

**PROCEDURE FOR ANNEXATION TO
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED ON BEHALF OF THE CITY OF WILDOMAR
FOR TRACT MAPS, PARCEL MAPS, PLOT PLANS, CONDITIONAL USE AND
PUBLIC USE CASES CONDITIONED TO ANNEX TO
A LANDSCAPING MAINTENANCE DISTRICT
PRIOR TO RECORDATION OF MAP OR ISSUANCE OF BUILDING PERMIT**

Information regarding the formation and annexation of a new zone to Landscaping and Lighting Maintenance District No. 89-1-Consolidated (L&LMD No. 89-1-C), a countywide assessment district under the Landscaping and Lighting act of 1972 (1972 Act) and State of California Proposition 218, the "Right to Vote on Taxes Act" is detailed below.

The 1972 Act permits the formation of L&LMD No. 89-1-C, and annexation to said district, to finance the installation, maintenance and servicing of landscaping, trails, fencing, irrigation, streetlights, traffic signals, bridge lights, graffiti abatement, bio-swales, and fossil filters through annual assessments on real property within the district. The annual assessment for each zone in the L&LMD No. 89-1-C is based on the estimated specific benefit to each parcel, equivalent dwelling unit (EDU) or acre and not on property valuation.

As of 1996, State of California Proposition 218 requires that all parcel assessments, such as L&LMD No. 89-1-C assessments, be presented to the property owners for their authorization in order to levy the parcel assessment. A "Special Election" is conducted to ascertain if 51% of the affected property owners are in favor of an annual assessment for L&LMD No. 89-1-C being added to their property taxes. Elections will be conducted in the same year the application for annexation is submitted.

An approved L&LMD No. 89-1-C annual assessment is subject to the greater of an annual inflation escalator of 2% or the Consumer Price Index for all Urban Consumers (CPI-U or CPI-U for "electricity") as it stands on March of each year over the base Index for March in the election year. Any increase larger than the greater of 2% or the "CPI-U" (or CPI-U for "electricity") annual adjustment requires a majority approval of all the property owners within each zone of L&LMD No. 89-1-C.

For maps that are conditioned to annex into a landscaping maintenance district, the following procedure is to be followed:

- **Developer** (property owner) will obtain a petition form from L&LMD No. 89-1-C staff in the County of Riverside Transportation Department by calling 951-955-6748 or 951-955-6263, or by visiting the City of Wildomar website at <http://www.cityofwildomar.org/>
- **Developer** will submit a set of improvement plans for reverse frontage along City maintained roads to Plan Check in the County of Riverside Transportation Department, as applicable to the service to be provided through annexation:

landscape, drainage, traffic signal, streetlight, bridge light, and/or street improvement.

- **Developer** will return the following:
 - A \$2,500.00 processing fee made payable to County of Riverside
 - A completed petition form
 - A copy of conditions set by city.
 - A set of improvement plans as applicable to the service to be provided through annexation:

Type of Service	Type of Improvement Plans	Approval Needed
Landscape	Landscape	Must go through at least one L&LMD plan check
Bio-Swales	Landscape	Must go through at least one L&LMD plan check
Fossil Filters	Storm Drain and/or Street Improvement	Must go through at least one plan check
Traffic Signal	Traffic Signal	Must go through at least one plan check
Streetlight	Streetlight	Signed by Plan Check
Bridge Lights	Bridge Light	Signed by Plan Check

- A copy of the prospective buyer’s disclosure statement as it relates to L&LMD No. 89-1-C assessment (tract map and parcel map projects)
- A copy of the final tract map or final parcel map (if applicable)
- A Streetlight Authorization Form from appropriate electricity provider (if applicable, will be required prior to final/occupancy clearances)

To : County of Riverside Transportation Dept
Attn: Joan Pickering
4080 Lemon St., 8th Floor
Riverside, CA 92501

- **Staff** will establish number of property owners who will receive benefit from L&LMD No. 89-1-C.
- **Staff** will calculate the estimated cost for annual maintenance of the service to be provided through annexation.
- **Staff** will prepare a Form 11 and Resolutions ordering the Engineer’s Report declaring the intention to order the annexation of the new Zone to L&LMD No.89-1-C, giving notice of and setting the time and place of the public hearing on said proposed annexation, and ordering a mailed ballot “Special Election”.
- **Staff** will prepare the Engineer’s Report.
- **Staff** will appear before the City Council seeking adoption of the above-mentioned resolutions.

- **Staff** will conduct the “Special Election” by mail.
- **Staff** will prepare Form 11s and a Resolution recommending the City Council open the public hearing ordering the annexation of the new Zone to L&LMD No. 89-1-C, confirming the diagram of assessment for the new Zone and levying assessments on all assessable lots and parcels of land therein for the upcoming fiscal year.
- **Staff** will verify and tabulate returned ballots after the end of public hearing (**A 51% favorable response from the returned ballots is required for City Council to approve the above-mentioned resolution**).
- If annexation of the new Zone to L&LMD No. 89-1-C is approved by the City Council, the County Auditor-Controller will enter the lot or parcel assessment on the upcoming County Assessment Roll and the new annual assessment will appear on the property owner’s tax bill due December 10th of the same year.
- **Developer** will construct improvements to City standards.
- **Staff** will prepare an RFP and award the contract for maintenance of said improvements to the lowest bidder.
- The new Zone will be accepted into L&LMD No. 89-1-C for maintenance upon completion of the improvements by the **Developer** and passing final inspection by County staff on behalf of the City of Wildomar.
- **Developer must maintain improvements until L&LMD No. 89-1-C has funds available to assume the maintenance responsibility and the improvements are constructed and approved by County staff on behalf of the City of Wildomar. This can occur on/after February 1st, following the December 10th collection of assessments on the property tax bill the preceding year.**