256413023	$88.10	256413024	$88.10	256421001	$88.10	256421002	$88.10
256421003	$88.10	256421004	$88.10	256421005	$88.10	256421006	$88.10
256421007	$88.10	256421008	$88.10	256421009	$88.10	256421010	$88.10
256421011	$88.10	256421012	$88.10	256421013	$88.10	256421014	$88.10
256421015	$88.10	256421016	$88.10	256421017	$88.10	256421018	$88.10
256421019	$88.10	256421020	$88.10	256421021	$88.10	256421022	$88.10
256421023	$88.10	256421024	$88.10	256422001	$88.10	256422002	$88.10
256422003	$88.10	256422004	$88.10	256422005	$88.10	256422006	$88.10
256422007	$88.10	256422008	$88.10	256422009	$88.10	256422010	$88.10
256422011	$88.10	256422012	$88.10	256422013	$88.10	256422014	$88.10
256422015	$88.10	256422016	$88.10	256422017	$88.10	256422018	$88.10
256422019	$88.10	256422020	$88.10	256422021	$88.10	256422022	$88.10
256422023	$88.10	256422024	$88.10	256422025	$88.10	256422026	$88.10
256422027	$88.10	256422028	$88.10	256422029	$88.10	256422030	$88.10
256422031	$88.10	256422032	$88.10	256431001	$88.10	256431002	$88.10
256431003	$88.10	256431004	$88.10	256431005	$88.10	256431006	$88.10
256431007	$88.10	256431008	$88.10	256431009	$88.10	256431010	$88.10
256431011	$88.10	256431012	$88.10	256431013	$88.10	256431014	$88.10
256431015	$88.10	256431016	$88.10	256431017	$88.10	256431018	$88.10
256431019	$88.10	256431020	$88.10	256431021	$88.10	256431022	$88.10
256431023	$88.10	256431024	$88.10	256431025	$88.10	256431026	$88.10
256431027	$88.10	256431028	$88.10	256431029	$88.10	256431030	$88.10
256432001	$88.10	256432002	$88.10	256432003	$88.10	256432004	$88.10
256432005	$88.10	256432006	$88.10	256432007	$88.10	256432008	$88.10
256432009	$88.10	256432010	$88.10	256432011	$88.10	256432012	$88.10
256432013	$88.10	256432014	$88.10	256432015	$88.10	256432016	$88.10
256432017	$88.10	256432018	$88.10	256432019	$88.10	256432020	$88.10

APN	Levy	APN	Levy	APN	Levy	APN	Levy
256432021	$88.10	256432022	$88.10	256432023	$88.10	256432024	$88.10
256432025	$88.10	256432026	$88.10	256432027	$88.10	256440001	$88.10
256440002	$88.10	256440003	$88.10	256440004	$88.10	256440005	$88.10
256440006	$88.10	256440007	$88.10	256440008	$88.10	256440009	$88.10
256440010	$88.10	256440011	$88.10	256440012	$88.10	263030053	$176.22
263030060	$440.54	263030061	$4,229.20	263030062	$6,608.12	263030063	$8,722.72
263030071	$616.76	263030077	$352.42	263261001	$88.10	263261002	$88.10
263261003	$88.10	263261004	$88.10	263261005	$88.10	263261006	$88.10
263261007	$88.10	263261008	$88.10	263261009	$88.10	263261010	$88.10
263261011	$88.10	263261012	$88.10	263261013	$88.10	263261014	$88.10
263261015	$88.10	263261016	$88.10	263261017	$88.10	263261018	$88.10
263261019	$88.10	263261020	$88.10	263261021	$88.10	263261022	$88.10
263261023	$88.10	263261024	$88.10	263262001	$88.10	263262002	$88.10
263262003	$88.10	263262004	$88.10	263262005	$88.10	263262006	$88.10
263262007	$88.10	263262008	$88.10	263262009	$88.10	263262010	$88.10
263262011	$88.10	263262012	$88.10	263262013	$88.10	263262014	$88.10
263263001	$88.10	263263002	$88.10	263263003	$88.10	263263004	$88.10
263263005	$88.10	263263006	$88.10	263263007	$88.10	263263008	$88.10
263263009	$88.10	263263010	$88.10	263263011	$88.10	263263012	$88.10
263263013	$88.10	263271001	$88.10	263271002	$88.10	263271003	$88.10
263271004	$88.10	263271005	$88.10	263271006	$88.10	263271007	$88.10
263271008	$88.10	263271009	$88.10	263271010	$88.10	263271011	$88.10
263271012	$88.10	263271013	$88.10	263271014	$88.10	263271015	$88.10
263271016	$88.10	263271017	$88.10	263271018	$88.10	263271019	$88.10
263271020	$88.10	263271021	$88.10	263271022	$88.10	263271023	$88.10
263271024	$88.10	263271025	$88.10	263271026	$88.10	263271027	$88.10
263271028	$88.10	263271029	$88.10	263271030	$88.10	263271031	$88.10
263271032	$88.10	263271033	$88.10	263271034	$88.10	263271035	$88.10
263271036	$88.10	263271037	$88.10	263271038	$88.10	263271039	$88.10
263271040	$88.10	263272001	$88.10	263272002	$88.10	263272003	$88.10
263272004	$88.10	256272005	$88.10	263272006	$88.10	263272007	$88.10
263272008	$88.10	263272009	$88.10	263272010	$88.10	263272011	$88.10
263272012	$88.10	263272013	$88.10	263272014	$88.10	263272015	$88.10
263272016	$88.10	263272017	$88.10	263272018	$88.10	263272019	$88.10
263272020	$88.10	263272021	$88.10	263272022	$88.10	263331001	$88.10
263331002	$88.10	263331003	$88.10	263331004	$88.10	263331005	$88.10
263331006	$88.10	263331007	$88.10	263331008	$88.10	263331009	$88.10
263331010	$88.10	263331011	$88.10	263331012	$88.10	263331013	$88.10
263331014	$88.10	263331015	$88.10	263331016	$88.10	263331017	$88.10
263331018	$88.10	263332001	$88.10	263332002	$88.10	263332003	$88.10
263332004	$88.10	263332005	$88.10	263332006	$88.10	263332007	$88.10
263332008	$88.10	263332009	$88.10	263332010	$88.10	263332011	$88.10
263332012	$88.10	263332013	$88.10	263332014	$88.10	263332015	$88.10
263332016	$88.10	263332017	$88.10	263332018	$88.10	263332019	$88.10

APN	Levy	APN	Levy	APN	Levy	APN	Levy
263332020	$88.10	263332021	$88.10	263332022	$88.10	263332023	$88.10
263332024	$88.10	263332025	$88.10	263332026	$88.10	263332027	$88.10
263332028	$88.10	263332029	$88.10	263332030	$88.10	263332031	$88.10
263341001	$88.10	263341002	$88.10	263341003	$88.10	263341004	$88.10
263341005	$88.10	263341006	$88.10	263341007	$88.10	263341008	$88.10
263341009	$88.10	263341010	$88.10	263341011	$88.10	263341012	$88.10
263341013	$88.10	263341014	$88.10	263341015	$88.10	263341016	$88.10
263341017	$88.10	263341018	$88.10	263341019	$88.10	263341020	$88.10
263341021	$88.10	263341022	$88.10	263341023	$88.10	263341024	$88.10
263341025	$88.10	263341026	$88.10	263341027	$88.10	263341028	$88.10
263341029	$88.10	263341030	$88.10	263341031	$88.10	263341032	$88.10
263341033	$88.10	263341034	$88.10	263341035	$88.10	263341036	$88.10
263341037	$88.10	263341038	$88.10	263341039	$88.10	263342001	$88.10
263342002	$88.10	263342003	$88.10	263342004	$88.10	263342005	$88.10
263342006	$88.10	263342007	$88.10	263342008	$88.10	263342009	$88.10
263342010	$88.10	263342011	$88.10	263342012	$88.10	263342013	$88.10
263342014	$88.10	263342015	$88.10	263342016	$88.10	263342017	$88.10
263342018	$88.10	263342019	$88.10	263342020	$88.10	263342021	$88.10
263342022	$88.10	263342023	$88.10	263342024	$88.10	263342025	$88.10
263342026	$88.10	263342027	$88.10	263342028	$88.10	263342029	$88.10
263342030	$88.10	263342031	$88.10	263342032	$88.10	263342033	$88.10
263342034	$88.10	263342035	$88.10	263351001	$88.10	263351002	$88.10
263351003	$88.10	263351004	$88.10	263351005	$88.10	263351006	$88.10
263351007	$88.10	263351008	$88.10	263351009	$88.10	263351010	$88.10
263351011	$88.10	263351012	$88.10	263351013	$88.10	263351014	$88.10
263351015	$88.10	263351016	$88.10	263351017	$88.10	263351018	$88.10
263351019	$88.10	263351020	$88.10	263351021	$88.10	263351022	$88.10
263351023	$88.10	263351024	$88.10	263351025	$88.10	263351026	$88.10
263351027	$88.10	263351028	$88.10	263351029	$88.10	263351030	$88.10
263351031	$88.10	263351032	$88.10	263351033	$88.10	263351034	$88.10
263351035	$88.10	263351036	$88.10	263351037	$88.10	263351038	$88.10
263351039	$88.10	263351040	$88.10	263351041	$88.10	263351042	$88.10
263351043	$88.10	263351044	$88.10	263352001	$88.10	263352002	$88.10
263352003	$88.10	263352004	$88.10	263352005	$88.10	263352006	$88.10
263352007	$88.10	263352008	$88.10	263352009	$88.10	263352010	$88.10
263352011	$88.10	263352012	$88.10	263352013	$88.10	263352014	$88.10
263352015	$88.10	263352016	$88.10	263352017	$88.10	263352018	$88.10
263352019	$88.10	263352020	$88.10	263352021	$88.10	263360001	$88.10
263360002	$88.10	263360003	$88.10	263360004	$88.10	263360005	$88.10
263360006	$88.10	263360007	$88.10	263360008	$88.10	263360009	$88.10
263360010	$88.10	263360011	$88.10	263360012	$88.10	263360013	$88.10
263360014	$88.10	263360015	$88.10	263360016	$88.10	263360017	$88.10
263360018	$88.10	263360019	$88.10	263360020	$88.10	263360021	$88.10
263360022	$88.10	263360023	$88.10	263360024	$88.10	263360025	$88.10

Assessment Roll

City of Riverside
Sycamore Highlands LMD

Fiscal Year 2015-2016

Fund No. 68-2734

5 of 5

APN	Levy	APN	Levy	APN	Levy	APN	Levy
263360026	$88.10	263360027	$88.10	263360028	$88.10	263360029	$88.10
263360030	$88.10	263360031	$88.10	263360032	$88.10	263360033	$88.10
263360034	$88.10	263360035	$88.10	263360036	$88.10	263360037	$88.10
263360038	$88.10	263360039	$88.10	263360040	$88.10	263360041	$88.10
263360042	$88.10	263360043	$88.10	263360044	$88.10	263360045	$88.10
263360046	$88.10	263360047	$88.10				

TOTAL PARCELS:	**726**	TOTAL LEVY: **$85,722.17**

APPENDIX C

Assessment Diagram

ALBERT A.
WEBB
ASSOCIATES

LANDSCAPE MAINTENANCE DISTRICT NO. 88-1
(SYCAMORE HIGHLANDS)
OF THE
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

N
N.T.S.

SHEET 2

SHEET 3

215/60 FREEWAY

FAIR ISLE DR

SYCAMORE CANYON BL

LMD NO. 88-1 BOUNDARY

INDEX MAP
N.T.S.

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH
SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE
BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS
CONCERNING THE LINES AND DIMENSIONS OF LOTS OR
PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS
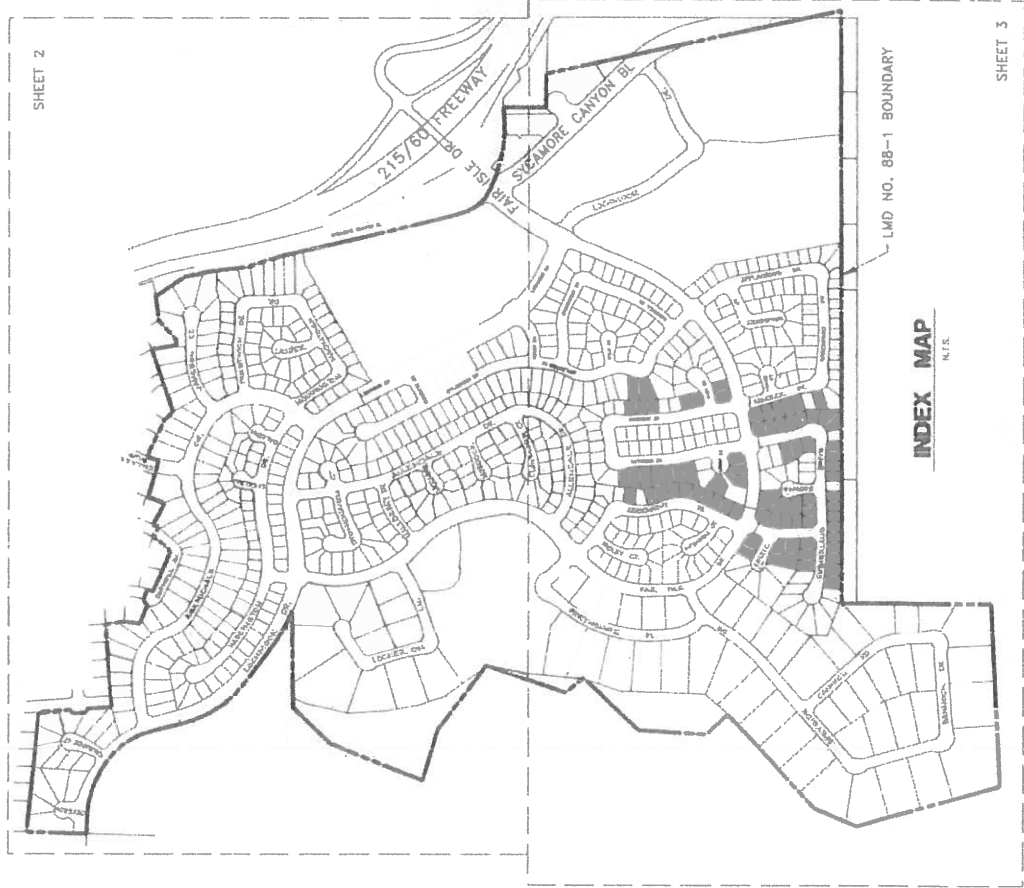FOR FISCAL YEAR 2010-2011 .

ALBERT A.
WEBB
ASSOCIATES

LANDSCAPE MAINTENANCE DISTRICT NO. 88-1
(SYCAMORE HIGHLANDS)
OF THE
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

215/60 FREEWAY

SYCAMORE CANYON BL.

256-120-012
15.62 AC.±
94 EDU'S
169

256-440-015
10.49 AC.±
0 EDU'S
168

256-440-020
1.56 AC.±
0 EDU'S
173

256-440-014
4.69 AC.±
0 EDU'S
167

256-440-013
.41 AC.±
0 EDU'S
166

LMD NO. 88-1 BOUNDARY

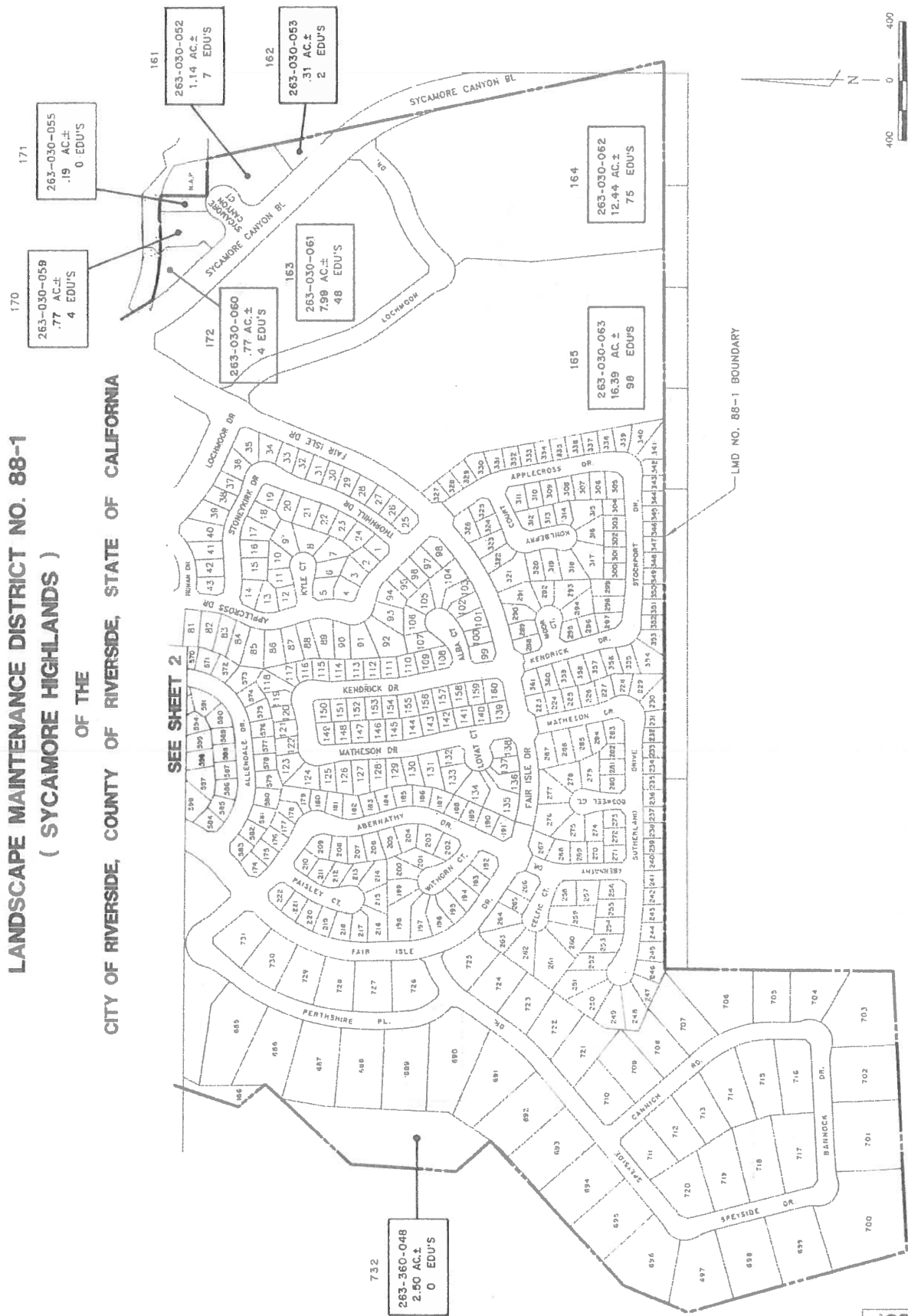SEE SHEET 3

WEBB
ALBERT A.
ASSOCIATES

LANDSCAPE MAINTENANCE DISTRICT NO. 88-1
(SYCAMORE HIGHLANDS)
OF THE
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEE SHEET 2

263-030-052
1.14 AC.±
7 EDU'S

263-030-053
.31 AC.±
2 EDU'S

263-030-055
.19 AC.±
0 EDU'S

263-030-059
.77 AC.±
4 EDU'S

263-030-060
.77 AC.±
4 EDU'S

263-030-061
7.99 AC.±
48 EDU'S

263-030-062
12.44 AC.±
75 EDU'S

263-030-063
16.39 AC.±
98 EDU'S

263-360-048
2.50 AC.±
0 EDU'S

LMD NO. 88-1 BOUNDARY

SYCAMORE CANYON BL.

ALBERT A.
WEBB
ASSOCIATES

Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office
36-951 Cook Street #103
Palm Desert, CA 92211
760.568.5005

Murrieta Office
41391 Kalmia Street #320
Murrieta, CA 92562
951.686.1070