



# TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

**To:** Honorable Mayor and Town Council      **Date:** July 14, 2015  
**From:** Brad Miller, Town Engineer      **Item No:** 12  
**Subject:** LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT #1 -  
ENGINEER'S ANNUAL REPORT AND LEVY OF ASSESSMENT FOR  
FY 2015-2016

**T.M. Approval:** \_\_\_\_\_      **Budgeted Item:**  Yes  No  N/A

## RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt Resolution No. 2015-25, "A Resolution of the Town Council of the Town of Apple Valley confirming diagram and assessment and levying assessment for Fiscal Year 2015-2016"

## SUMMARY:

On June 9, 2015, the Town Council approved Resolution No. 2015-18, directing the filing of the Annual Report for the Apple Valley Landscaping and Lighting District, approved the Engineer's Report and approved Resolution No. 2015-19, to declare the Town's intention to order improvements and to levy and collect assessments for Fiscal Year 2015-2016. The resolution also gave notice of the time and place for the public hearing to discuss the proposed assessment.

As indicated within the attached engineer's report, the proposed net amounts to be assessed for each location within the assessment district are as follows:

Location	Tract No.	No. of lots	Last year's assessment	Proposed (FY 15/16)
• L-1	Tract 13618	137	\$40.88	\$40.88
• L-2	Tract 13426	26	\$94.75	\$94.75
• L-3	Tract 14090	180	\$141.54	\$141.54
• L-4	Tract 13709	18	\$139.00	\$139.00
• L-5	Tract 15288	65	\$89.23	\$89.23

Location	Tract No.	No. of lots	Last year's assessment	Proposed (FY 15/16)
• L-7	Tract 8476	236	\$20.00	\$20.00
• L-8	Tract 14846	143	\$198.06	\$198.06
• L-9	Tract 9696	58	\$78.00	\$78.00
• L-10	Tract 16492	258	\$325.50	\$325.50
• L-11	Tract 16395	58	\$292.04	\$292.04
• L-12	Tract 16059	173 (47 recorded)	\$159.46	\$159.46
• L-13	Tract 14994	18	\$224.18	\$224.18
• L-15	Tract 16779	84	\$247.64	\$247.64
• L-17	Tract 15286	61	\$167.56	\$167.56
• L-19	Tract 16134	35	\$191.39	\$191.39
• L-20	Tract 17093	134 (55 recorded)	\$241.08	\$241.08
• L-23	PM 17684	31	\$Varies	\$Varies
• L-28	PM 17684	1	\$746.67	\$746.67

**FISCAL IMPACT:**

The attached report summarizes the revenues and expenditures of the Assessment District, the estimate of cost and the proposed cost per lot per tract. The costs are borne by the property owners within each identified tract. There is no direct budgetary impact to the Town.

**RESOLUTION NO. 2015-25**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN  
OF APPLE VALLEY CONFIRMING DIAGRAM AND  
ASSESSMENT AND LEVYING ASSESSMENT FOR  
FISCAL YEAR 2015-2016**

**ASSESSMENT DISTRICT NO. 1**  
(Pursuant to the Landscaping and Lighting Act of 1972)

The Town Council of the Town of Apple Valley hereby resolves as follows:

Section 1: Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the Town Council directed the Town Engineer, Engineer of Work for Assessment District No. 1, to prepare and file an annual report for fiscal year 2015-2016.

Section 2: The Engineer of Work filed his annual report with the Town Clerk, and the Town Council adopted its resolution of intention to levy and collect assessments within the assessment district for fiscal year 2015-2016 and set a public hearing to be held on July 14, 2015, at the Council Chamber of the Town Council located at 14955 Dale Evans Parkway, Town of Apple Valley, California. Notice of the hearing was given in the time and manner required by law.

Section 3: At the public hearing, the Town Council afforded to every interested person an opportunity to make a protest to the annual report either in writing or orally, and the Town Council has considered each protest.

Section 4: The Town Council hereby confirms the diagram and assessment as set forth in the annual report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2015-2016.

**APPROVED** and **ADOPTED** by the Town Council of the Town of Apple Valley this 14th day of July, 2015.

\_\_\_\_\_  
Larry Cusack, Mayor

**ATTEST:**

\_\_\_\_\_  
La Vonda M-Pearson, Town Clerk

(SEAL)

ENGINEER'S REPORT  
TOWN OF APPLE VALLEY

**ASSESSMENT DISTRICT NO. 1**

The undersigned respectfully submits the enclosed report as directed by Town Council.

Brad Miller, P.E.  
Engineer of Work

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015

La Vonda M-Pearson,  
Town Clerk, Town of Apple Valley,  
San Bernardino County,  
State of California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the Town Council of the Town of Apple Valley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2015

La Vonda M-Pearson,  
Town Clerk, Town of Apple Valley,  
San Bernardino County,  
State of California

By \_\_\_\_\_

**PART A**  
**PLANS AND SPECIFICATIONS**

**L-1**

TRACT NUMBER: 13618

LOCATION: East side Central Road at Cuyama Road

DESCRIPTION: Plans and specifications for the improvements are those prepared by EDAW Inc., Landscape Architects, by William Schultz, dated July 2, 1991. These plans and specifications have been filed separately with the Clerk of the Town of Apple Valley and are incorporated in this report by reference. In summary, the improvements consist of landscaping generally of pine trees, small junipers, other decorative bushes, decorative rock, and a perimeter wall.

Perimeter parkway landscaping is bounded by the face of curb and the face of the perimeter wall (20.00) Feet along the along the easterly side of Central Road in Tract 13618. In addition, a small portion (12.00) paralleling Cuyama Road at the intersection of Central Road. The area is basically within the parkway area along Central Road 20' in width and along a small portion of Cuyama Road 12' in width.

**L-2**

TRACT NUMBER: 13426

LOCATION: West side Central Road

DESCRIPTION: Perimeter parkway landscaping bounded by the face of curb and the face of the perimeter wall (11.00) Feet along the along the westerly side of Central Road in Tract 13426 from Cholena Road to Thunderbird Road.

Area of improved landscaping consists of small trees planted at 40-feet on center with some small decorative bushes intermittency planted between the trees. The planted area is covered with 3-inches in depth with 3/4- inch granite gravel over an area of approximately 11-feet in width and 1,208 feet in length for an area coverage of 13,290 square feet.

## L-3

TRACT NUMBER: 14090

LOCATION: North side of Sitting Bull Road from west of Lompoc Road to east of Tawya Road; Ottawa Road from west of Paraiso Road to west of Choco Road.

DESCRIPTION: General Plans and specifications for the improvements are those prepared by NDNA-Don Napolitano and Associates-Landscape Architects, dated September 11,1991. Specific Plans and specifications for the proposed phasing of improvements are those prepared by Burch Meress Associates, dated September 20, 1993. Both plans and specifications have been filed separately with the Clerk of the Town of Apple Valley and are incorporated by reference. In summary, the improvements consist of approximately 40 acres of open space landscaping. The open space landscaping is to be maintained on an as needed basis under "extra work".

A concrete V-channel connecting Paraiso Road to the drainage channel,

An equestrian trail located on the east side of the drainage channel from Ottawa Road south to the end of Mugu Ct,

Parkway landscaping bounded by the face of curb and the face of the perimeter wall along the along the northerly side of Sitting Bull Road within the tract boundaries from 200' east of Lompoc Road to 200' west of Choco Road, parkway landscaping along the south side and the north side of Ottawa Road from 200' feet west of Paraiso Road to 200' east of Choco Road, parkway landscaping is also located along the south side and the north side of Paraiso Road west of Capella Road adjacent to the drainage channel within the tract boundaries.

## L-4

TRACT NUMBER: 13709

LOCATION: Along the north side of Geronimo Road at Bannock Ct. and Sarsi Ct. within the tract boundaries

DESCRIPTION: Plans and specifications for the improvements are those prepared by Shelly Harper, dated October 5, 1993. The landscaping consists generally of pine trees, small junipers and other decorative bushes. The area is basically left earthen for drainage retention and percolation over three areas totaling 30' in width by approximately 602' in length for an area of 16,020 square feet along the north frontage of Geronimo Road.

## L-5

TRACT NUMBER: 15288

LOCATION: South side of Sitting Bull Road east of Rincon Road within the tract called Quail Run Estates.

DESCRIPTION: Plans and specifications for the improvements are those prepared by Jennings Landscaping. The parkway landscaping consists generally of pine trees, small junipers and other decorative bushes. The area is covered in cobble stone and brown decorative rock over three areas varying in width by approximately 1000' in length for an aerial coverage of 15,300 square feet along the south frontage of Sitting Bull Road. A small median is located at the entrance to the tract at Quail Summit Road. Accent lighting is also included in the maintenance program.

## L-7

TRACT NUMBER: 8476

LOCATION: South of Yucca Loma Road and east of Cochise Road

DESCRIPTION: Improvements consist of maintaining 43 existing streetlights located with a portion of Tract 8476, generally located south of Yucca Loma Road and east of Cochise Road.

## L-8

TRACT NUMBER: 14846

LOCATION: South side Sitting Bull Road at Skyline Ranch Drive

DESCRIPTION: In summary, the district consists of maintaining perimeter landscaping and wall within the parkway along Sitting Bull Road, Deep Creek Road, Geronimo Road and 1.7 acres of open space landscaping and fencing within Lot A. General Plans and specifications for the proposed improvements are those by Fennel Associates, dated July 14, 2000. Both plans and specifications have been filed separately with the Clerk of the Town of Apple Valley and are incorporated by reference.

## L-9

TRACT NUMBER: 9096-1

LOCATION: South side Yucca Loma Road at Delaware Road

DESCRIPTION: In summary, the district consists of maintaining an existing landscaped area basically within the parkway along Yucca Loma Road. The parkway is approximately 30' in width from the street curb to the perimeter wall adjacent to Tract 9096-1, from approximately 400' west of Delaware Road to 700' east of Delaware Road.

The area is basically left earthen but includes landscaping, generally of evergreen trees and juniper bushes on Yucca Loma at the entrance of the neighborhood at Delaware Road, and trees planted at 50-feet on center along Yucca Loma Road. The landscaped area currently has a drip irrigation system installed.

## L-10

TRACT NUMBER: 16492

LOCATION: South side Yucca Loma Road at Tamani Road

DESCRIPTION: The landscaped area to be maintained by the District is the landscaped parkway on the south side of, and adjacent to, Yucca



Loma Road, being also the rear yards of Tract No. 16492-1 and 2 lots 2-12, Lot A, the 60' drainage easement, the landscape strip along Tamiani Road, the landscaped parkway along Ottawa Rd. and adjacent to Ottawa Rd., being also the rear yards of lots 65-74.

With the construction of Tract No. 16492-1 and 2, the parkway 60' drainage easement and Lot A is hydro seeded with a desert wildflower mix and maintained twice a year to control overgrowth. The landscape strip along Tamiani Road includes a strip with gravel mulch and no other planting, and between the sidewalk and rail fence is planted with Plane trees and Desert Willows alternating in groups with shrubs in between and gravel mulch throughout. The planters along Ottawa Rd. has gravel mulch with Chitalpa trees at 40 feet on center and shrubs on bubblers in between. There is dense planting at the main entry and at Yucca Loma Road. The landscape strip along Yucca Loma Road between the bike path and parkway includes Pine Trees and Desert Willows alternating in groups spaced at 10 feet to 30 feet with shrubs in between. The Parkway is landscaped with low growing shrubs. All planters is covered with ¼" gravel.

## L-11

TRACT NUMBER: 16395-1, 2

LOCATION: South side Catalina Road, west of Apple Valley Road

The landscaped areas to be maintained, in summary, is the landscaped parkway and adjacent to, Apple Valley Road, south of Catalina Road to the southern boundary of the tract; and the storm water detention basin, lot A. Maintained areas also include the slopes adjacent to lots 33 though 37 and lots 40 and 41 within said tract.

## L-12

TRACT NUMBER: 16059

LOCATION: North of Sitting Bull Road, east of Apple Valley Road

The landscaped area to be maintained by the District is the landscaped parkway and slope area on the north side of, and

adjacent to, Sitting Bull Road; and on the east side, and adjacent to, Apple Valley Road. The parkway and slope area adjacent to Sitting Bull Road and Apple Valley Road and includes the maintenance of an irrigation systems installed as shown on the approved landscape plans.

## L-13

TRACT NUMBER: 14994

LOCATION: South of Geronimo Road, at Bannock Road

The landscaped area to be maintained by the District is the landscaped parkway and slope area on the south side of, and adjacent to, Geronimo Road; in Tract 14994 as shown on the approved landscape plans. The total landscaped area to be maintained on the south side of Geronimo Road is approximately 516 linear feet in length by an average width of 33 feet for a total of about 17,128 square feet of landscaping.

## L-15

TRACT NUMBER: 18343

LOCATION: North of Esaws Road, west of Central Road

The landscaped area to be maintained by the District is the landscaped parkway and slope area on the west side of, and adjacent to, Central Road (25,200 sq.ft.); the Lot "A", the detention basin (90,000 sq.ft.), storm drain system and landscaping along the side yards of Holsteiner Lane (13,700 sq.ft.) in Tract 18343 and as shown on the approved landscape plans.

## L-17

TRACT NUMBER: 15286

LOCATION: North of Wintun Road, west of Chippewa Road

The landscaped area to be maintained by the district is the detention basin located in Tract No. 15286 as shown on the assessment diagram. With the construction of Tract No. 15286 the

Detention Basin will be landscaped and have irrigation systems installed as shown on the landscape plans (Exhibit A). After the acceptance of the landscaped area by the Town of Apple Valley, the funds generated by this annexation will allow the District to provide for the maintenance of the landscaped area.

## L-19

TRACT NUMBER: 16134

LOCATION: North of Mana Road, west of Awia Road

The maintenance areas include a sixty (60) foot wide drainage easement to the Town of Apple Valley that is 1,760 lineal feet along the north boundary line of Tract 16134. The south twenty (20) feet contains a graded access road and just north is an eighteen (18) foot 3:1 slope containing 100-pound rip-rap protection. The remainder of the channel is an earthen bottom flowline. Behind the access road is a private six (6) foot backyard masonry wall that runs along lots 26, 27, and 29-35 of this tract. At the easterly end of the channel a 72' reinforced concrete drainpipe has been installed under Mana Road and a driveway access to the channel access road has been installed on lot 35.

## L-20

TRACT NUMBER: 17093

LOCATION: South of Bear Valley Road, east of Itoya Vista Road

The maintenance areas include:

1. Landscaped slope of a variable width strip along and adjacent to the southerly right of way of Bear Valley Road between Itoya Vista Street and the easterly tract boundary of Tract 17093 with approximately 12,488 square feet. Approximately 1,270 lineal feet of eight foot (8) wide parkway bicycle trail. Two (2) foot and Six (6) foot wide strips of landscaped parkway areas both approximately 1,270 lineal feet long.
2. Landscaped slope of a variable width strip along and adjacent to the northerly right of way of Sandia Road between Itoya

Vista Street and the easterly tract (Merino Avenue) with approximately 16,086 square feet. Approximately 1,170 lineal feet of nine foot (9) wide decomposed granite parkway equestrian trail. A three (3) foot wide strip of landscaped parkway area approximately 1,170 lineal feet long.

3. Landscaped slope of a variable width strip along and adjacent to the easterly right of way of Itoya Vista Street between Bear Valley Road and Sandia Road with approximately 20,975 square feet. Approximately 2,277 lineal feet of nine foot (9) wide decomposed granite parkway equestrian trail. A three (3) foot wide strip of landscaped parkway area approximately 2,277 lineal feet long.

## L-22

TRACT NUMBER: 17453

LOCATION: North of Geronimo Road, at Desert Breeze Lane

The landscaped area to be maintained by the District is the landscaped parkway and retention basins on the north side of, and adjacent to, Geronimo Road; in Tract 17453 as shown on the approved landscape plans. The total landscaped area to be maintained on the north side of Geronimo Road is approximately 500 linear feet in length by an average width of 35 feet for a total of approximately 18,000 square feet of landscaping.

## L-23

PARCEL NUMBER: PM 17684

LOCATION: North SR 18, west of Dale Evans Parkway

Assessment District L-23 is established to provide landscaping and landscape maintenance within parkways and medians which primarily provide specific aesthetic benefit to the retail shopping centers that are generally located north of Highway 18, south of Thunderbird Road which front Highway 18, Dale Evans Parkway and Bass Hill Road.

## L-28

PARCEL NUMBER: PM 15151, Parcel 3

LOCATION: North SR 18, west of Dale Evans Parkway

Assessment District L-28 is established to provide maintenance to a drywell installed in a retention basin on Assessor Parcel Number 3112-251-56, owned by Apple Valley Commons I, LLC. Drainage easements in favor of the Town of Apple Valley will allow the runoff from the America's Tire Parcel to drain into the existing retention basin. The retention basin and the corresponding drainage easements are described in parcel map 16984 on record in the County of San Bernardino.

The drywell and existing retention basin provide offsite drainage benefits for the development of the America's Tire on the southwest corner of Thunderbird Road and Outer Highway 18 North, Parcel 3 of Parcel Map No. 15151.

**PART B**  
**ESTIMATE OF COST FY 2015-2016**

	• L-1	• L-2	• L-3	• L-4	• L-5	• L-7
ITEM DESCRIPTION	Tract 13618	Tract 13426	Tract 14090	Tract 13709	Tract 15288	Tract 8476
1. Maintenance	\$7,090	\$1,878	\$17,636	\$1,639	\$3,719	\$0
2. Water consumption	\$1,538	\$533	\$8,033	\$997	\$1,621	\$0
3. Electrical Service	\$233	\$0	\$669	\$0	\$1,096	\$4,268
<b>Total cost for FY 2014/2015</b>	<b>\$8,860</b>	<b>\$2,411</b>	<b>\$26,337</b>	<b>\$2,635</b>	<b>\$6,435</b>	<b>\$4,268</b>
Assessed budget for FY2014/2015	\$5,600	\$2,463	\$25,477	\$2,502	\$5,800	\$4,760
Surplus or Deficit	(\$3,260)	\$52	(\$860)	(\$133)	(\$635)	\$492
Last Year's Reserve Fund	(\$5,357)	(\$1,858)	\$66,432	\$671	\$5,576	(\$8,985)
Current Reserve Fund	(\$8,617)	(\$1,806)	\$65,572	\$538	\$4,941	(\$8,493)
Estimate for FY 2015-2016	\$5,600	\$2,463	\$25,477	\$2,502	\$5,800	\$4,760
Number of lots:	137	26	180	18	65	236
Proposed Cost per lot per year (FY2015/2016)	<b>\$40.88</b>	<b>\$94.75</b>	<b>\$141.54</b>	<b>\$139.00</b>	<b>\$89.23</b>	<b>\$20.00</b>
Last year's assessment /lot /year	\$40.88	\$94.75	\$141.54	\$139.00	\$89.23	\$20.00

	• L-8	• L-9	• L-10	• L-11	• L-12	• L-13
ITEM DESCRIPTION	Tract 14846	Tract 9696	Tract 16492	Tract 16395	Tract 16059	Tract 14994
1. Maintenance	\$17,328	\$3,645	\$29,910	\$20,401	\$0	\$3,988
2. Water consumption	\$7,522	\$1,628	\$12,951	\$1,878	\$0	\$1,133
3. Electrical Service	\$703	\$0	\$1,125	\$347	\$0	\$0
<b>Total cost for FY 2014/2015</b>	<b>\$25,553</b>	<b>\$5,274</b>	<b>\$43,985</b>	<b>\$22,626</b>	<b>\$0</b>	<b>\$5,120</b>
Assessed budget for FY2014/2015	\$28,323	\$4,524	\$41,989	\$16,939	\$27,507	\$4,035
Surplus or Deficit	\$2,769	(\$750)	(\$1,996)	(\$5,688)	\$27,507	(\$1,085)
Last Year's Reserve Fund	\$56,947	\$7,864	\$105,961	\$59,721	\$146,029	\$9,764
Current Reserve Fund	\$59,716	\$7,114	\$103,965	\$54,033	\$173,536	\$8,679
Estimate for FY 2015-2016	\$28,322.58	\$4,524.00	\$41,989.29	\$16,938.50	\$27,506.96	\$4,035.19
Number of lots:	143	58	258	58	47	18
Proposed Cost per lot per year (FY2015/2016)	<b>\$198.06</b>	<b>\$78.00</b>	<b>\$325.50</b>	<b>\$292.04</b>	<b>\$159.46</b>	<b>\$224.18</b>
Last year's assessment /lot /year	\$198.06	\$78.00	\$325.50	\$292.04	\$159.46	\$224.18

**PART B (Continued)**  
**ESTIMATE OF COST FY 2015-2016**

	• L-15	• L-17	• L-19	• L-20	• L-22	• L-23
ITEM DESCRIPTION	Tract 18343	Tract 15286	Tract 16134	Tract 17093	Tract 17453	PM 17684
1. Maintenance	\$8,624	\$0	\$0	\$0	\$0	\$33,619
2. Water consumption	\$3,769	\$0	\$0	\$0	\$0	\$30,902
3. Electrical Service	\$312	\$0	\$0	\$0	\$0	\$290
<b>Total cost for FY 2014/2015</b>	<b>\$12,704</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$64,811</b>
Assessed budget for FY2014/2015	\$20,802	\$10,221	\$6,979	\$32,305	\$0	\$76,440
Surplus or Deficit	\$8,097	\$10,221	\$6,979	\$32,305	\$0	\$11,629
Last Year's Reserve Fund	\$70,179	\$51,106	\$41,869	\$98,564	\$20,400	\$254,546
Current Reserve Fund	\$78,276	\$61,327	\$48,848	\$130,869	\$20,400	\$266,175
Estimate for FY 2015-2016	\$20,802	\$10,221	\$6,979	\$32,305	\$0	\$76,440
Number of lots:	84	61	35	55	8	31
Proposed Cost per lot per year (FY2015/2016)	<b>\$247.64</b>	<b>\$167.56</b>	<b>\$191.39</b>	<b>\$241.08</b>	<b>\$0.00</b>	<b>varies</b>
Last year's assessment /lot /year	\$247.64	\$167.56	\$191.39	\$241.08	\$0.00	varies

	• L-28
ITEM DESCRIPTION	PM 15151
1. Maintenance	\$0
2. Water consumption	\$0
3. Electrical Service	\$0
<b>Total cost for FY 2014/2015</b>	<b>\$0</b>
Assessed budget for FY2014/2015	\$747
Surplus or Deficit	\$747
Last Year's Reserve Fund	\$1,494
Current Reserve Fund	\$2,241
Estimate for FY 2015-2016	\$747
Number of lots:	1
Proposed Cost per lot per year (FY2015/2016)	<b>\$746.67</b>
Last year's assessment /lot /year	\$746.67

## PART C

### ASSESSMENT DIAGRAM

See Attachments Entitled Assessment Diagrams For:

Annexation No.	Tract No.
L-1	Tract 13618
L-2	Tract 13426
L-3	Tract 14090
L-4	Tract 13709
L-5	Tract 15288
L-7	Tract 8476
L-8	Tract 14846
L-9	Tract 9696
L-10	Tract 16492
L-11	Tract 16395
L-12	Tract 16059
L-13	Tract 14994
L-15	Tract 18343
L-17	Tract 15286
L-19	Tract 16134
L-20	Tract 17093
L-22	Tract 17453
L-23	PM 17684, L.L.A. 2007-002
L-28	PM 15151, Parcel 3



**PART D  
ASSESSMENT ROLL**

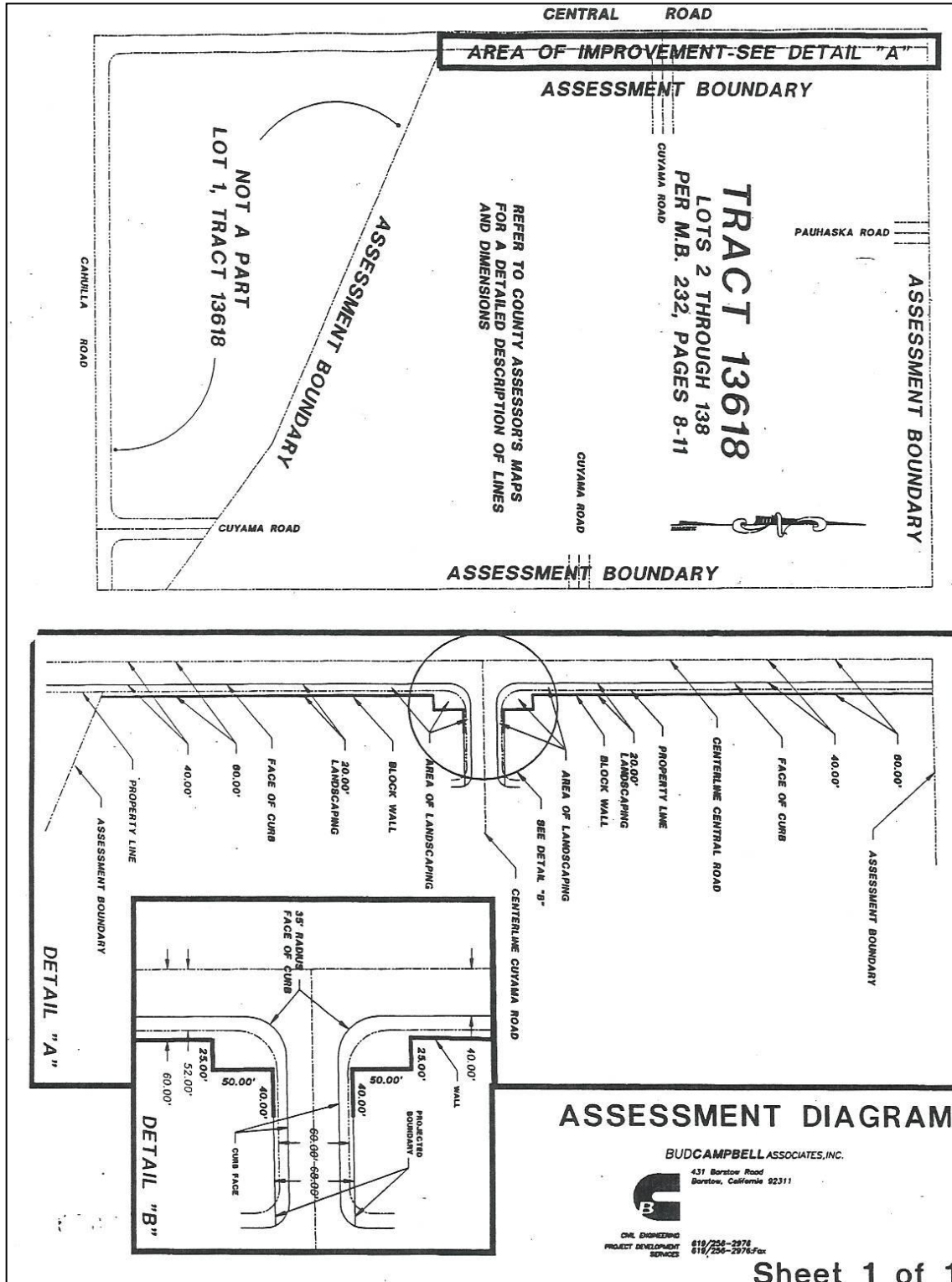
Reference Number	Tract No.	Assessor's Parcel Numbers	Assessment per lot per year
L-1	Tract 13618	437-471-(parcels 6-51)	..... \$40.88
		437-471-(parcels 11-46)	..... \$40.88
		437-651-(parcels 1-55)	..... \$40.88
L-2	Tract 13426	426-661-(parcels 7-32)	\$94.75
L-3	Tract 14090	3087-031-(parcels 1-77)	... \$141.54
		3087-071-(parcels 1-18)	... \$141.54
		3087-072-(parcels 1-6,9-12,14-20)	... \$141.54
		3087-771-(parcels 1-23)	... \$141.54
		3087-701-(parcels 1-20)	... \$141.54
		3087-721-(parcels 1-27)	... \$141.54
L-4	Tract 13709	444-821-(parcels 1-18)	\$139.00
L-5	Tract 15288	3087-181-(parcels 5-69)	\$89.23
L-7	Tract 8476	3088-421-(parcels 1-34)	\$20.00
		3088-431-(parcels 7 -28)	\$20.00
		3088-441-(parcels1-36)	\$20.00
		3088-451-(parcels 4-27)	\$20.00
		3088-461-(parcels 1-40)	\$20.00
		3088-471-(parcels 4-26)	\$20.00
		3088-481-(parcels 1-26,28-34)	\$20.00
		3088-491-(parcels 7-13)	\$20.00
		3088-501-(parcels 1-23)	\$20.00
		L-8	14846
3807-191- (Parcels8-48, 50-59)	\$198.06		
3807-192- (Parcels 1-40)	\$198.06		
3807-193- (Parcels 1-19)	\$198.06		
L-9	9696	444-681-(Parcels 3-15)	\$78.00
		444-691-(Parcels 1-13)	\$78.00
		444-701-(Parcels 1-31)	\$78.00
L-10	16492	3087-271-(Parcels 5-73)	\$325.00
		3087-272-(Parcels 1-60)	\$325.00
		3087-292-(Parcels 1-63)	\$325.00
		3087-771-(Parcels 1-34)	\$325.00
		3087-781-(Parcels 1-32)	\$325.00

Reference Number	Tract No.	Assessor's Parcel Numbers	Assessment per lot per year
L-11	16395	3087-731-(Parcels 1-14)	\$292.04
		3087-741-(Parcels 1-9, 11-32, 34)	\$292.04
		3087-021-(Parcels 9)	\$292.04
L-12	16059	444-782-(Parcels 1-34)	\$159.46
		444-931-(Parcels 1-24)	\$159.46
L-13	14994	3087-761-(Parcels 1-18)	\$224.18
L-15	18343	3112-706-(Parcels 15-26)	
		3112-702-(Parcels 2-73)	\$247.64
L-17	15286	473-641-(Parcels 2-20)	\$167.56
		473-651-(Parcels 1-42)	\$167.56
L-19	16134	433-661-(Parcels 1-35)	\$191.39
L-20	17093	434-051-90,91	\$241.08
		434-941-(Parcels 1-30)	\$241.08
		434-951-(Parcels 1-23)	\$241.08
L-22	17453	8 Assessor Number to be assigned	\$0.00
L-23	PM 17684, LLA07-02	29 Assessor Numbers (see Exhibit "D")	Per Exhibit "D"
L-28	PM 15151	441-301-03	\$746.67

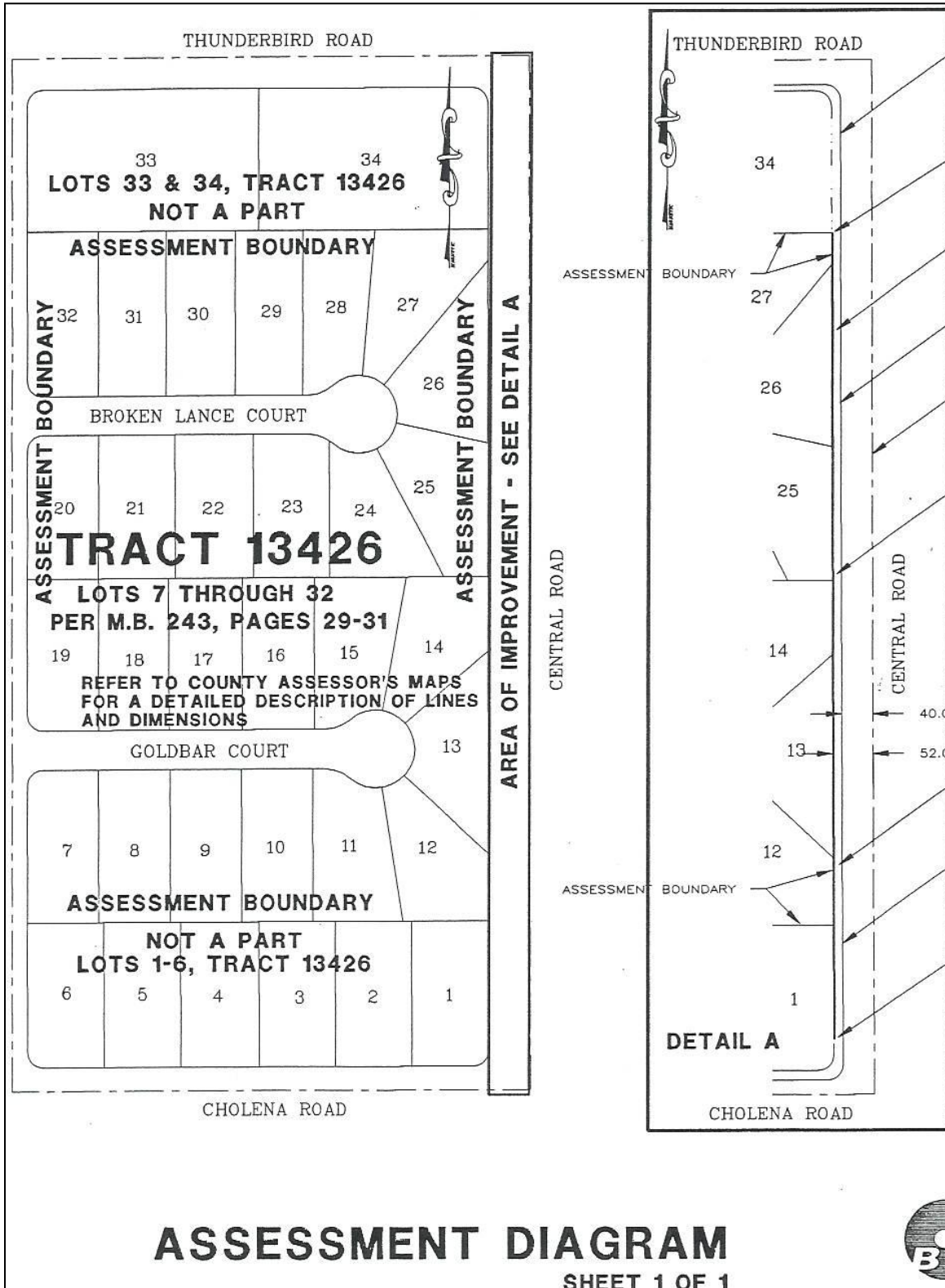
**Exhibit D**  
Assessment Roll  
**Annexation L-23 to L.M.D. No. 1**  
Town of Apple Valley Parcel Map 17684, and L.L.A. 2007-002

<b>Assessment Roll</b>						
Parcel	A.P.N.	Site Address	Property Owner	Area In Square Feet	Maximum Assessment Amount	Annual Assessment Amount
<b>L.L.A. 2007-002</b>						
Parcel "A" of L.L.A. 2007-002	3112-251-60	Vacant Land	APPLE VALLEY COMMONS I LLC	219,143	\$6,375.52	\$4,422.77
Parcel "B" of L.L.A. 2007-002	3112-251-61	Vacant Land	APPLE VALLEY COMMONS II LLC	306,647	\$8,921.27	\$6,188.78
Parcel "C" of L.L.A. 2007-002	3112-251-62	15000 Dale Evans Pkwy	LOWES HIW INC	546,570	\$15,901.35	\$11,030.94
Parcel "D" of L.L.A. 2007-002	3112-251-63	Vacant Land	APPLE VALLEY COMMONS II LLC	690,358	\$20,084.57	\$13,932.88
<b>Parcel Map 17684, P.M.B. 216/33-43</b>						
Parcel 1	3112-251-28	14900 Bass Hill Rd.	APPLE VALLEY COMMONS I LLC	68,221	\$1,978.41	\$1,364.42
Parcel 5	3112-251-32	20254 Highway 18	APPLE VALLEY COMMONS I LLC	35,229	\$1,021.64	\$704.58
Parcel 6	3112-251-33	20280 Highway 18	APPLE VALLEY COMMONS I LLC	52,115	\$1,511.34	\$1,042.30
Parcel 7	3112-251-34	20290 Highway 18	APPLE VALLEY COMMONS I LLC	28,629	\$830.24	\$572.58
Parcel 8	3112-251-35	20302 Highway 18	APPLE VALLEY COMMONS I LLC	29,706	\$861.47	\$594.12
Parcel 9	3112-251-36	20306 Highway 18	APPLE VALLEY COMMONS I LLC	27,670	\$802.43	\$553.40
Parcel 10	3112-251-37	20296 Highway 18	APPLE VALLEY COMMONS I LLC	50,745	\$1,471.61	\$1,014.90
Parcel 11	3112-251-38	20284 Highway 18	APPLE VALLEY COMMONS I LLC	31,889	\$924.78	\$637.78
Parcel 12	3112-251-39	20258 Highway 18	APPLE VALLEY COMMONS I LLC	50,042	\$1,451.22	\$1,000.84
Parcel 13	3112-251-40	20262 Highway 18	APPLE VALLEY COMMONS I LLC	35,902	\$1,041.16	\$718.04

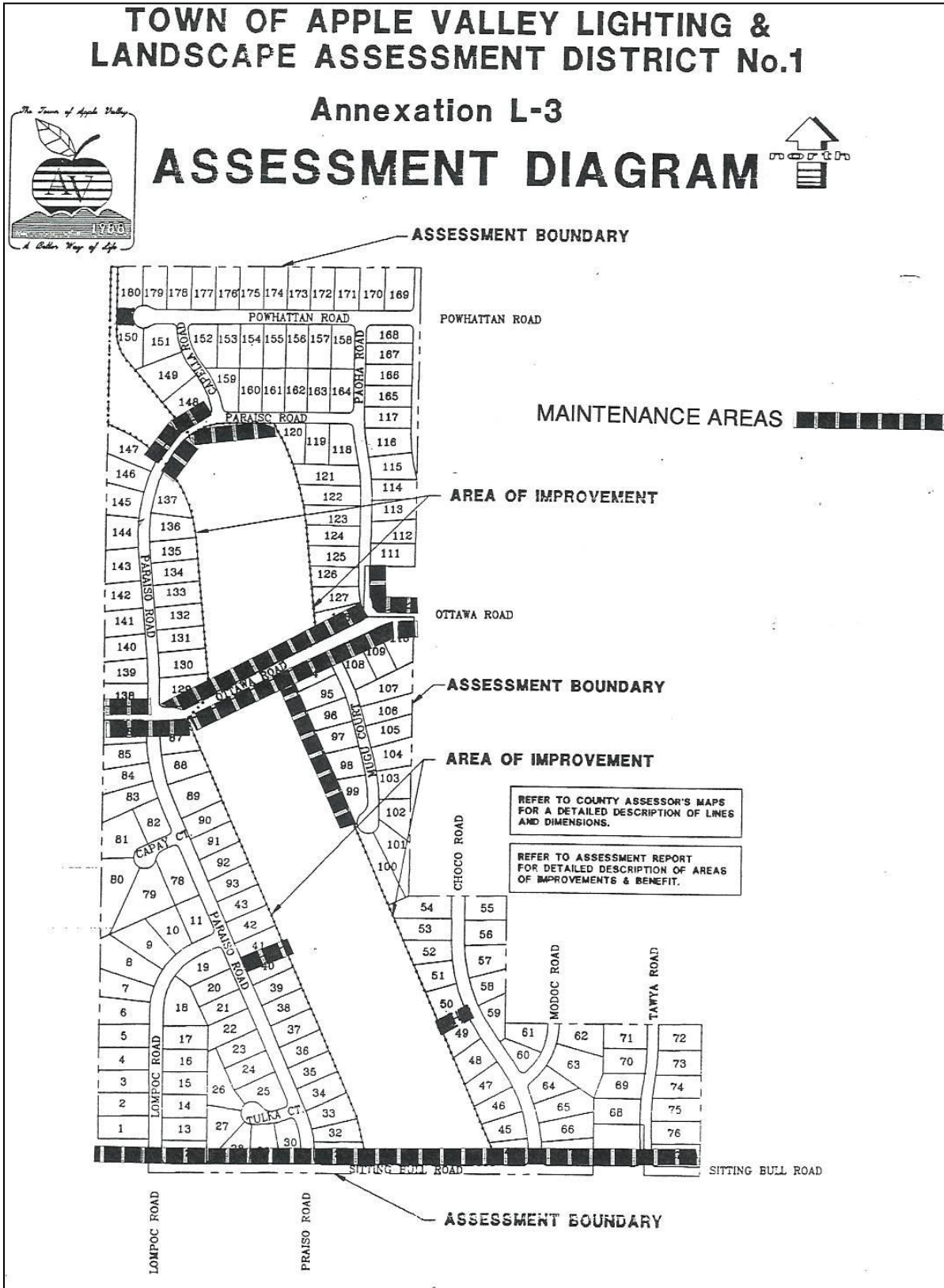
Parcel 14	3112-251-41	20266 Highway 18	APPLE VALLEY COMMONS I LLC	25,232	\$731.73	\$504.64
Parcel 15	3112-251-42	20310 Highway 18	APPLE VALLEY COMMONS I LLC	50,610	\$1,467.69	\$1,012.20
Parcel 16	3112-251-43	20418 Highway 18	APPLE VALLEY COMMONS I LLC	34,511	\$1,000.82	\$690.22
Parcel 17	3112-251-44	20432 Highway 18	APPLE VALLEY COMMONS I LLC	25,392	\$736.37	\$507.84
Parcel 18	3112-251-45	20442 Highway 18	APPLE VALLEY COMMONS I LLC	61,748	\$1,790.69	\$1,234.96
Parcel 19	3112-251-46	14898 Dale Evans Pkwy	APPLE VALLEY COMMONS I LLC	77,130	\$2,236.77	\$1,542.60
Parcel 20	3112-251-47	14940 Dale Evans Pkwy	APPLE VALLEY COMMONS I LLC	50,423	\$1,462.27	\$1,008.46
Parcel 21	3112-251-48	14992 Dale Evans Pkwy	APPLE VALLEY COMMONS I LLC	49,105	\$1,424.05	\$982.10
Parcel 22	3112-251-49	20450 Highway 18	APPLE VALLEY COMMONS I LLC	105,627	\$3,063.18	\$2,112.54
Parcel 23	3112-251-50	20426 Highway 18	APPLE VALLEY COMMONS I LLC	79,493	\$2,305.30	\$1,589.86
Parcel 24	3112-251-51	20352 Highway 18	APPLE VALLEY COMMONS I LLC	102,873	\$2,983.32	\$2,057.46
Parcel 25	3112-251-52	20346 Highway 18	APPLE VALLEY COMMONS I LLC	114,218	\$3,312.32	\$2,284.36
Parcel 26	3112-251-53	20288 Highway 18	TARGET CORP	572,122	\$16,591.54	\$11,442.44
Parcel 27	3112-251-54	20276 Highway 18	APPLE VALLEY COMMONS I LLC	57,046	\$1,654.33	\$1,140.92
Parcel 28	3112-251-55	20270 Highway 18	APPLE VALLEY COMMONS I LLC	26,942	\$781.32	\$538.84
<b>Misc. Parcels along Highway 18</b>						
Walgreens - Parcel 1 of P.M. 16195, P.M.B. 200/21- 22	3112-171-20	20250 Highway 18	KETCHUM APPLE VALLEY LLC	61,724	\$1,795.73	\$1,245.72
Exist. Bank	3112-251-05	14880 AZTEC Road	UNION BANK	48,892	\$1,422.41	\$986.74
Exist. Bowling Alley	3112-251-04	20410 Highway 18	KWON YOUNG HO & JENNIFER	69,826	\$2,031.45	\$1,409.24
<b>TOTAL ASSESSMENT</b>					<b>\$109,968.28</b>	<b>\$76,069.47</b>



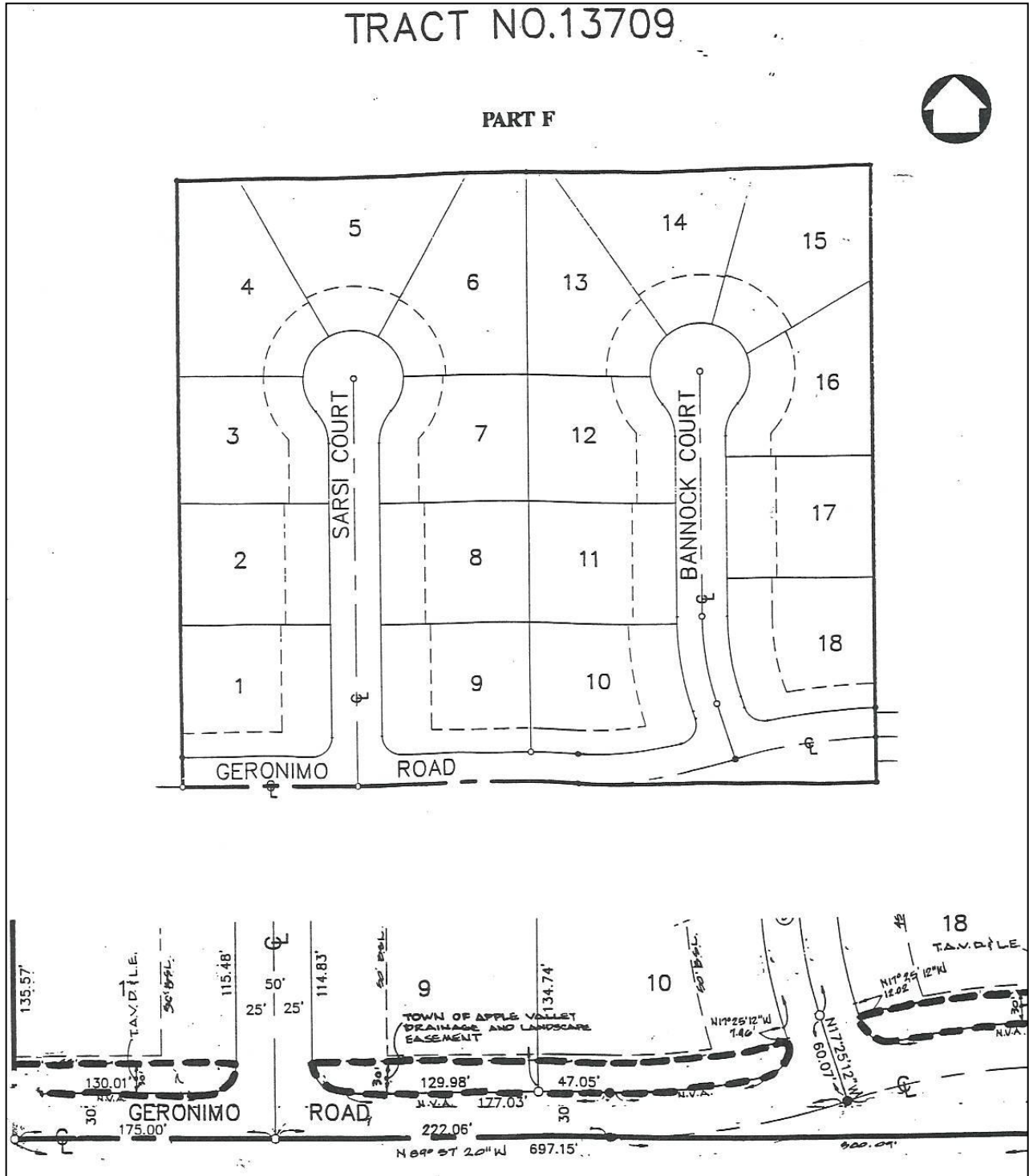
# L-1, Tract 13618



### L-2, Tract 13426

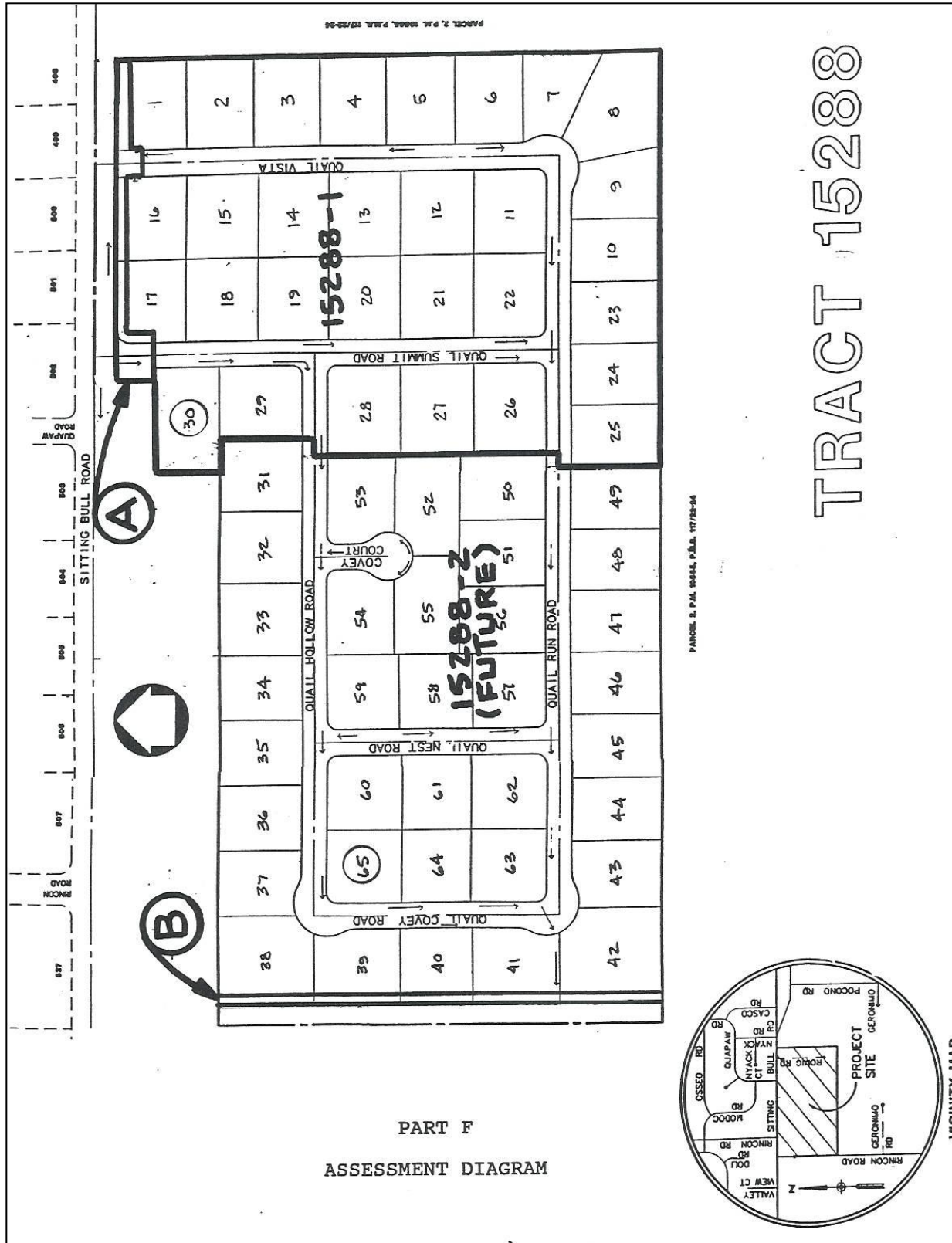


L-3, Tract 14090



L-4, Tract 13709

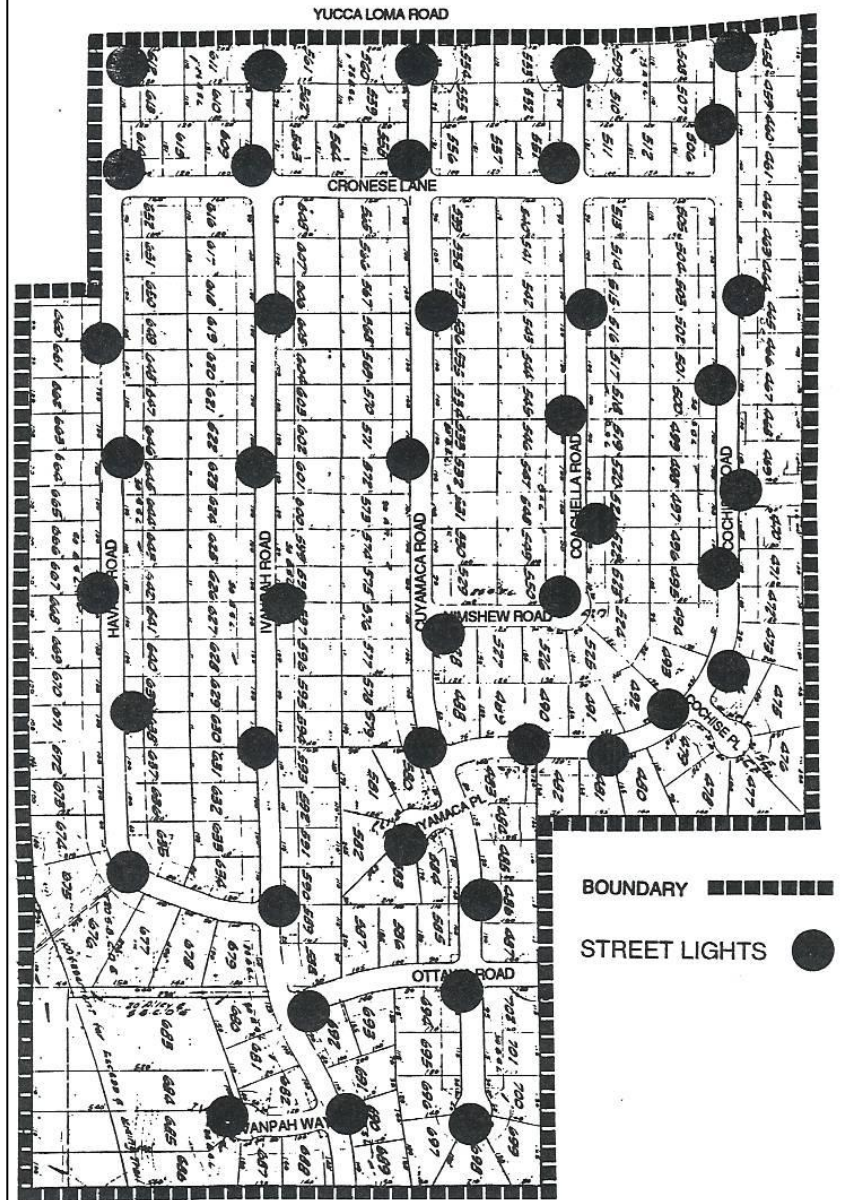




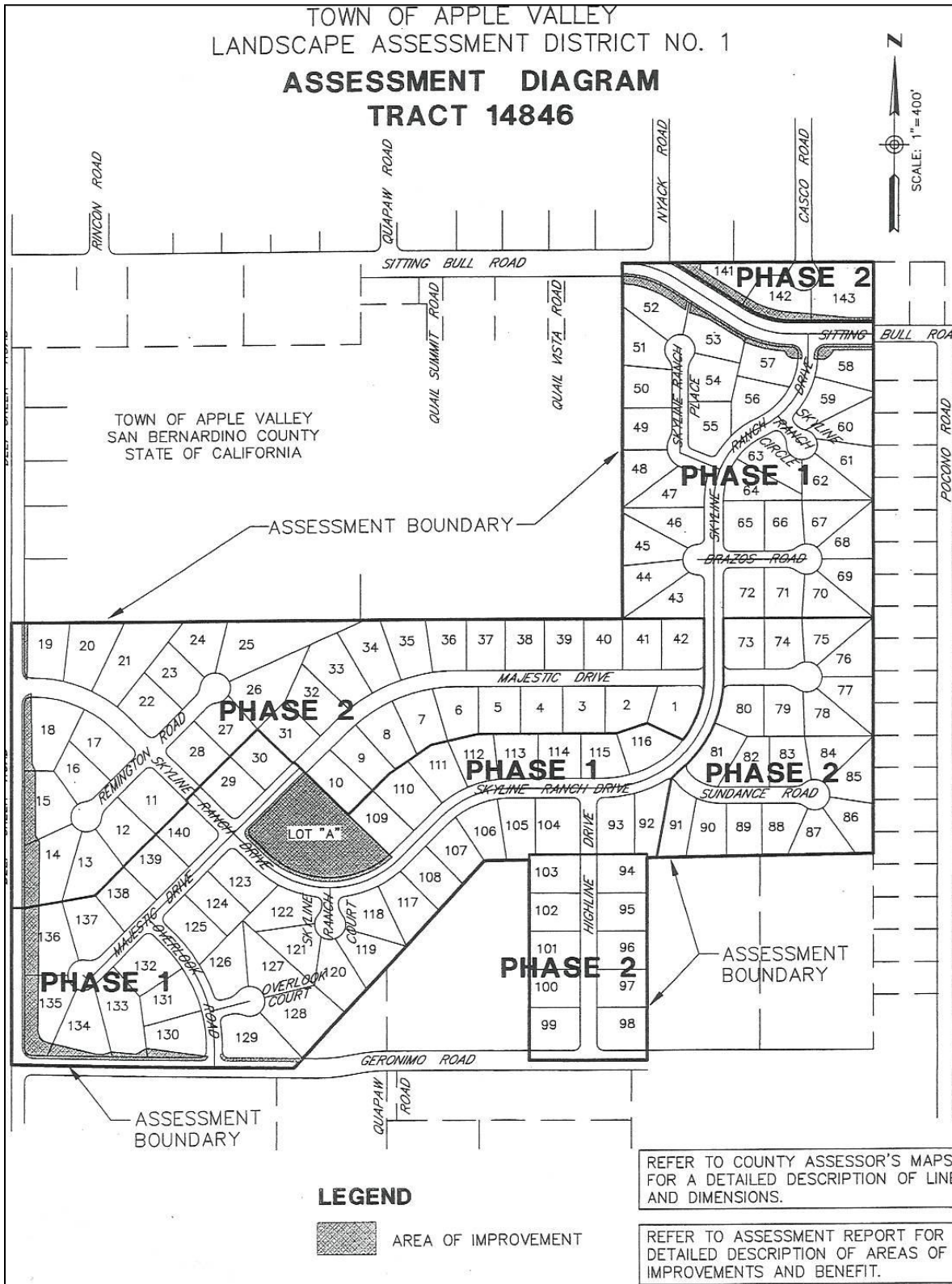
## L-5, Tract 15288

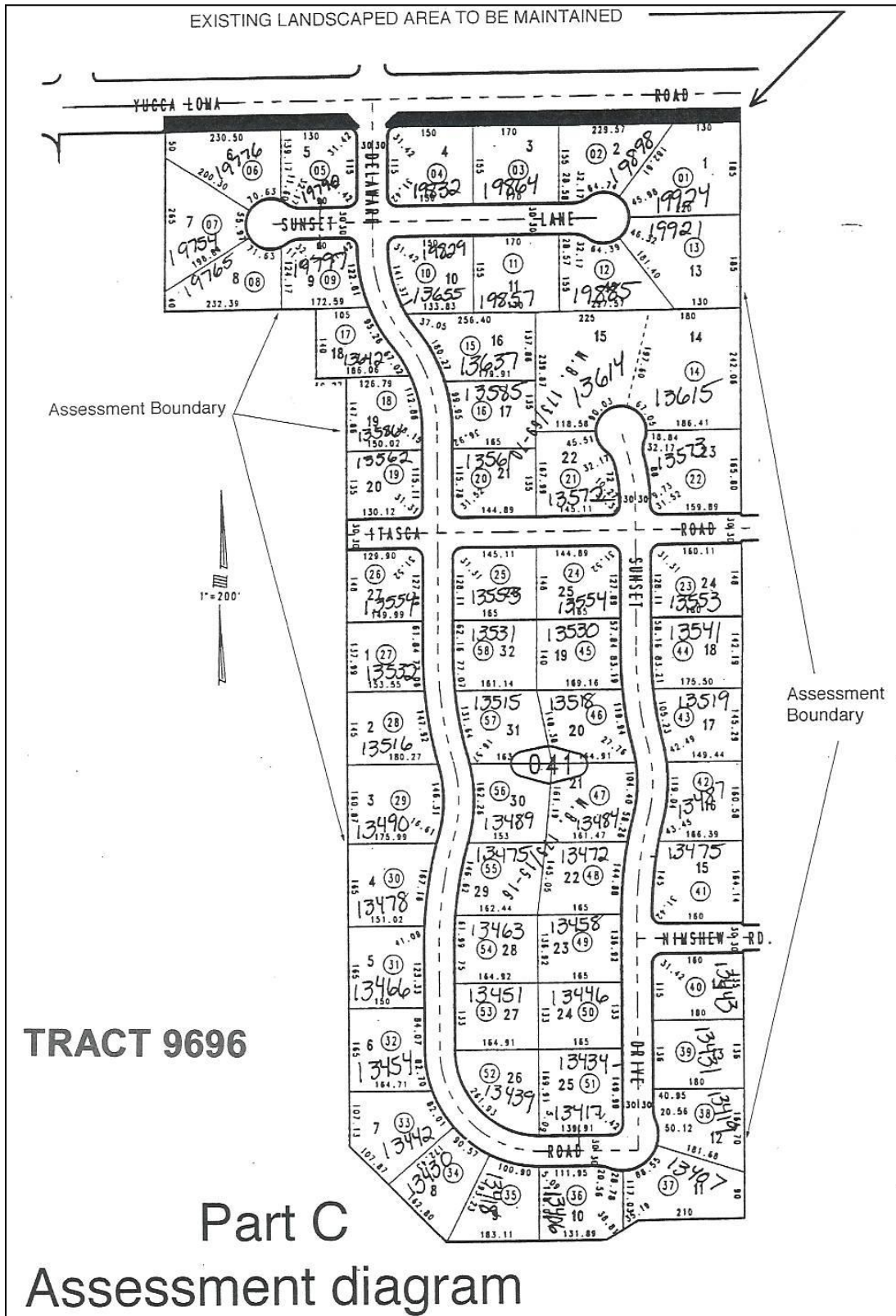
# APPLE VALLEY LIGHTING AND LANDSCAPING ASSESSMENT DISTRICT

## ANNEXATION # L-7

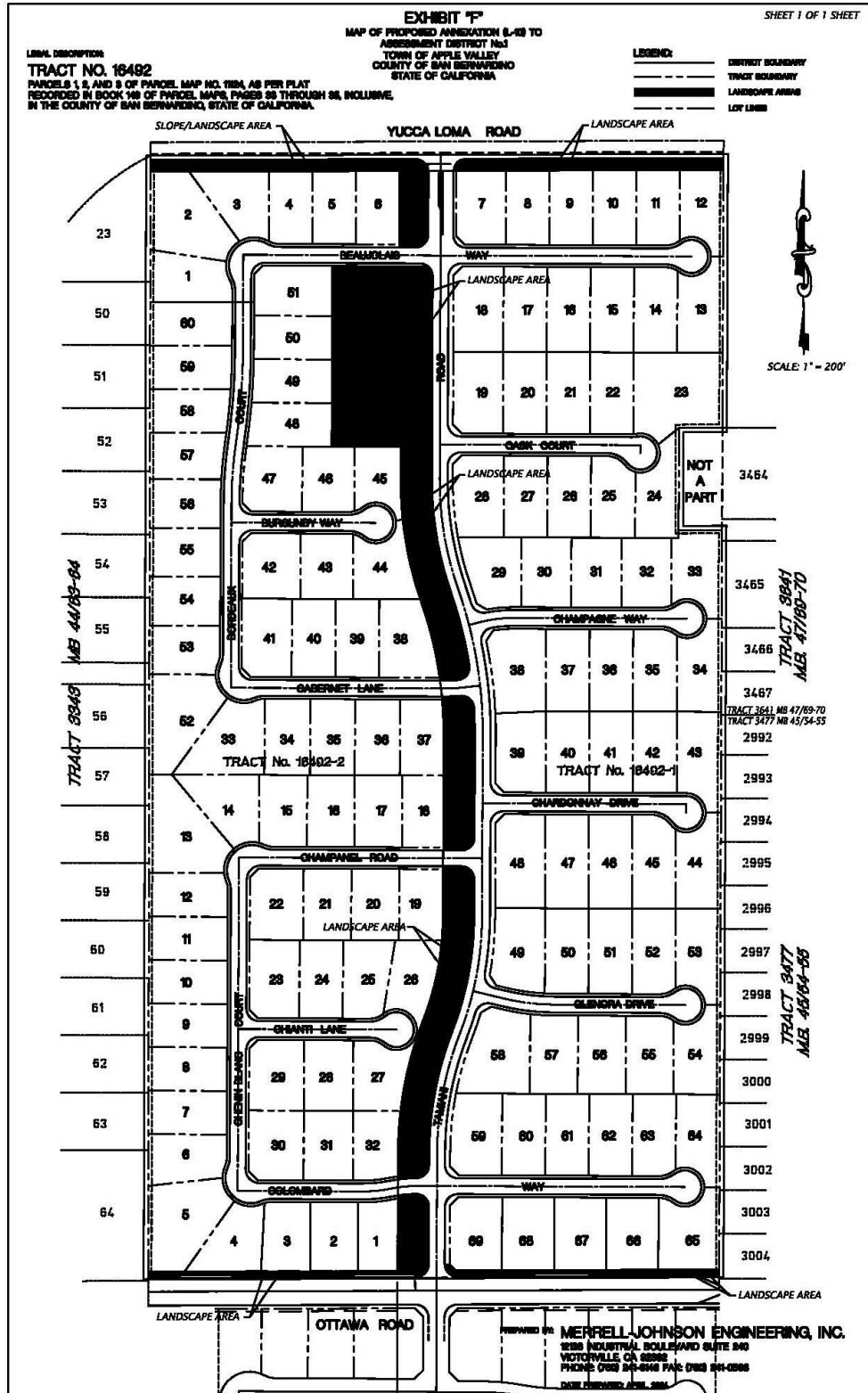


### L-7, Tract 8476

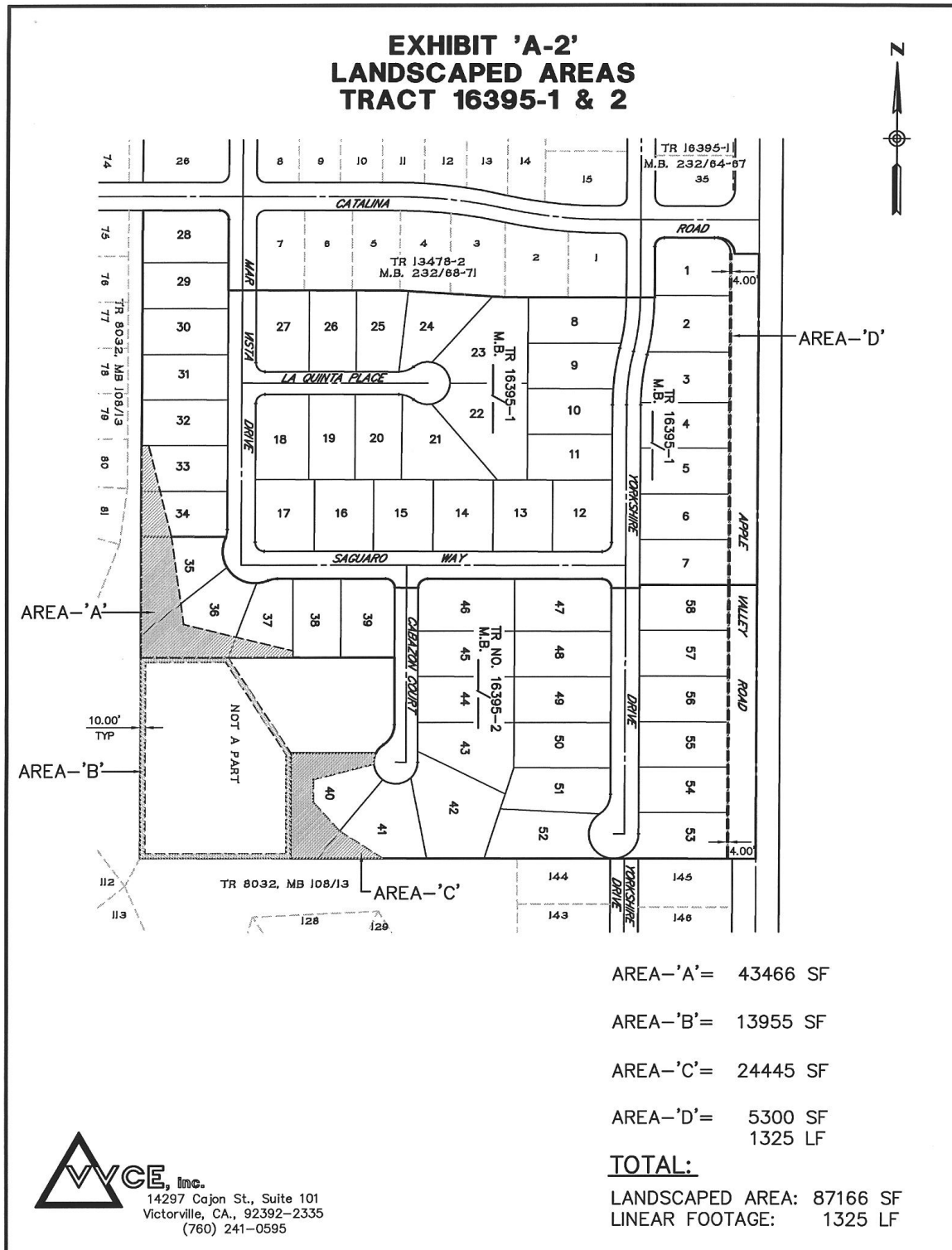




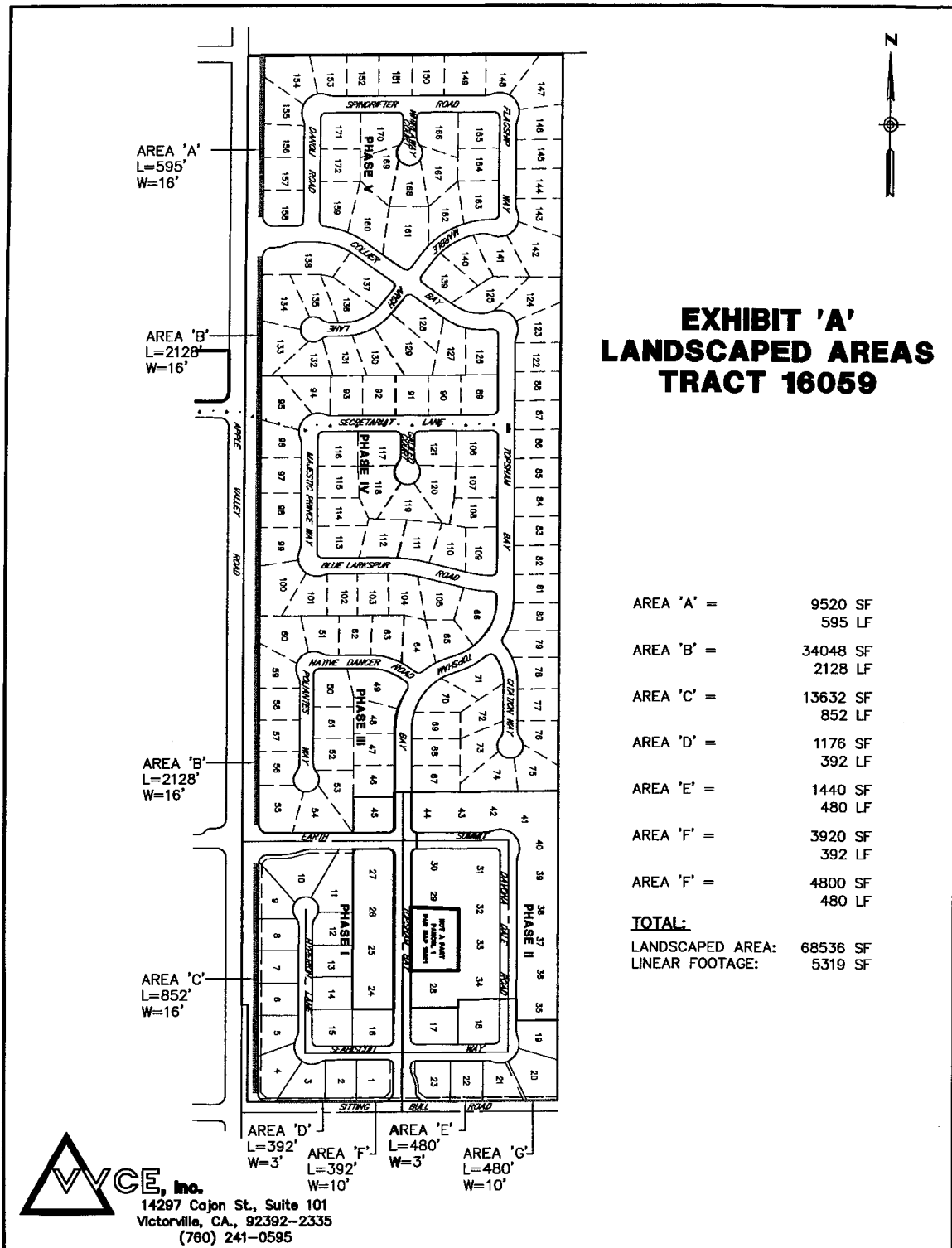
L-9, Tract 9696



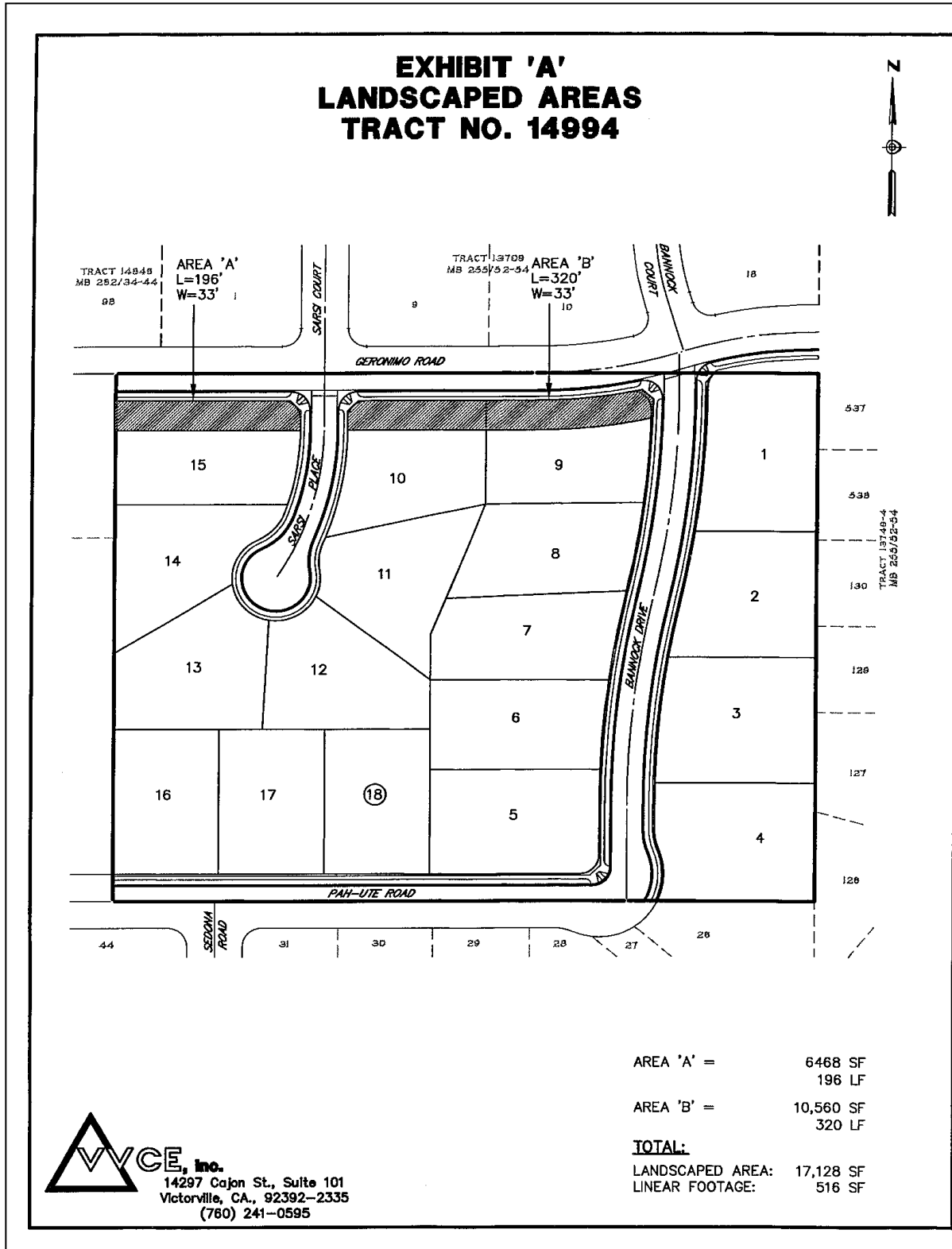
## L-10, Tract 16492



## L-11, Tract 16395

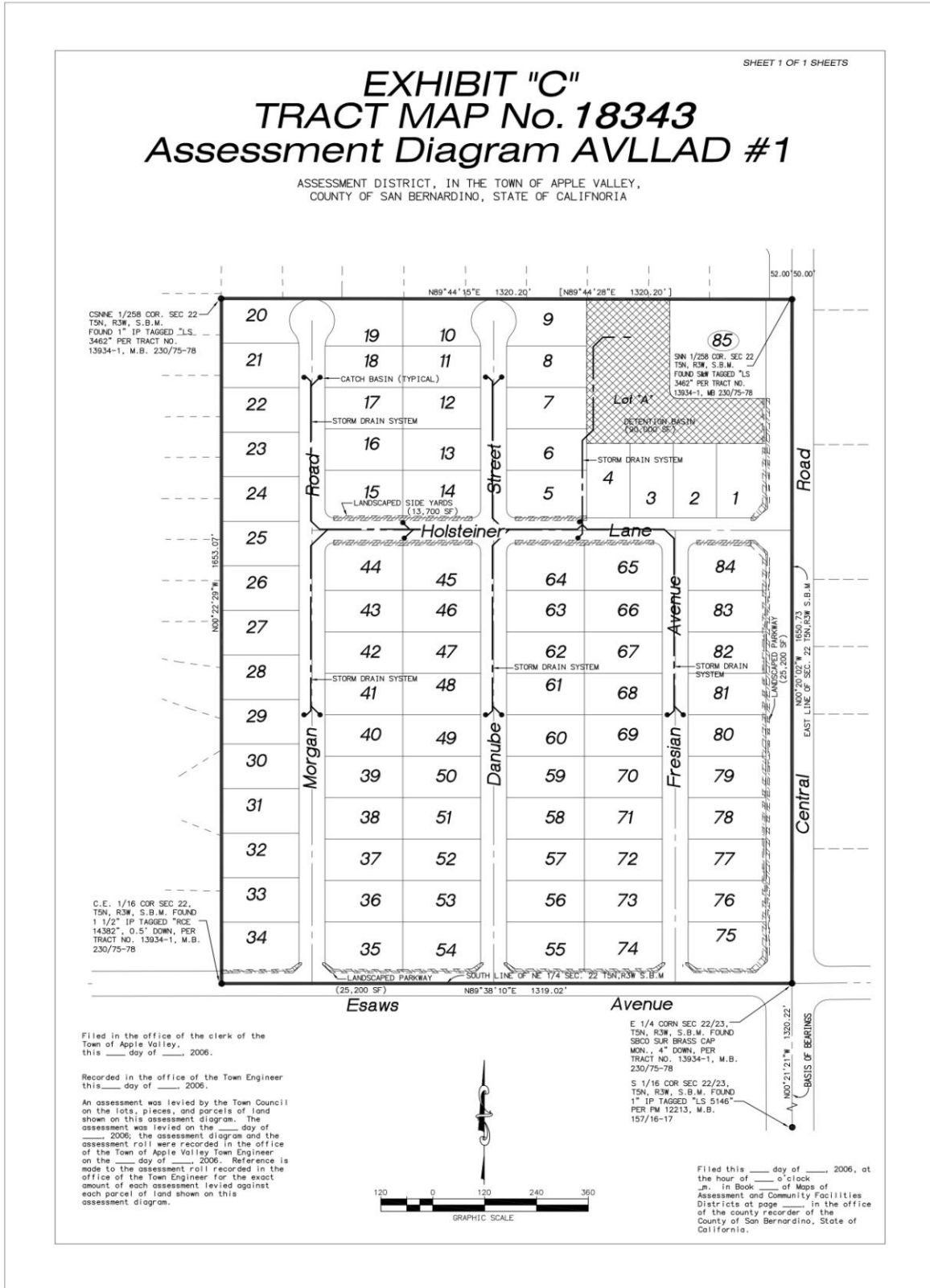


## L-12, Tract 16059



L-13, Tract 14994



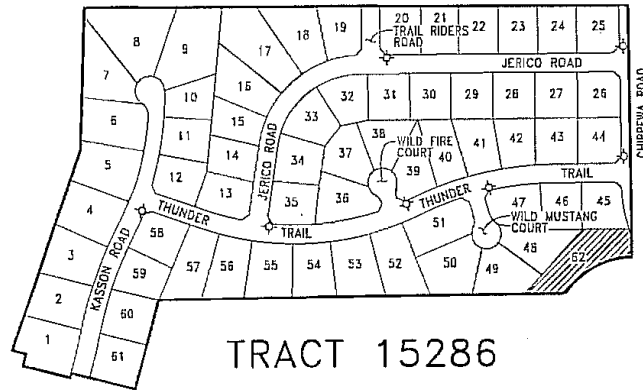


# L-15, Tract 18343

# EXHIBIT "C"

SHEET 1 OF 1

## ASSESSMENT DIAGRAM LIGHTING AND LANDSCAPE DISTRICT NO.1 ANNEXATION L-- TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



**LEGEND:**

- BOUNDARY OF ANNEXATION
- ⊕ STREET LIGHT
- ▨ DENOTES AREA OF LANDSCAPE MAINTENANCE

**TOWN CLERK'S STATEMENT:**  
FILED IN THE OFFICE OF THE CLERK OF THE TOWN  
OF APPLE VALLEY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

\_\_\_\_\_  
LAVONDA H-PEARSON  
TOWN CLERK OF THE TOWN OF APPLE VALLEY  
STATE OF CALIFORNIA

BY: \_\_\_\_\_, DEPUTY

**TOWN COUNCIL'S ASSESSMENT NOTICE:**

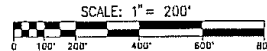
AN ASSESSMENT WAS LEVIED BY THE TOWN COUNCIL ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED BY THE OFFICE OF THE TOWN ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORD IN THE OFFICE OF THE TOWN ENGINEER FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

\_\_\_\_\_  
LAVONDA H-PEARSON  
TOWN CLERK OF THE TOWN OF APPLE VALLEY  
STATE OF CALIFORNIA

BY: \_\_\_\_\_, DEPUTY

**TOWN ENGINEER'S STATEMENT:**  
FILED IN THE OFFICE OF THE TOWN ENGINEER  
OF THIS \_\_\_\_\_, 2005

\_\_\_\_\_  
EVERT BUTCHER



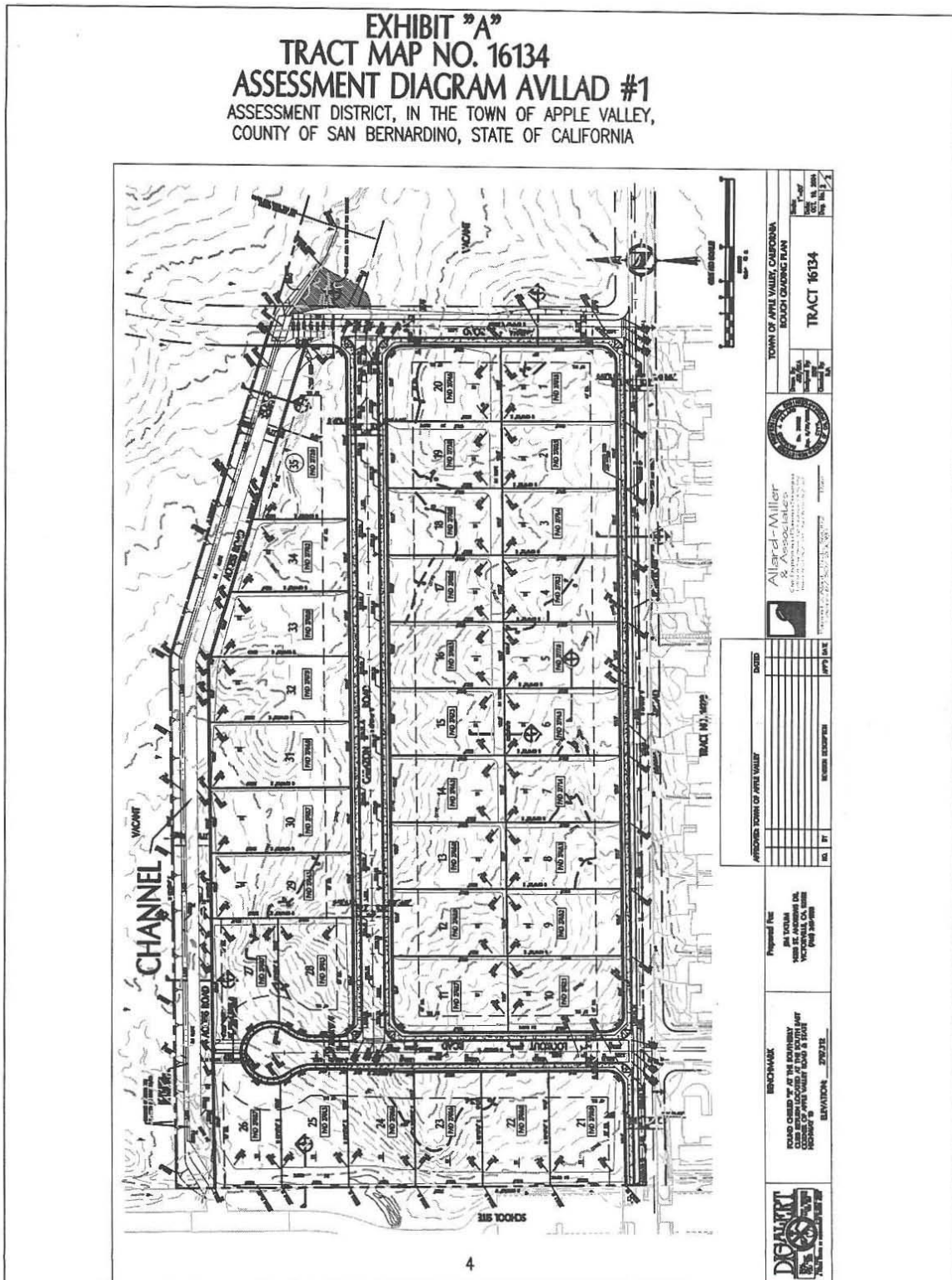
**SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:**

THIS DIAGRAM HAS BEEN FILED DOCUMENT NUMBER \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT \_\_\_\_\_, IN  
BOOK \_\_\_\_\_, OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES,  
DISTRICTS AT PAGE \_\_\_\_\_, AT THE REQUEST OF \_\_\_\_\_,  
IN THE AMOUNT OF \$ \_\_\_\_\_.

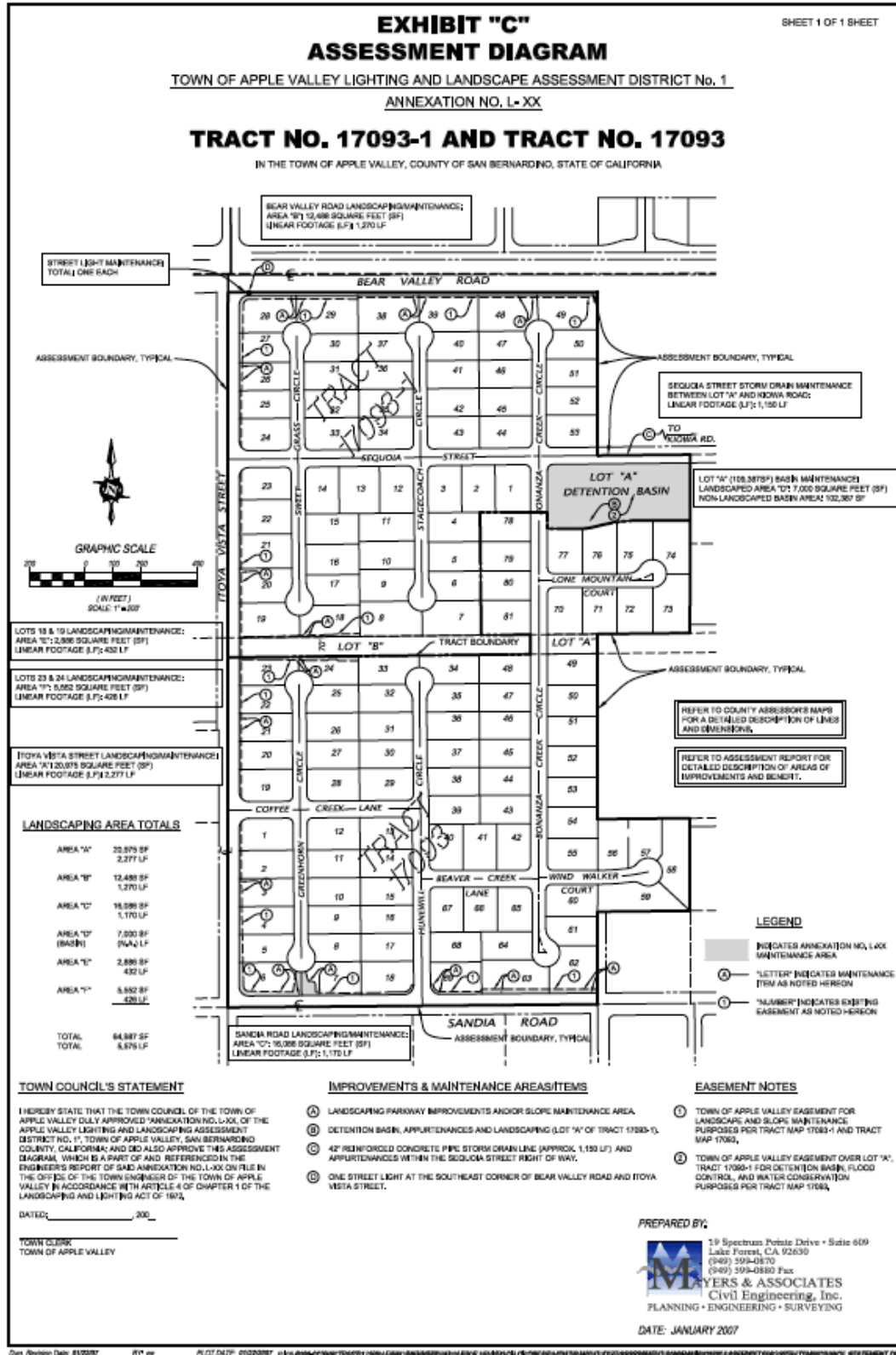
\_\_\_\_\_  
LARRY WALKER  
AUDITOR-CONTROLLER/RECORDER  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

BY: \_\_\_\_\_, DEPUTY

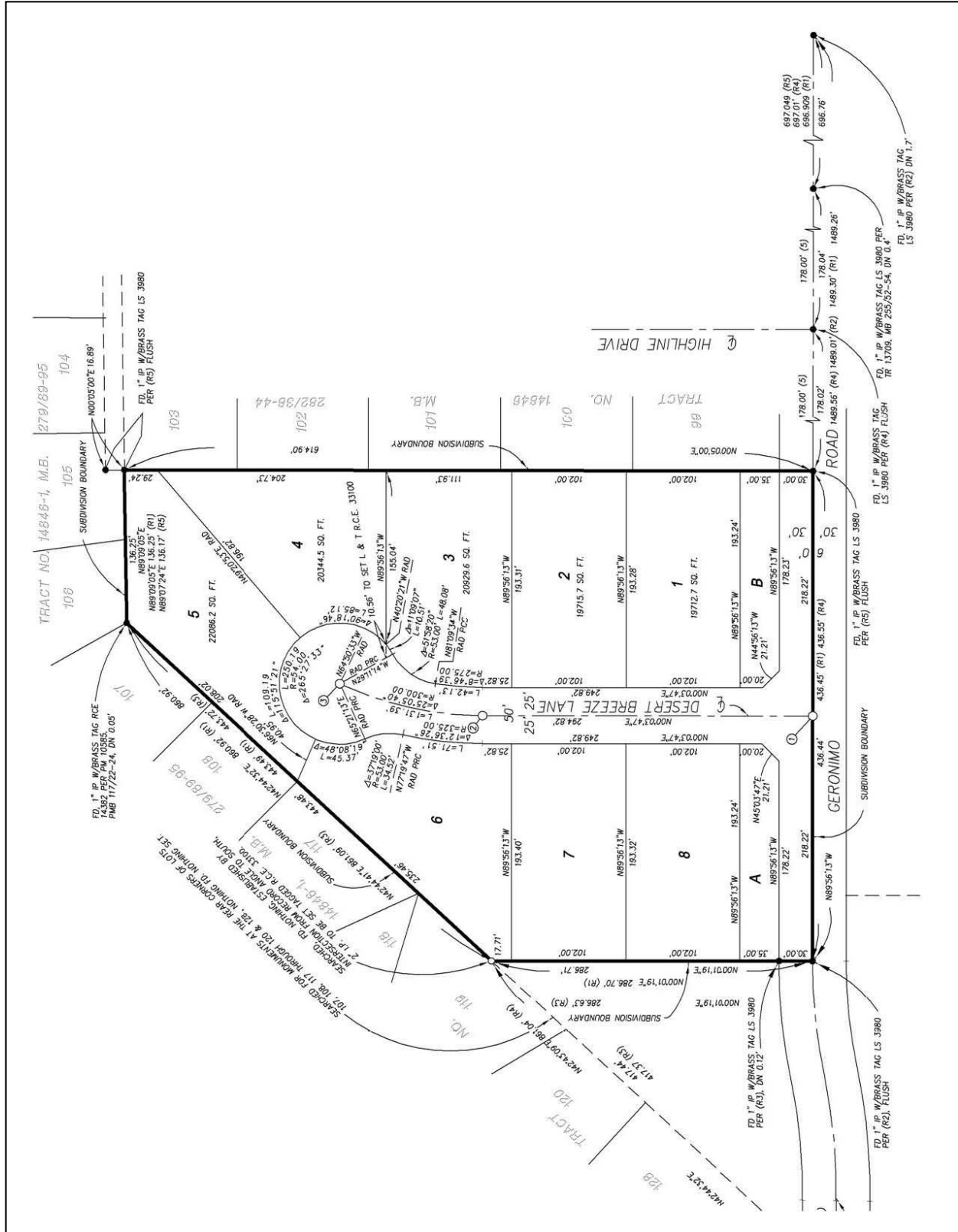
## L-17, Tract 15286



L-19, Tract 16134



L-20, Tract 17093



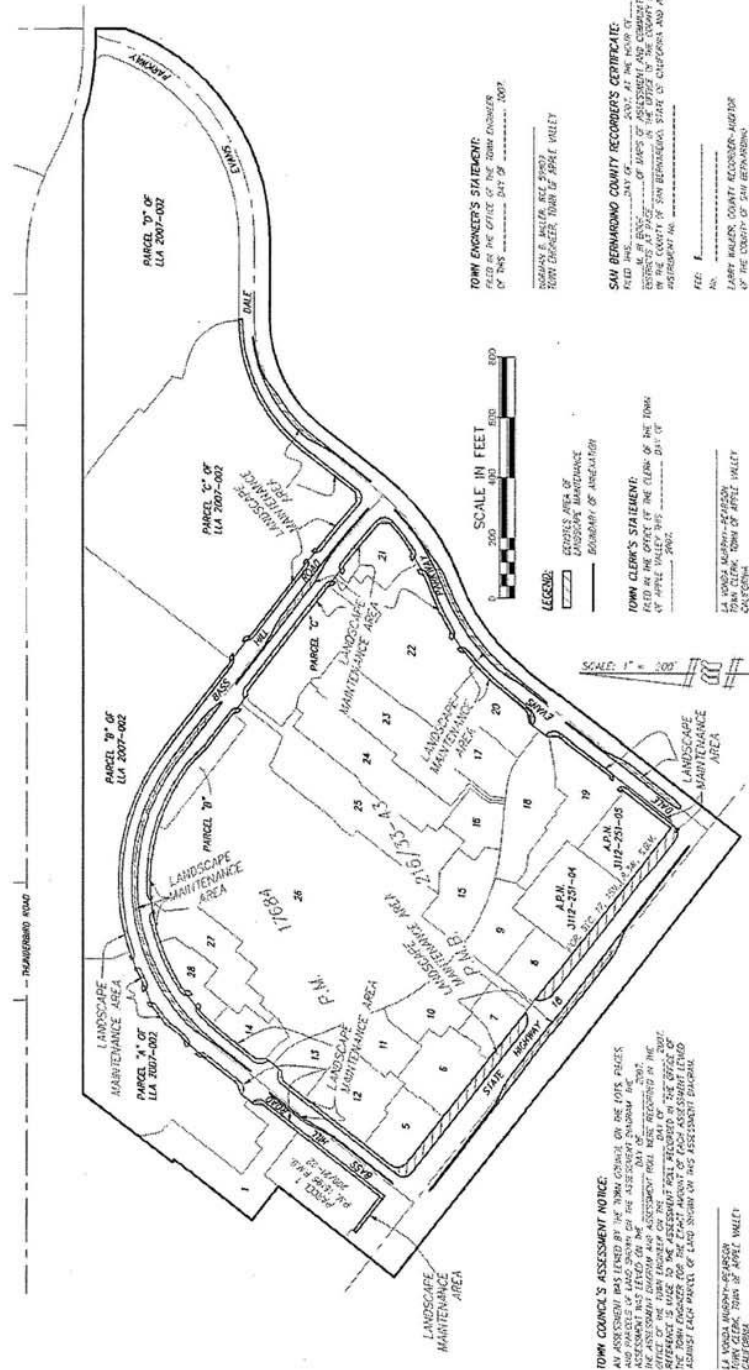
# L-22, Tract 17453

# ASSESSMENT DIAGRAM

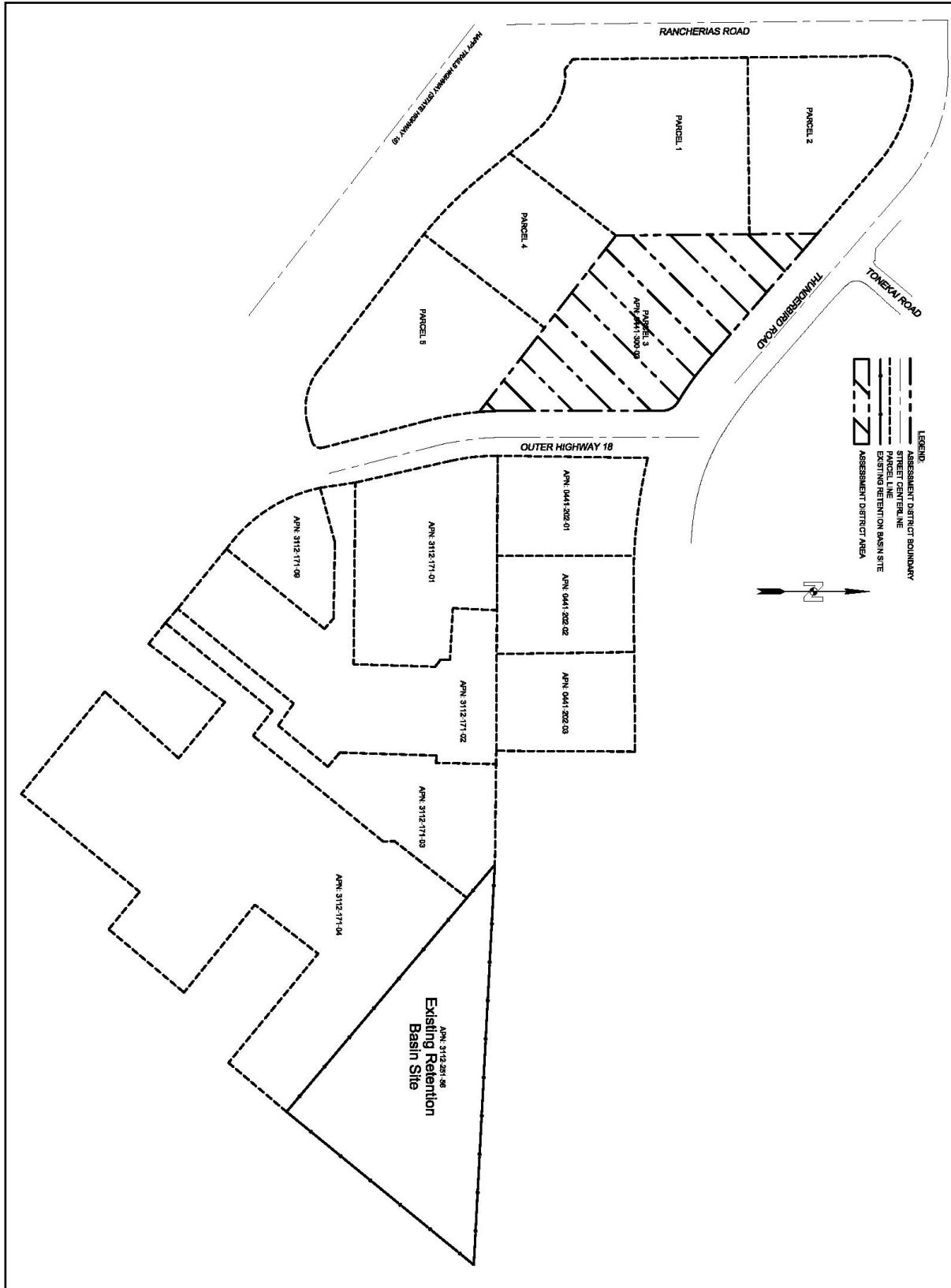
ANNEXATION L-23 TO APPLE VALLEY LANDSCAPING AND MAINTENANCE ASSESSMENT DISTRICT No. 1

IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEETS



L-23, PM 17684 and L.L.A. 2007-002



L-28, PM 15151, Parcel 3