



As of October 8, 2009

SECTION 5

Landscape Maintenance Responsibility

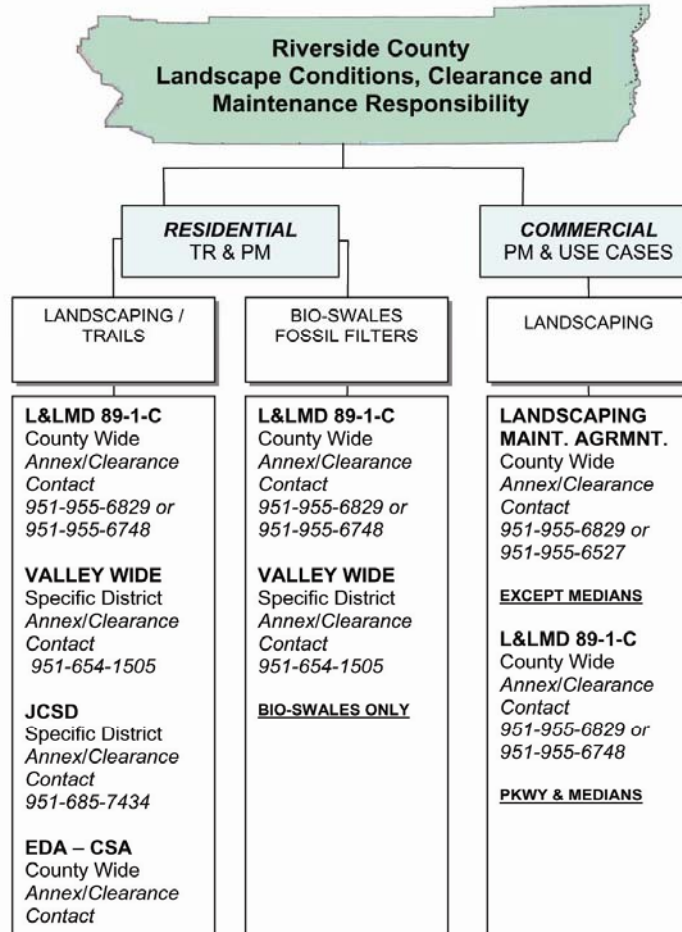
One of the first steps prior to preparing landscape and irrigation plans is to determine the landscape maintenance entity. Different maintenance entities may differ in irrigation and planting requirements, methods, equipment, details and specifications.

- 5.1 Landscape maintenance entities may include, but are not limited to:
- Landscaping and Lighting Maintenance District No. 89-1-Consolidated (L&LMD No. 89-1-C), Phone (951) 955-6748
 - Riverside County Service Areas (CSA's) which are part of the Riverside Economic Development Agency (EDA), Community Services Division, Phone (800) 984-1000
 - Valley-Wide Recreation and Park District (Valleywide), Phone (951) 654-1505
 - Jurupa Community Services District (JCSD), Phone (951) 685-7434
 - Home Owners Associations (HOA)
 - Privately Owned Industrial/ Commercial
 - Private Homeowner
 - See Figure 5-1, *Landscape Responsibility Chart*; Figure 5-2, *Jurupa Community Services District Map*; Figure 5-3, *Riverside Community Services District Map*; and Figure 5-4, *Valley-Wide Community Services Map*.

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SEE FOLLOWING PAGES FOR FIGURES 5-1, 5-2, 5-3 AND 5-4



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- NO HOAs IN AREA ADJACENT TO COUNTY MAINTAINED ROAD R/W ON EXTERIOR OF PROJECT.
- REFER QUESTIONS TO L&LMD 89-1-C ADMINISTRATOR.
- **SEE SPECIFIC DISTRICT MAPS**

L&LMD 89-1-C - RIVERSIDE COUNTY LANDSCAPING & LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
JCSD – JURUPA COMMUNITY SERVICES DISTRICT
EDA – CSA – RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY – COUNTY SERVICE AREA

September 17, 2008

Figure 5-1 – Landscape Responsibility Chart



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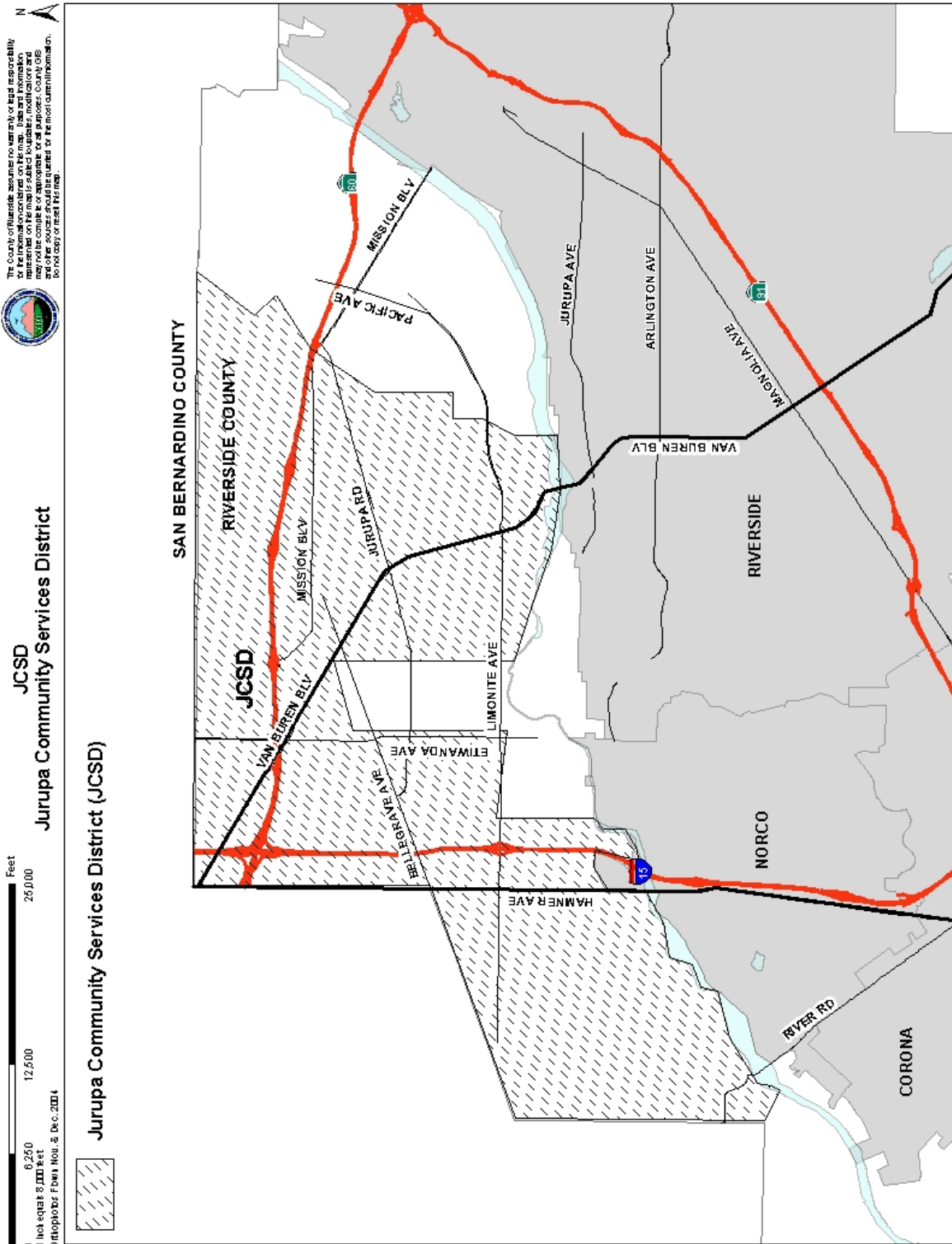


Figure 5-2 – Jurupa Community Services District Map



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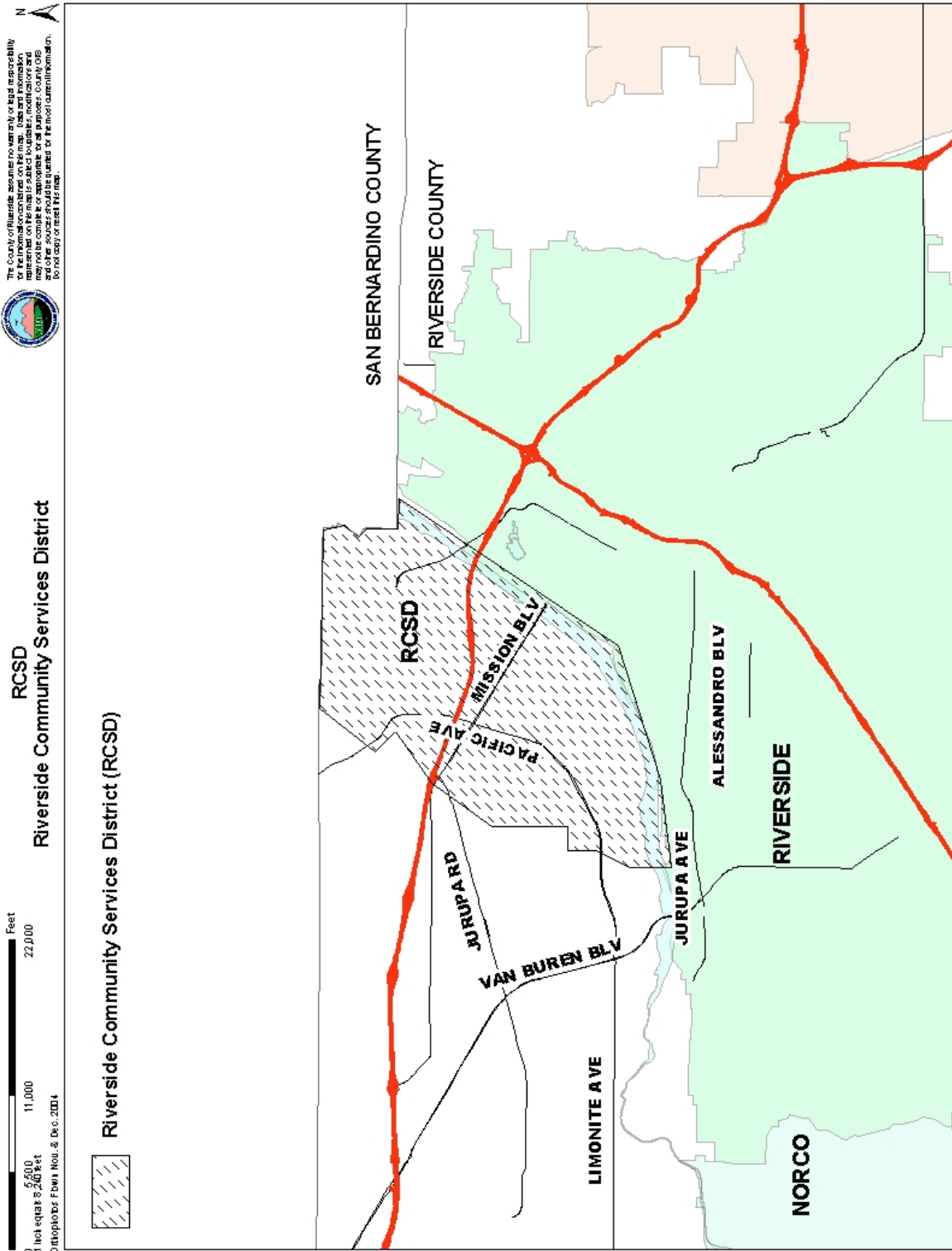


Figure 5-3 – Riverside Community Services District Map



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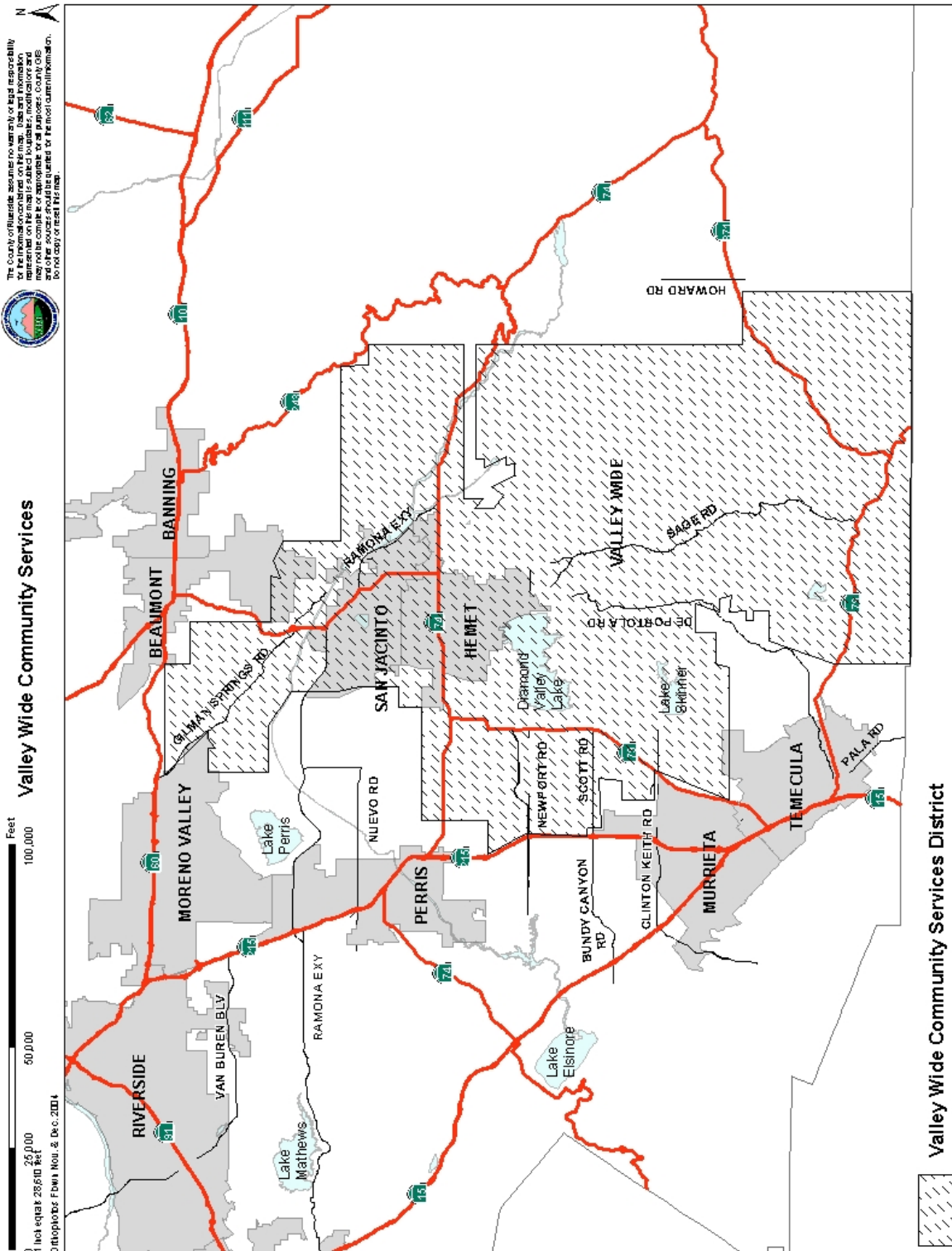


Figure 5-4 – Valley Wide Community Services District Map



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5.2 All landscape plans shall contain the following:

- a. Maintenance entity noted as follows “Continued Landscape maintenance provided by _____”. (Type the applicable name in the blank space.)
 - If L&LMD No. 89-1-C contact (951) 955-6748
 - If Industrial/Commercial maintained (street right-of-way parkways only- no medians allowed), contact Transportation Dept. Special Assessment District (951) 955-6748
 - HOA’s are not permitted to provide landscape maintenance for right-of-way areas along County-maintained roads. However, the County L&LMD No. 89-1-C does not maintain landscaping in road right-of way areas on interior local streets within subdivisions, where residential driveways front the street, and including end of block side yards with fences or walls but no driveways. In these interior areas HOA maintenance may be permitted on a case by case basis if no other public LMD is available.
 - Street medians cannot be privately maintained, they are required to be annexed into an approved maintenance district
- b. Maintenance District Signature Block (not applicable for L&LMD No. 89-1-C, HOA, Individual Industrial Commercial or Private Residential maintenance areas.)
- c. Perpetual maintenance agreement or letter from district accepting maintenance.
 - If private industrial/commercial maintained, the agreement form can be obtained from the Transportation Department Special Assessment District (951) 955-6748.. The owner/entity signature on these forms must be notarized. See Exhibit ‘A ‘at the end of this section.

5.3 L&LMD No. 89-1-C Requirements

5.3.1 Maintenance Parameters

As approved through election, L&LMD No. 89-1-C typically maintains medians and landscape parkways in public street rights-of-way in unincorporated areas of Riverside County that do not already fall within a designated maintenance district. Landscape areas immediately adjacent to the right-of-way and bordered by a tract reverse-frontage wall may be included on a case by case basis, provided that an easement is granted to the public for this function.

5.3.2 Components that may be annexed into the L&LMD No. 89-1-C maintenance jurisdiction include:

- Planting
- Irrigation
- Trails
- Concrete Headers



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- PVC Fencing
 - Water Quality Swales
 - Fossil filters
 - Graffiti Abatement
 - Residential Street Lights (if no County Service Area available)
 - Commercial Street Lights
 - Traffic Signals
 - Bridge Lights
 - Landscape Lighting
 - Other components upon approval of the district
- 5.3.3 Components that may *not* be annexed into the L&LMD No. 89-1-C maintenance jurisdiction include:
- Entry Monuments
 - Walls (retaining or freestanding)
 - Structures
- 5.3.4 Each of the maintenance items listed above must be included on the cover sheet of the landscape plans with the quantities and units (see Section 4.1 of these guidelines).
- 5.3.5 If a median is required in the future, but is not being constructed as part of the plans, the following note must be included on the cover sheet: “Median shall be constructed in the future; Landscape Area = _____ S.F.” (Quantity must be entered in blank space).
- 5.3.6 For projects that qualify to deposit cash in lieu of construction, the following statement must be inked on the mylar cover sheet of the street plans before they are signed by RCTLMA: “An amount of \$_____ has been deposited into Account #20000-3130100000-230106 future. Receipt Number _____ dated _____.”
- 5.3.7 Differing maintenance responsibility areas shall be separated by concrete headers.
- 5.3.8 Landscape Plans must include the details and specifications included in these guidelines and standards. (See Appendices.)
- 5.3.9 Annexation Procedures
- a. If the project is within L&LMD No. 89-1-C jurisdiction, contact 951-955-6748 for processing.
 - b. Complete the application form available at http://www.tlma.co.riverside.ca.us/trans/documents/lmd_annexation_petition.pdf and submit along with a \$2,500.00 processing fee, one set of plans and a copy of the final map.



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- c. Landscape plans must be submitted to the Transportation Department for plan check and approval.
- d. Maintenance quantities must be finalized and plans finalized through the plan check process before a proposed area goes to election. Once a project goes to election, and is approved, substantial changes or increased maintenance areas cannot be accommodated. Per California elections code, elections must be held on one of the following dates: (a) the first Tuesday after the first Monday in May of each year, (b) the first Tuesday after the first Monday in June of each even-numbered year, (c) the last Tuesday in August of each year.
- e. The annual assessment for each zone is based on the estimated specific benefit to each parcel Equivalent Dwelling Unit (EDU) or acre and not on property valuation.
- f. An approved annual assessment is subject to the greater of the annual inflation escalator of 2% or the Consumer Price Index for all Urban Consumers (CPI-U) as it stands on March of each year over the base index for March in the election year.
- g. Any increases greater than 2% or the CPI-U annual adjustment requires a majority approval of all the property owners within the subject zone.