



Annual Engineer's Report For Fiscal Year 2016-2017



Jurupa Community Services District Landscape Maintenance District No. 2003-1 (Commercial)

Prepared for:



May 2016



www.webbassociates.com



Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office

41391 Kalmia Street #320
Murrieta, CA 92562
951.686.1070

WO: 16-0076 (20031C/Default)

File No.: 1432.1592

May 18, 2016

Mr. Todd M. Corbin, General Manager
Jurupa Community Services District
11201 Harrel Street
Jurupa Valley, CA 91752

Re: Annual Levy for Landscape Maintenance District No. 2003-1 Commercial for
Fiscal Year 2016-2017

Dear Mr. Corbin:

Enclosed please find one (1) copy of the Engineer's Report prepared for the Annual
Levy for Landscape Maintenance District No. 2003-1 Commercial for Fiscal Year
2016-2017.

Should you have any questions, please call me.

Sincerely,

ALBERT A. WEBB ASSOCIATES

A handwritten signature in blue ink, appearing to read "Doris Domen".

Doris Domen

cc: Steve Popelar, Jurupa Community Services District, w/enclosure
Rosemary Hernandez, Jurupa Community Services District, w/enclosure
Kim Byrens, Best, Best & Krieger, w/o enclosure
Sam I. Gershon, Albert A. Webb Associates, w/o enclosure

Enclosure



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ENGINEER'S REPORT
FOR THE ANNUAL LEVY
FOR FISCAL YEAR 2016-2017

JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE

STATE OF CALIFORNIA

LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)

Approved by the Board of Directors of the Jurupa Community Services District
on the _____ day of _____, 2016

Secretary of the Board of Directors

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AGENCY: JURUPA COMMUNITY SERVICES DISTRICT,
RIVERSIDE COUNTY, CALIFORNIA

PROJECT: LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)

TO: BOARD OF DIRECTORS

ENGINEER'S REPORT

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 were approved on November 5, 1996 and added Articles XIIC and XIID to the California Constitution, and in accordance with Resolution No. 2638, adopted April 11, 2016 by the Board of Directors of the Jurupa Community Services District (hereinafter referred to as the "Services District"), Riverside County, California, ordering preparation of the engineer's report for Landscape Maintenance District No. 2003-1 (Commercial), (hereinafter referred to as the "Assessment District"), I, Sam I. Gershon, authorized representative of Albert A. Webb Associates, the appointed Assessment Engineer, submit herewith the Engineer's Report for the Assessment District consisting of four (4) Sections and Appendix A as follows:

SECTION 1 – DESCRIPTION OF IMPROVEMENTS

The Plans and Specifications for improvements maintained by the Assessment District consist of a general description of the nature, location, and the extent of the improvements proposed to be maintained, and are attached hereto.

SECTION 2 – ENGINEER'S ESTIMATE OF COSTS AND IMPROVEMENTS

An estimate of the maintenance costs of the improvements, including incidental costs and expenses in connection therewith for Fiscal Year 2016-2017, Table 2-1, is as set forth on the lists thereof, attached hereto.

SECTION 3 – ASSESSMENT DIAGRAMS

Shown on Figure 3-1 are the Assessment District's exterior boundaries of Landscape Maintenance District No. 2003-1 (Commercial). Shown on Figure 3-2 are the boundaries of Zone A, shown on Figure 3-3 are the boundaries of Zone B, and shown on Figure 3-4 are the boundaries of Zone C, the areas within Landscape Maintenance District No. 2003-1 (Commercial). Each subdivision of land or parcel or lot, respectively, is reflective of Fiscal Year 2016-2017 Riverside County Assessor's maps and has been given a separate number upon the Assessment Roll contained herein. For details regarding the boundaries and dimensions of the respective parcels and subdivisions of land within said Assessment District, refer to the Riverside County Assessor's maps.

SECTION 4 - ASSESSMENT

A proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2016-2017 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, Tables 4-1 through 4-4, on file in the Office of the Services District Secretary and made a part hereof. In addition, the methodology for determination of maximum annual assessments for future years is attached hereto.

APPENDIX A – RESOLUTION NO. 2638

Resolution No. 2638 of the Board of Directors of the Services District ordering the preparation of this Engineer's Report.

Dated: 05/18/2016



ALBERT A. WEBB ASSOCIATES

A handwritten signature in black ink, appearing to read "Sam I. Gershon", written over a horizontal line.

SAM I. GERSHON, RCE NO. 14489

ASSESSMENT ENGINEER

LANDSCAPE MAINTENANCE

DISTRICT NO. 2003-1 (COMMERCIAL)

JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE

STATE OF CALIFORNIA

1. Description of Improvements

The Assessment District shall provide the funding for the furnishing of services and materials for the ordinary and usual maintenance, operating, and servicing of any improvement which shall include: repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of the landscaping including cultivation, irrigation, trimming, spraying, and fertilizing or treating for disease or injury; removal of trimmings, rubbish, debris, and other solid waste; maintenance, repair, and replacement, as necessary, of all irrigation.

The general nature, location, and extent of landscape and hardscape improvements to be maintained by the Assessment District per location (Figure 3-1) are as follows:

ZONE A

Limonite Avenue improvements (Figure 3-2) consist of landscaped and hardscape areas. The approximate length of the medians is 2,238 feet and the total area is approximately 0.58 acres. Landscaping consists of trees, shrubs, and ground cover and is irrigated. Hardscape consists of concrete and alluvial stone paving.

Hamner Avenue improvements (Figure 3-2) consist of landscaped and hardscape areas. The approximate length of the medians is 1,227 feet and the total area is approximately 0.20 acres. Landscaping consists of trees, shrubs, and ground cover and is irrigated. Hardscape consists of concrete and alluvial stone paving.

ZONE B

Limonite Avenue improvements (Figure 3-3) consist of landscaped and hardscape areas. The approximate length of the medians is 1,039 feet and the total area is approximately 0.17 acres. Landscaping consists of trees, shrubs, and ground cover and is irrigated. Hardscape consists of concrete and alluvial stone paving.

Hamner Avenue improvements (Figure 3-3) consist of landscaped and hardscape areas. The approximate length of the medians is 672 feet and the total area is approximately 0.11 acres. Landscaping consists of trees, shrubs, and ground cover and is irrigated. Hardscape consists of concrete and alluvial stone paving.

ZONE C

Pat's Ranch Road improvements (Figure 3-4) consist of landscaped and hardscape areas. The approximate length of the medians is 1,108 feet and the total area is approximately 0.205 acres. Landscaping consists of trees, shrubs, and ground cover and is irrigated. Hardscape consists of concrete and alluvial stone paving.

2. Engineer's Estimate of Costs and Expenses _____

The cost estimates have been prepared for Zones A, B, and C of the Assessment District. The estimates of the annual maintenance costs are shown on Table 2-1.

TABLE 2-1
JURUPA COMMUNITY SERVICES DISTRICT
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
COST ESTIMATE, FISCAL YEAR 2016-2017 ⁽¹⁾

	Zone A Annual Cost	Zone B Annual Cost	Zone C Annual Cost	Total Annual Cost
<u>Costs for Improvements</u>				
Landscape Contract and Repairs	\$1,239.73	\$642.77	\$1,153.61	\$3,036.11
Utilities - Water	\$1,153.00	\$5,879.00	\$1,491.00	\$8,523.00
Administration	\$658.43	\$550.41	\$642.84	\$1,851.68
Staff, Legal, and Engineer's Cost	\$1,742.00	\$1,742.00	\$1,742.00	\$5,226.00
Cash on hand (Non-Reserve)	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Maintenance	\$4,793.16	\$8,814.18	\$5,029.45	\$18,636.79
Reserve Contingency	\$335.52	\$0.00	\$352.06	\$687.58
Total Cost Estimate:	\$5,128.68	\$8,814.18	\$5,381.51	\$19,324.37
<u>Reserve Adjustments ⁽²⁾</u>				
Credit	\$0.00	\$0.00	\$0.00	\$0.00
Contribution	\$0.00	(\$39.89)	\$0.00	(\$39.89)
Total Assessment	\$5,128.68	\$8,774.29	\$5,381.51	\$19,284.48
Maximum Allowable Assessment ⁽³⁾	\$23,121.27	\$8,774.29	\$7,923.10	\$39,818.66
<u>Assessment Per UOB</u>				
Number of UOB (Acres) ⁽⁵⁾	73.910 ⁽⁶⁾	14.140	41.402	
Maximum Assessment FY 2016-17 ⁽³⁾	\$312.83	\$620.53	\$191.37	
Estimated Cost FY 2016-17	\$69.39	\$623.35	\$129.98	
Reserve Adjustment FY 2016-17 ⁽²⁾	\$0.00	(\$2.82)	\$0.00	
Estimated Assessment FY 2016-17	\$69.39	\$620.53	\$129.98	
Maximum Assessment FY 2015-16 ⁽⁴⁾	\$306.70	\$608.36	\$187.62	
Assessment FY 2015-16	\$1.91	\$474.23	\$48.41	

Note: Annual assessments shown above are for the 2016-2017 Fiscal Year. Maximum annual assessments can escalate by the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the July 1 of the preceding calendar year or by two percent (2%), whichever is greater.

⁽¹⁾ Estimates of costs provided by Jurupa Community Services District.

⁽²⁾ Reserve credits are provided to Zones for which accumulated reserves exceed the reserve requirement in accordance with the LMD Reserve Policy adopted by the Services District. A contribution has been made from the reserves for Zones for which the maximum assessments are less than the cost of the maintenance.

⁽³⁾ The Maximum Assessment includes enrollment fees that will be charged by the Riverside County Auditor's Office comprised of \$130.45 per Fund Number and \$0.09 per lot and the Riverside County Treasurer's fee of \$0.33 per lot, which is based on the Fixed Charge Processing Guide for the 2015-2016 Fiscal Year.

⁽⁴⁾ The Maximum Assessment includes enrollment fees that will be charged by the Riverside County Auditor's Office comprised of \$129.66 per Fund Number and \$0.08 per lot and the Riverside County Treasurer's fee of \$0.40 per lot, which is based on the Fixed Charge Processing Guide for the 2014-2015 Fiscal Year.

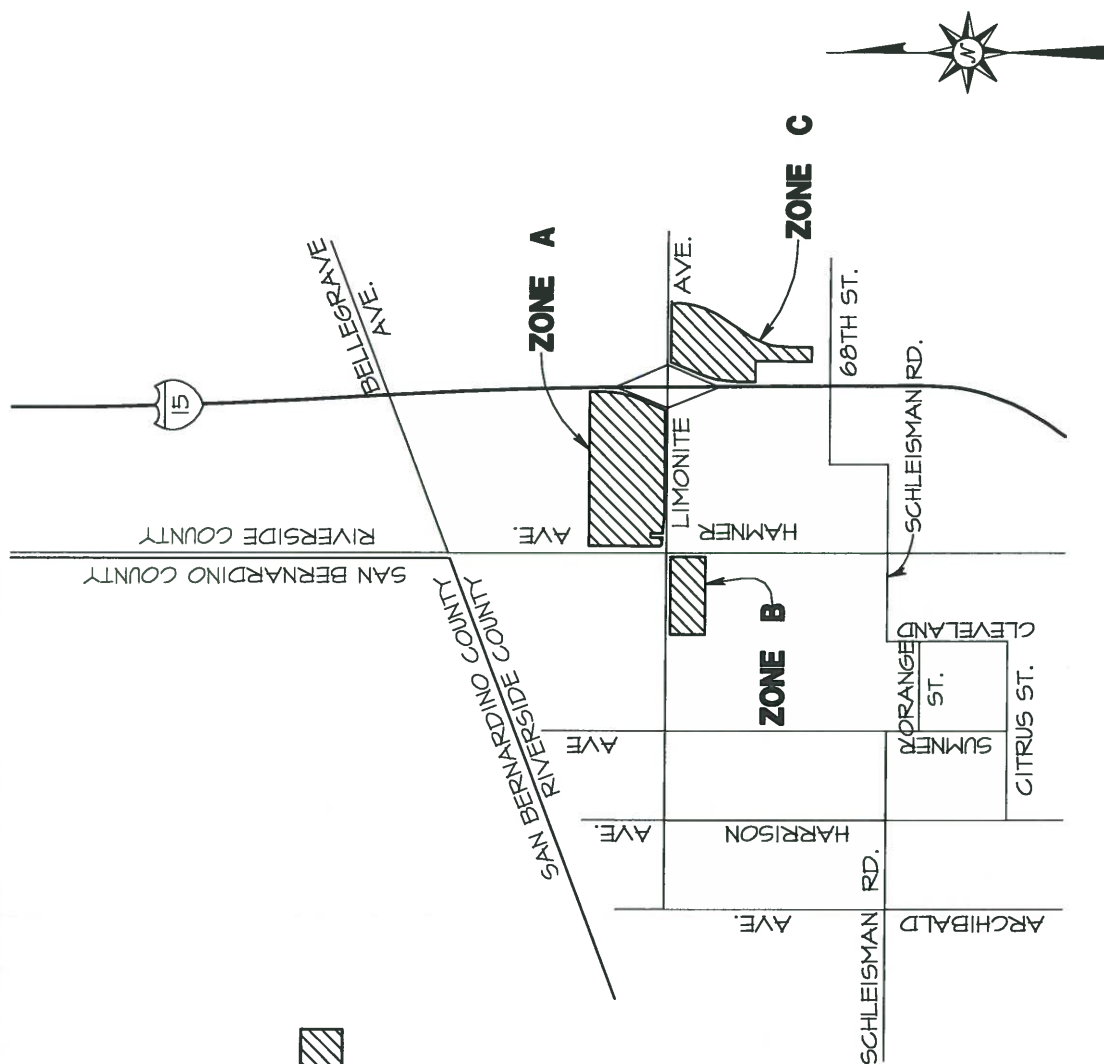
⁽⁵⁾ One (1) UOB is the equivalent of one (1) Acre.

⁽⁶⁾ The total UOBs for Zone A were reduced to 73.91 as of the 2012-2013 Fiscal Year due to a parcel owned by the County of Riverside becoming exempt from the assessment.

3. Assessment Diagrams _____

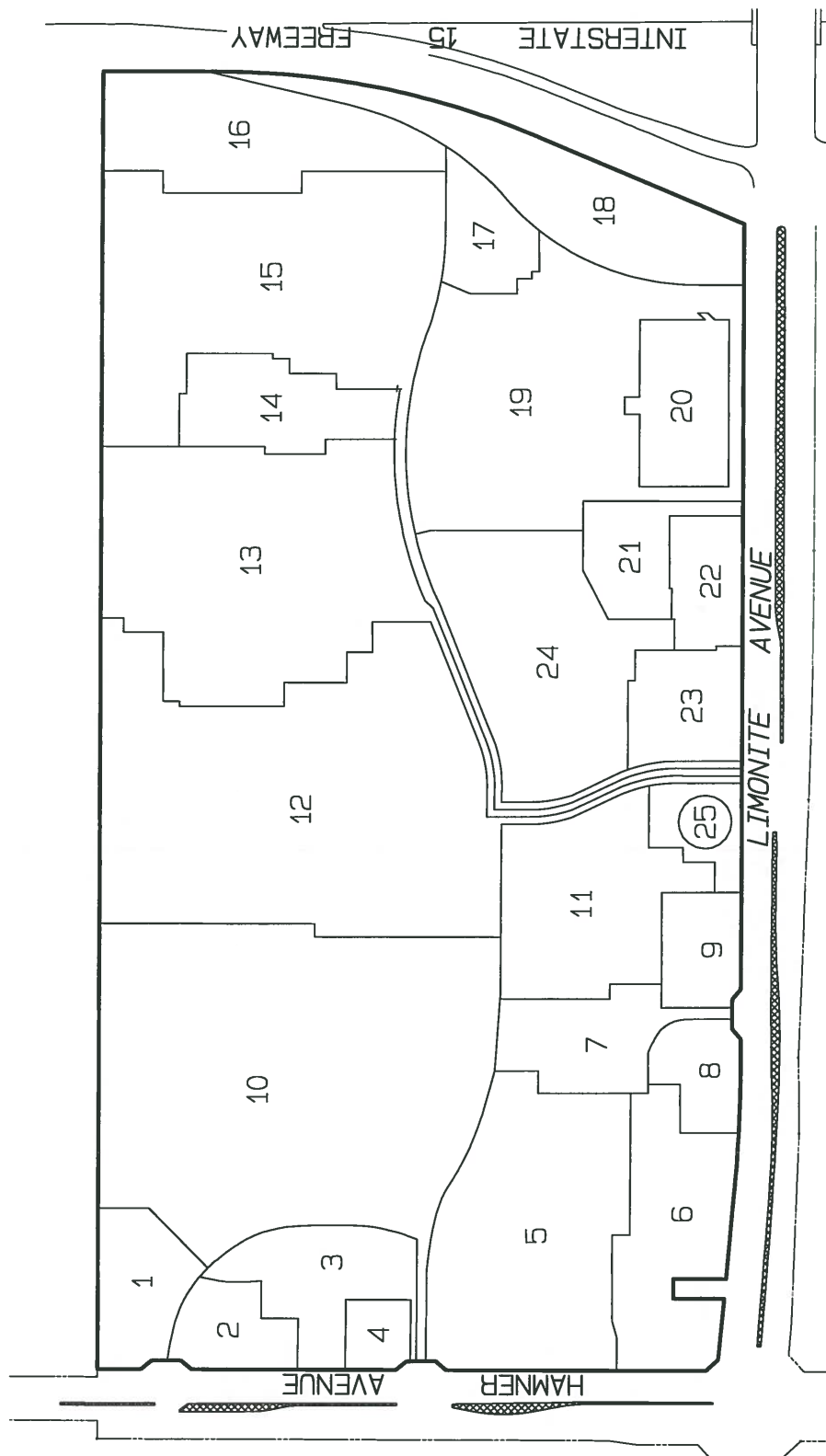
BOUNDARY MAP
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BOUNDARIES OF LANDSCAPE MAINTENANCE
 DISTRICT NO. 2003-1 (COMMERCIAL)



**ORIGINAL AREA, ZONE A
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**ZONE A
25 PARCELS**

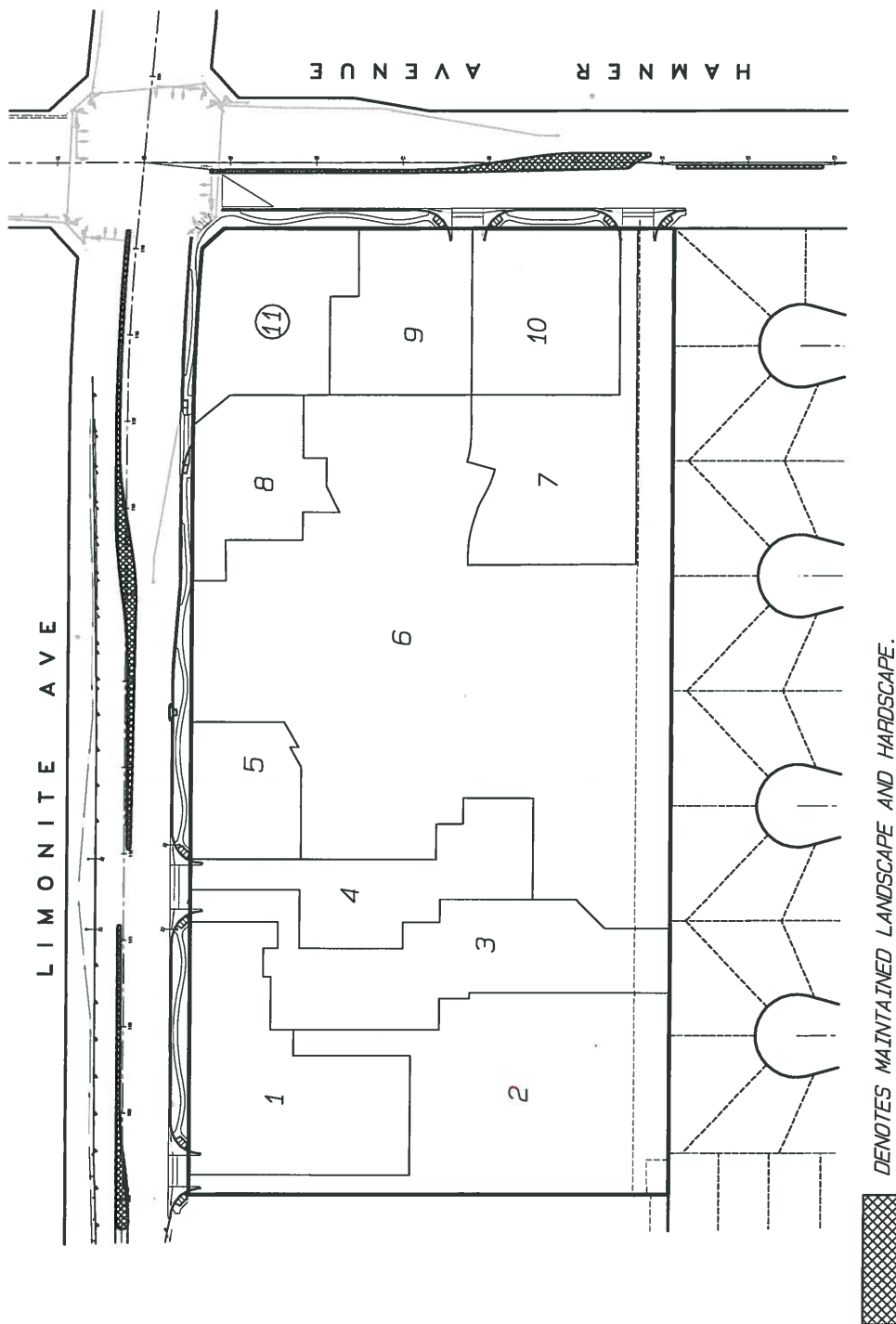


HATCHED AREA DENOTES MAINTAINED LANDSCAPE AND HARDSCAPE.

NOTE: REFERENCE IS MADE TO THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY LOTS OR PARCELS.

**ANNEXATION NO. 1, ZONE B
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

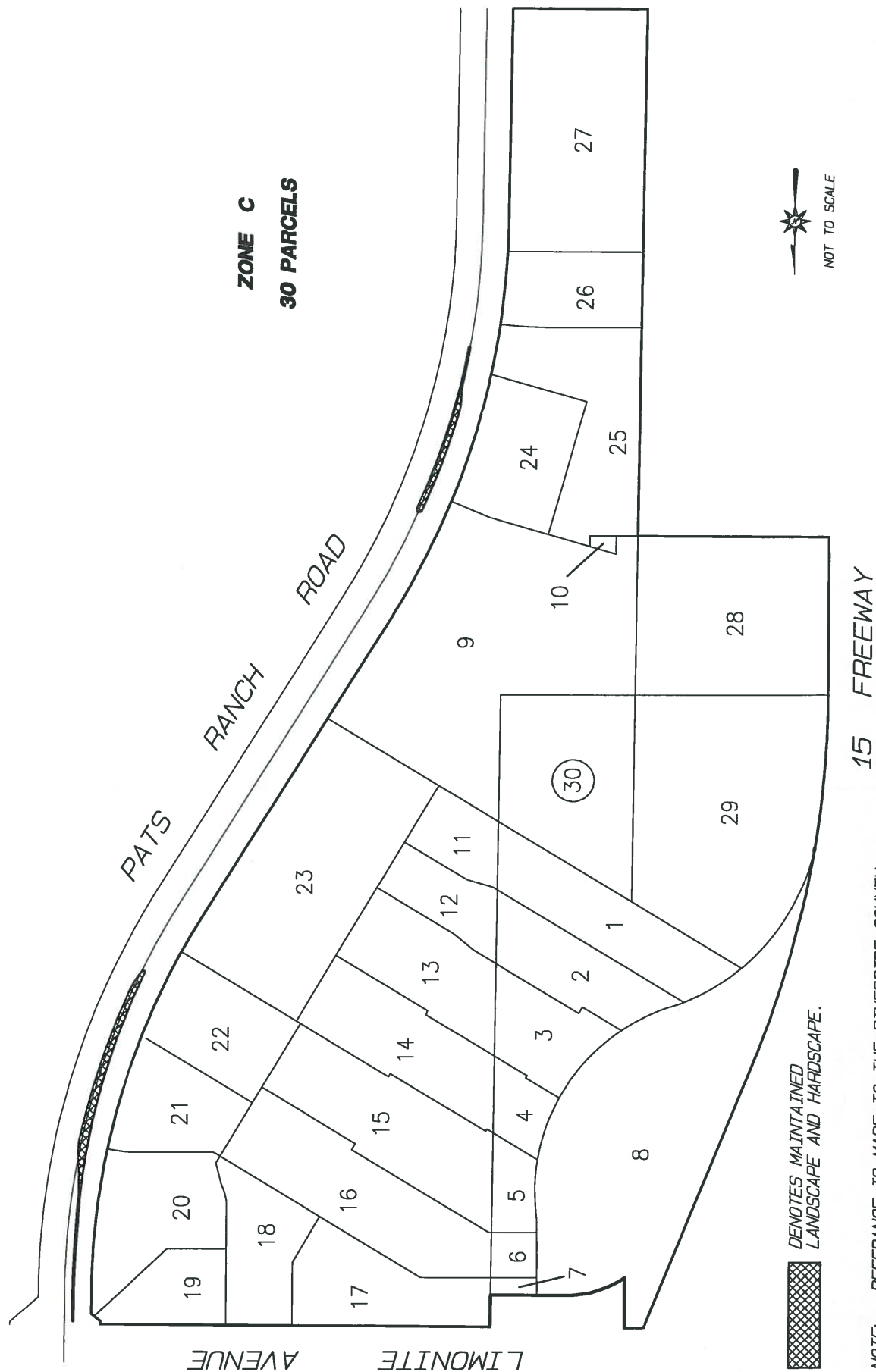
**ZONE B
1 PARCEL**



DENOTES MAINTAINED LANDSCAPE AND HARDSCAPE.

NOTE: REFERENCE IS MADE TO THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY LOTS OR PARCELS.

**ANNEXATION NO. 2, ZONE C,
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



4. Assessment

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled “Right to Vote on Taxes Act” which added Article XIID 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 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 rights-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. XIID, §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 XIID 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 Services District has retained the firm of Albert A. Webb Associates for the purpose of assisting the Services District, analyzing the facts in this Assessment District, and recommending to the Services District the correct apportionment of the assessment obligation.

In performing the analysis, it was necessary to identify the benefits that the improvements being financed render to the properties within the boundaries of the proposed Assessment District and to determine the extent to which such properties receive a direct and special benefit as distinguished from benefits received by the general public. Due to the potential variation in the nature, location, and extent of the improvements being

4. Assessment

maintained, the Assessment District consists of multiple Zones. Currently the Assessment District consists of three Zones; Zones A, B, and C.

Special Benefits

The properties within the proposed Assessment District will receive direct and special benefit from the maintenance of the landscaping and hardscape described in Section 1. Maintenance of the median landscaping and hardscape on the streets that provide primary access for Zone A (Figure 3-2), Zone B (Figure 3-3), and Zone C (Figure 3-4) will provide an aesthetic benefit which will enhance the property within each respective Zone. Maintenance of this landscaping and hardscape will also assist with traffic, erosion, and dust control, resulting in additional special benefit.

General Benefits

The landscaping and hardscape being maintained and as described in Section 1 are located on streets that provide primary access for Zone A (Figure 3-2), Zone B (Figure 3-3), and Zone C (Figure 3-4) and is for the sole benefit and enjoyment of those parcels within each respective Zone of the Assessment District; therefore, the landscaping and hardscape being maintained do not result in any general benefits.

Public Lands

Article XIII D, which was added to the California Constitution by the passage of Proposition 218, mandates the "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 contains a parcel that is owned by the County of Riverside, which is being assessed.

Allocation of Special Benefit Assessment

An equitable measure of benefit common to all commercial parcels is size. The applied special benefit assessment will be allocated to parcels within the Assessment District based on acreage with the basis being one (1) UOB per acre. Each commercial parcel within each Zone will receive a similar benefit; accordingly, each commercial lot within each Zone has been assessed on the basis of one (1) UOB per acre.

Zone A

The maintenance and servicing of landscaping and hardscape within Zone A enhances all of the parcels within that maintenance location. It is determined that all properties within Zone A benefit equally from the improvements, therefore, the assessment for the 2016-2017 Fiscal Year will be \$69.39 per UOB (Table 2-1). The amount was established by dividing the total cost for the maintenance and servicing (\$5,128.68) by the number of UOBs (73.91) within this Zone of the Assessment District. Even though the maximum assessment per UOB for the 2016-2017 Fiscal Year is \$312.83, only \$69.39 will be levied. The number of UOB's (73.91) for this Zone was determined based on the Lot Areas as provided by the Engineer at the time of annexation, which have been utilized to prorate the acres (UOBs) as shown on the records of the Riverside County Assessor. The assessment applicable to each parcel for Fiscal Year 2016-2017 is shown on the assessment roll (Table 4-1) on file in the office of the Services District Secretary and made a part hereof.

4. Assessment

Zone B

The maintenance and servicing of landscaping and hardscape within Zone B enhances all of the parcels within that maintenance location. It is determined that all properties within Zone B benefit equally from the improvements, therefore, the assessment for the 2016-2017 Fiscal Year will be \$620.53 per UOB (Table 2-1). The amount was established dividing the maximum allowable assessment for the maintenance and servicing (\$8,774.29) by the number of UOBs (14.14) within this Zone of the Assessment District. The assessment applicable to each parcel for Fiscal Year 2016-2017 is shown on the assessment roll (Table 4-2) on file in the office of the Services District Secretary and made a part hereof.

Zone C

The maintenance and servicing of landscaping and hardscape within Zone C enhances all of the parcels within that maintenance location. It is determined that all properties within Zone C benefit equally from the improvements, therefore, the total assessment for the 2016-2017 Fiscal Year will be \$129.98 per UOB (Table 2-1). The amount was established by dividing the total cost for the maintenance and servicing (\$5,381.51) by the number of UOBs (41.402) within this Zone of the Assessment District. Even though the maximum assessment per UOB for the 2016-2017 Fiscal Year is \$191.37, only \$129.98 will be levied. The number of UOBs (41.402) for this Zone was determined based on the Lot Areas as provided by the Engineer at the time of annexation, which have been utilized to prorate the acres (UOBs) as shown on the records of the Riverside County Assessor. The assessment applicable to each parcel for Fiscal Year 2016-2017 is shown on the assessment roll (Table 4-3) on file in the office of the Services District Secretary and made a part hereof.

Annual Escalation

The maximum rates of assessment shall be increased by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since July 1 of the preceding calendar year or by two percent (2%), whichever is greater, for Fiscal Year 2005-2006 and on each subsequent July 1 for the Fiscal Year then commencing. The base index for March 2004 was 191.5. The index for March 2005 was 199.2, an increase of 4.0209% over March 2004. The index for March 2006 was 208.5, an increase of 4.6687% over March 2005. The index for March 2007 was 216.5, an increase of 3.8369% over March 2006. The index for March 2008 was 223.6, an increase of 3.2794% over March 2007. The index for March 2009 was 221.4, a decrease of 0.9839% from March 2008, thus, a 2.00% increase was used for Fiscal Year 2009-2010. The index for March 2010 was 225.5. Because this was only an increase of 1.8519% from March 2009, a 2% increase was used for Fiscal Year 2010-2011. The index for March 2011 was 232.2, an increase of 2.9712% over March 2010. The index for March 2012 was 236.9, an increase of 2.0241% over March 2011. The index for March 2013 was 240.00. Because this was only an increase of 1.3086% from March 2012, a 2% increase was used for Fiscal Year 2013-2014. The index for March 2014 was 242.5. Because this was only an increase of 1.0417% over March 2013, a 2% increase was used for Fiscal Year 2014-2015. The index for March 2015 was 243.7. Because this was only an increase of 0.4948% over March 2014, a 2% increase will be used for Fiscal Year 2015-2016. The index for March 2016 was 247.9. Because this was only an increase of 1.72%, a 2% the total allowable maximum rate of assessment will increase by 2.00% for Fiscal Year 2016-2017 for all Zones within the Assessment District.

It is anticipated that new parcels will be annexed into the Assessment District and will be subject to the same method of assessment apportionment as contained herein.

4. Assessment

Duration

The duration of the assessments will be for as long as the landscape maintenance services are provided.

TABLE 4-1
PRELIMINARY ROLL REPORT, FY 2016-17
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
ORIGINAL AREA, ZONE A

APN	PARCEL NO.	UOB ⁽¹⁾	ESTIMATED FY 16-17
			ASSESSMENT ^{(2) (3)}
160-230-001-1	1	1.26	\$87.31
160-230-012-1	2	0.87	\$60.28
160-230-020-8	3	1.82	\$126.11
160-230-021-9	4	0.43	\$29.79
160-230-018-7	5	4.87	\$338.14
160-230-019-8	6	2.52	\$174.61
160-230-022-0	7	1.45	\$100.47
160-230-006-6	8	0.76	\$52.66
160-230-008-8	9	0.87	\$60.28
160-230-009-9	10	11.02	\$764.97
160-030-065-1	11	3.01	\$208.56
160-030-033-2	12	9.98	\$692.21
160-030-067-3	13	6.92	\$480.18
160-030-068-4	14	1.61	\$111.56
160-030-069-5	15	7.30	\$506.51
160-030-070-5	16	3.03	\$209.95
160-030-050-7	17	0.98	\$67.90
160-030-055-2	18	0.00	\$0.00
160-030-074-9	19	5.95	\$412.97
160-030-076-1	20	1.45	\$100.47
160-030-073-8	21	1.02	\$70.68
160-030-072-7	22	0.92	\$63.75
160-030-075-0	23	1.14	\$78.99
160-030-071-6	24	4.01	\$278.55
160-030-066-2	25	0.75	\$51.97
Totals		73.91	\$5,128.87

⁽¹⁾ One (1) UOB is the equivalent of one (1) Acre.

⁽²⁾ The applied assessment per UOB is \$69.39.

⁽³⁾ Due to rounding, the sums shown may not equal the totals shown.

TABLE 4-2
PRELIMINARY ROLL REPORT, FY 2016-17
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
ANNEXATION NO. 1, ZONE B

APN	PARCEL NO.	UOB ⁽¹⁾	ESTIMATED FY 16-17 ASSESSMENT ^{(2) (3)}
164-700-001-1	1	1.15	\$713.61
164-700-002-2	2	1.77	\$1,098.34
164-700-003-3	3	1.17	\$726.02
164-700-004-4	4	0.73	\$452.99
164-700-005-5	5	0.45	\$279.24
164-700-006-6	6	5.21	\$3,232.96
164-700-007-7	7	0.92	\$570.89
164-700-008-8	8	0.56	\$347.50
164-700-009-9	9	0.67	\$415.76
164-700-010-9	10	0.76	\$471.60
164-700-011-0	11	0.75	\$465.40
<hr/>		<hr/>	<hr/>
Totals	11	14.14	⁽⁴⁾ \$8,774.29

⁽¹⁾ One (1) UOB is the equivalent of one (1) Acre.

⁽²⁾ The applied assessment per UOB is \$620.53.

⁽³⁾ Due to rounding, the sums shown may not equal the totals shown.

⁽⁴⁾ Acreage based on prorated amount of 14.14 acres.

TABLE 4-3
PRELIMINARY ROLL REPORT, FY 2016-17
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
ANNEXATION NO. 2, ZONE C

APN	PARCEL NO.	UOB ⁽¹⁾	ESTIMATED FY 16-17
			ASSESSMENT ^{(2) (3)}
152-630-001-8	1	1.22	\$158.78
152-630-002-9	2	0.89	\$115.83
152-630-003-0	3	0.72	\$93.70
152-630-004-1	4	0.33	\$42.95
152-630-005-2	5	0.31	\$40.34
152-630-006-3	6	0.17	\$22.12
152-630-007-4	7	0.06	\$7.81
152-630-008-5	8	4.15	\$538.79
152-630-009-6	9	4.37	\$567.43
152-630-010-6	10	0.03	\$3.90
152-630-011-7	11	0.47	\$61.17
152-630-012-8	12	0.56	\$72.88
152-630-013-9	13	1.07	\$139.25
152-630-014-0	14	1.25	\$162.68
152-630-015-1	15	1.65	\$214.74
152-630-016-2	16	1.72	\$223.85
152-630-017-3	17	1.01	\$131.44
152-630-018-4	18	0.84	\$109.32
152-630-019-5	19	0.49	\$63.77
152-630-020-5	20	1.12	\$145.76
152-630-021-6	21	0.86	\$111.92
152-630-022-7	22	0.97	\$126.24
152-630-023-8	23	2.98	\$387.83
152-630-024-9	24	1.10	\$143.16
152-630-025-0	25	1.56	\$203.02
152-630-026-1	26	0.83	\$108.02
152-630-027-2	27	2.70	\$351.39
152-630-028-3	28	2.56	\$333.17
152-630-029-4	29	3.64	\$473.72
152-630-030-4	30	1.74	\$226.45
Totals		41.40	\$5,381.43

(1) One (1) UOB is the equivalent of one (1) Acre.

(2) The applied assessment per UOB is \$129.98.

(3) Due to rounding, the sums shown may not equal the totals shown.

TABLE 4-4
PRELIMINARY ROLL REPORT, FY 2016-17
LANDSCAPE MAINTENANCE DISTRICT NO. 2003-1 (COMMERCIAL)
GRAND TOTALS

Grand Totals

	<u>No. of Lots</u>	<u>Assessable UOB's</u>	<u>Charge Per UOB</u>	<u>Total ⁽¹⁾</u>
Original (Zone A)	25	73.91	\$69.39	\$5,128.87
Annexation No. 1 (Zone B)	11	14.14	\$620.53	\$8,774.29 ⁽²⁾
Annexation No. 2 (Zone C)	30	41.402	\$129.98	\$5,381.43
Grand Totals	66	129.452		\$19,284.59

⁽¹⁾ Due to rounding, the sums shown may not equal the totals shown.

⁽²⁾ Based on prorated 14.14 acres.

APPENDIX A

Resolution No. 2638 Ordering Preparation of this Engineer's Report



RESOLUTION NO. 2638

RESOLUTION OF THE BOARD OF DIRECTORS OF JURUPA COMMUNITY SERVICES DISTRICT ORDERING THE PREPARATION OF ENGINEER'S REPORTS FOR THE LEVY AND COLLECTION OF ASSESSMENTS IN LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS FOR FISCAL YEAR 2016-17

WHEREAS, as authorized by the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (the "Act"), the Board of Directors of Jurupa Community Services District (the "Board of Directors" and the "District") has established the following landscape and lighting maintenance districts within the District (the "Landscape and Lighting Maintenance Districts"): Landscape Maintenance District No. 91-1, Landscape Maintenance District No. 98-1, Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1, Lighting Maintenance District No. 2001-2, Lighting Maintenance District No. 2001-3, and Landscape Maintenance District No. 2003-1 (Commercial); and

WHEREAS, the Board of Directors has determined that the public interest, convenience, and necessity require the continued levy of assessments within the Landscape and Lighting Maintenance Districts for the purpose of installing, constructing, operating, and maintaining public landscaping and public street lighting and appurtenant facilities as authorized by the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF JURUPA COMMUNITY SERVICES DISTRICT AS FOLLOWS:

Section 1. The Board of Directors hereby initiates proceedings pursuant to the Act to levy and collect annual assessments for fiscal year 2016-17 on property within the Landscape and Lighting Maintenance Districts for the maintenance, servicing and operation of public landscaping and public street lighting facilities and appurtenant facilities.

Section 2. The maintenance and service or servicing to be performed consists of the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of public lighting facilities and the maintenance and servicing of public landscape, including but not limited to all matters specified in Section 22531 and Section 22538 of the Streets and Highways Code.

Section 3. The proceedings for the annual levy of assessments are to be conducted pursuant to the Act.

Section 4. Albert A. Webb Associates, the District's assessment engineer, is hereby directed to prepare the written report provided for in Section 22567 of the Streets and Highways Code with respect to the levy of assessments for fiscal

year 2016-17 in each of the Landscape and Lighting Maintenance Districts and to file such reports with the Secretary of the Board of Directors.

ADOPTED this 11th day of April, 2016.



President of the Board of Directors

ATTEST:



Secretary of the Board of Directors

CERTIFICATION

I, Julie B. Saba, Secretary of the Board of Directors of Jurupa Community Services District, certify that the foregoing resolution was adopted by the Board of Directors at a regular meeting held on the 11th day of April 2016, by the following vote of the Directors:

AYES: Chad Blais, Kenneth J. McLaughlin, Betty A. Anderson,
Joan E. Roberts, Jane F. Anderson

NOES: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of Jurupa Community Services District this 11th day of April 2016.

Rosemary Miranda for Julie B. Saba
Secretary of the Board of Directors

(SEAL)

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Julie B. Saba, Secretary of the Board of Directors of the Jurupa Community Services District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 2638.

DATED this 11th day of April 2016.

Rosemary Hernandez for Julie B. Saba
Secretary of the Board of Directors

(SEAL)



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