



CITY COUNCIL Meeting Agenda

Thursday, April 3, 2025

1:30 PM

City Hall Council Chamber

44950 Eldorado Drive, Indian Wells, CA 92210

Welcome to a meeting of the Indian Wells City Council.

Live Stream: Regular meetings held in the City Hall Council Chamber are streamed live. You can watch the meeting on any device or computer. Members of the public who wish to listen or watch the meeting may access the livestream during the regular meetings. [LIVE STREAM CLICK HERE.](#)

Public Comments: Members of the Public who wish to speak should fill out a blue slip and submit it to the City Clerk, comments are limited to 3 minutes. In accordance with State Law, remarks during public comment are to be limited to subjects within the City's jurisdiction. If you are unable to provide comments during meeting, written comments on agenda or non-agenda items or both, may be submitted at CityClerk@indianwells.com an hour prior to the start of the meeting.

Notification: If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA) please contact the City Clerk at 760-346-2489, 48 hours prior to the meeting.

Please turn off all communication devices (phones) or put them on non-audible mode (vibrate) during Council proceedings. All documents for public review are available for public inspection at City Hall reception, 44-950 Eldorado Drive, Indian Wells during normal business hours.

A. CONVENE THE INDIAN WELLS CITY COUNCIL, PLEDGE OF ALLEGIANCE AND ROLL CALL

MAYOR BRUCE WHITMAN
MAYOR PRO TEM DANA REED
COUNCIL MEMBER TOPER TAYLOR
COUNCIL MEMBER BRIAN PENNA
COUNCIL MEMBER GREG SANDERS

B. APPROVAL OF THE FINAL AGENDA

C. PROCLAMATIONS AND PRESENTATIONS

- C.1 Introduction of Indian Wells Assistant City Manager Eric Ceja
- C.2 Dr. George Charity Car Show Update by Co-Chair Craig Korthase
- C.3 Legislative Review by Cal Cities Regional Director Jesse Ramirez
- C.4 Riverside County Fire Department Update by Division Chief Mike Beverlin
- C.5 Riverside County Sheriff Department Update by Indian Wells Lieutenant Frank Schiavone

D. PUBLIC COMMENTS

Members of the Public who wish to speak on consent items OR items not listed on the agenda may do so at this time. Public Comments are limited to 3 minutes. Speakers will be alerted when their time is up. Once speakers have had an opportunity to speak, no further comments will be permitted.

Please note that while the City Council values your comments, the Council cannot respond nor take action on matters not listed on the agenda until the matter may appear on the forthcoming agenda.

E. CITY MANAGER'S REPORTS

The City Manager or Department Heads may make brief announcements, informal comments, or brief the Council on items of interest.

F. CITY ATTORNEY REPORTS AND COMMENTS

G. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered to be routine and will be approved by one motion. Reading of text of Ordinances is waived and Ordinances are adopted as second reading, by title only. There will be no separate discussion of these items unless members of the Council request specific items be removed from the Consent Calendar for separate discussion and action.

- G.1 General Plan Housing Element Annual Progress Report and Low Moderate Income Housing Asset Fund Summary Report for 2024** 10

RECOMMENDED ACTIONS:

Council **RECEIVES** and **FILES** the General Plan Housing Element Annual Progress Report and Low Moderate Income Housing Asset Fund Addendum for 2024; and

FINDS the State’s annual housing progress reporting requirement does not constitute a “project” as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3; and

DIRECTS Staff to submit the Annual Progress Report and Low Moderate Income Housing Asset Fund Addendum to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

- G.2 Annual Recruitment and Interview Schedule for Committees and Commission Appointments** 42

RECOMMENDED ACTIONS:

Council **APPROVES** the annual recruitment and interview schedule; and

DESIGNATES Councilmember Taylor to serve on the Ad-Hoc Interview Committee for the Housing Authority and Councilmember Reed on the Ad Hoc Interview Committee for the Palm Springs Airport Commission; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

- G.3 Approval of the Whitewater River Low Flow Flood Channel Emergency Reconstruction Project and Finding the Project Exempt from CEQA** 45

RECOMMENDED ACTIONS:

Council **APPROVES** the progression of the Whitewater Low Flow Flood Channel Reconstruction project to the bidding phase, for the emergency reconstruction work detailed in the staff report; and

FINDS the project qualifies as an emergency project exemption pursuant to Section 15269(b)(c) of the CEQA guidelines.

- G.4 City Treasurer’s Report for January 2025** 49

RECOMMENDED ACTIONS:

Council **RECEIVES** and **FILES** the City Treasurer’s Report for January 2025; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

H. PUBLIC HEARINGS

For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the Mayor will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed three (3) minutes each to speak, unless there are a number of person’s wishing to speak and then the Mayor will allow only two (2) minutes, to accommodate for more persons.

The City Council may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The Mayor will then close the public hearing portion of the hearing and deliberate the matter.

H.1 Annual Levy and Engineer’s Report for the Indian Wells Street Lighting District No. 2000-1 68

RECOMMENDED ACTIONS:

Council **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

ADOPTS Resolution approving the annual levy and ordering the levy and collection of assessments of the Indian Wells Street Lighting District No. 2000-1 for Fiscal Year 2025-26; and

ORDERS the Indian Wells Street Lighting District No. 2000-1 levy to be placed on the Fiscal Year 2025-26 Riverside County tax roll; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

H.2 Final Annual Levy Report for Landscape and Lighting District No. 91-1 for the Fiscal Year 2025-26 and Ordering the Levy and Collection of Assessments 91

RECOMMENDED ACTIONS:

Council **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

ADOPTS Resolution approving collection of assessments for the Fiscal Year 2025-26 for the Landscape and Lighting District No. 91-1; and

ORDERS the Landscape and Lighting District No. 91-1 levy to be placed on the Fiscal Year 2025-26 Riverside County tax roll.

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

H.3 Annual Levy and Engineer’s Report for the Drainage Maintenance Benefit Assessment District No. 1 148

RECOMMENDED ACTIONS:

Council **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

ADOPTS Resolution approving the Engineer’s Report for the Drainage Maintenance Benefit Assessment District No. 1 for the Fiscal Year 2025-26; and

ADOPTS Resolution approving the annual levy of the Drainage Maintenance Benefit Assessment District No. 1 for the Fiscal Year 2025-26; and

ORDERS the Drainage Maintenance Benefit Assessment District No. 1 levy to be placed on the Fiscal Year 2025-26 Riverside County tax roll; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

I. GENERAL BUSINESS

The Mayor will call upon the members of the public to address the Council regarding the agenda item being considered. After the public has provided comment, the item is closed to further comment and brought to the Council for discussion and action.

I.1 City Monument at Indian Wells Lane 171

RECOMMENDED ACTIONS:

Council **SELECTS** an option for the replacement of City monument sign located on Indian Wells Lane at Highway 111; and

Council **APPROVES** a preliminary budget to fund the project, commensurate with the option selected, if appropriate; and

FINDS the project to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as not a project pursuant to Section 15378.

J. COUNCIL MEMBER'S REPORTS AND COMMENTS

On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. Council Members may ask a question for clarification, make a referral to staff, or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.

J.1 COUNCIL MEMBER SANDERS

Coachella Valley Animal Campus
Cove Communities Service Commission
Desert Sands Unified School District
Desert Recreation District
Indian Wells Marketing Committee
Indian Wells Finance & Legal Oversight Committee
Indian Wells Public Safety

J.2 COUNCIL MEMBER PENNA

Coachella Valley Mountain Conservancy
Indian Wells Preservation Foundation
Visit Greater Palm Springs
Indian Wells Community Activities Committee
Indian Wells Grants In Aid Committee
Indian Wells Public Safety Committee

J.3 COUNCIL MEMBER TAYLOR

Riverside County Transportation Commission
CVAG Homelessness Committee
CVAG Public Safety Committee
CVAG Transportation Committee
Indian Wells Golf Resort Advisory Committee

J.4 MAYOR PRO TEM REED

Southern California Association of Governments
CVAG Conservation Commission
CVAG Energy & Sustainability Committee
Desert Recreation District
Indian Wells Marketing Committee
Indian Wells Finance & Legal Oversight Committee
Indian Wells Personnel Committee
Indian Wells Tee Committee

J.5 MAYOR WHITMAN

California Joint Power Insurance Authority (JPIA)
Coachella Valley Economic Partnership
CVAG Executive Committee
Cove Communities Services Commission
Desert Sands Unified School District
Indian Wells Golf Advisory Committee
Indian Wells Personnel Committee
Indian Wells Tee Committee
Sunline Transit Agency

K. ADJOURNMENT

To a scheduled Strategic Planning Session of the City Council to be held at 9:00 a.m. on April 17, 2025 in the Indian Wells Golf Resort Celebrity Ballroom.

Affidavit of Posting,

I, Angelica Avila, certify that on March 27, 2025 I caused to be posted a notice of a City Council Meeting to be held on April 3, 2025 at 1:30 p.m. in the City Hall Council Chamber.

Notices were posted at Indian Wells Civic Center and City's Website
[www.cityofindianwells.org]

Angelica Avila, MMC, City Clerk



INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: Community Development Department
Prepared by: Jon Berg, Community Development Director
Subject: **General Plan Housing Element Annual Progress Report and Low Moderate Income Housing Asset Fund Summary Report for 2024**

RECOMMENDED ACTIONS:

Council **RECEIVES** and **FILES** the General Plan Housing Element Annual Progress Report and Low Moderate Income Housing Asset Fund Addendum for 2024; and

FINDS the State’s annual housing progress reporting requirement does not constitute a “project” as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3; and

DIRECTS Staff to submit the Annual Progress Report and Low Moderate Income Housing Asset Fund Addendum to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

BACKGROUND:

Per California Government Code Section 65400(a)(2)(B), each City Planning agency is required to prepare a Housing Element Annual Progress Report (“APR”) regarding the status of the Housing Element of their General Plan. The APR identifies progress made on implementation of policies in the Housing Element, using the forms and definitions adopted by the California Department of Housing and Community Development (“HCD”).

The Housing Element is used to identify projected housing needs of the community and establish policies to support further development of all housing types, including affordable housing within the City. All California municipalities are required to adopt a Housing Element as part of their General Plan, which is subject to detailed statutory requirements and mandatory review and certification by HCD.

Attachment 1 provides the Housing Element APR for calendar year 2024 and addresses the City’s progress in meeting the City’s Regional Housing Needs Assessment (“RHNA”) allocation for the 2021-2029 planning period (6th Housing Cycle) identified in the Adopted

Housing Element of the City’s General Plan. It also describes the actions taken towards completion of the programs, and status of compliance with the timeframes outlined in the Housing Element.

In accordance with California Health and Safety Code § 34176.1, Attachment 2 provides an annual summary of use and expenditures of the City’s Low Moderate Income Housing Asset Fund (“LMIHAF”) and disposition of Housing Authority lands.

DISCUSSION:

RHNA Progress

HCD is responsible for determining the regional housing need for each region’s council of governments (“COG”). The COG then distributes these needs among its jurisdictions through a RHNA plan. RHNA ensures that each city and county receive its “fair share” of the projected housing development deeds across different income groups. Managed by the Southern California Association of Governments (“SCAG”), the City’s regional COG, the RHNA allocated Indian Wells 382 housing units across various income levels for the 6th Housing Cycle, covering the projected housing needs from October 15, 2021, to October 15, 2029.

The following table, identified in the City’s Certified Housing Element, represents the RHNA allocation broken down by unit income levels:

<i>Income Level</i>	<i>Unit No.</i>	<i>Distribution</i>
Extremely Low	58	15.2%
Very Low	59	15.4%
Low	81	21.2%
Moderate	91	23.8%
Above Moderate	93	24.3%
Total	382	100.0%

As provided in the APR (Attachment 1), the individual tables provide the City’s data regarding application, permitting and construction activities that support the goals of the 6th Housing Cycle, and specifically for the 2024 reporting period as follows:

- The summary page of the APR summarizes the City’s overall performance for the 2024 APR reporting year. The City reported a total of 25 Applications, 18 Building Permits, and 58 certificates of occupancy issued for SFD and ADU units during the 2024 reporting year. None of these units were permitted or constructed under SB 35 streamlining provisions.
- Table A provides a summary of data on housing units and developments for which an application was deemed complete between January 1st and December 31st of

the reporting year. In table A, an “application” is a formal submittal of a housing development or permit for approval. This includes, but is not limited to, single-family attached units; single-family detached units; two-to four-unit structures; five or more-unit structures; accessory dwelling units; and mobile home/manufactured homes. The City had no new housing developments applied for during the year but did receive 25 Applications for new residential buildings permits.

- Table A2 provides a summary of all entitlements, building permits, and certificates of occupancy for residential development, by income category, that were issued in the reporting year. The City issued 18 building permits and 58 certificates of occupancies for single family detached (SFD) housing during the reporting year. The City also issued 7 building permits and 5 certificates of occupancy for Accessory Dwelling Units (ADU). All SFD units were above moderate-income level. ADUs were listed as affordable units as determined by SCAG’s ADU affordability analysis conducted to provide local governments with assumptions on ADU affordability.
- Table B provides a summary of the City’s RHNA progress as units are constructed during the reporting year. The City reported 189 above moderate income SFD housing units constructed; 1 extremely low income ADU; 3 very low income ADU; 6 low income ADU units; and 5 moderate income ADU units permitted through the 6th Housing Cycle. No other income level units have been constructed during this period. Once approved by HCD, the City’s RHNA numbers for the 6th Housing Cycle will decrease accordingly.
- Table C provides a summary of sites identified or rezoned to accommodate any RHNA shortfall. The City has identified 8 to 10 acres of a 34-acre site (APN: 633-360-002) at the northeast corner of Miles Avenue and Warner Trail to be rezoned as a Housing Opportunity Site Overlay as part of the 6th Cycle Housing Element Update. To accommodate the City’s RHNA shortfall of 110 units during the 6th Housing Cycle, the City has included Program 3 in its Housing Element. The program committed the City to rezoning a portion of the site by October 2024 to provide the opportunity for 100% affordable projects and allow up to 128 affordable housing units, consisting of 64 very low-income units, 46 low income units, 17 moderate income units, and 1 above-moderate income unit. This commitment was completed through the adoption of Ordinance 753, effectively rezoning the 34-acre site to the Public Benefit Zoning district.
- Table D of the APR reports the City’s annual progress in the implementation of various programs and statutory requirements of the 2021-2029 Housing Element.
- Table E provides a summary of commercial developments given development bonuses as allowed under Government Code Section 65915.7. The City did not

process any applications or entitlements for any commercial projects with density bonuses.

- Table F summarizes units rehabilitated, preserved, or acquired, pursuant to Government Code Section 65583.1(c). The City did not report any substantially rehabilitated, preserved, or acquired units during the reporting period.
- Table F2 summarizes above moderate-income units converted to moderate income units pursuant to Government Code Section 65400.2. The City did not report any converted units during the reporting period.
- Table G provides a summary of locally owned land included in the Housing Element sites inventory that have been sold, leased, or otherwise disposed of during the reporting year. The city did not report on the sale of any lands listed in the sites inventory of the Housing Element.
- Table H provides an inventory of locally owned or controlled lands declared surplus lands defined in subdivision (b) of Section 54221, and all lands in excess of foreseeable needs, if any, identified pursuant to Section 50569, located in all urbanized areas and urban clusters of the city or any of its departments, agencies, or authorities it owns or controls. The City did not dispose of any surplus land during the reporting year through the Surplus Lands Act in compliance with AB 1255.
- Table I provides a list of lot splits applied pursuant to Government Code Section 66411.7 or units constructed pursuant to Section 65852.21. (SB 9). Chapter 162, Statutes of 2021 (SB 9) Requires a city or county to ministerially approve either or both of the following, as specified:
 - A housing development of no more than two units (duplex) in a single-family zone.
 - The subdivision of a parcel zoned for residential use, into two approximately equal parcels (lot split), as specified.

The City did not record or process either a lot split or duplex per SB 9 during the reporting year.
- Table J provides a summary of student housing development with a density bonus approved pursuant to Government Code section 65915(b)(1)(F), where such housing is considered group quarters and does not count as progress toward the RHNA. The City did not approve of any student housing developments during the reporting year.
- Local Early Action Planning (LEAP) Status Review. Pursuant to Health and Safety Code section 50515.04, recipients of LEAP grants from the State Department of Housing and Community Development (HCD) are required to report on the progress and use of those funds. The City was awarded a \$65,000 LEAP Grant

from HCD to help subsidize the production of the City's Housing Element Update for the 6th Housing Cycle.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This action has been reviewed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, determined that the State's annual housing progress reporting requirement does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

ATTACHMENTS:

1. 2024 Housing Element Annual Progress Report
2. 2024 LMIHAF Addendum

ATTACHMENT #1

Please Start Here

General Information	
Jurisdiction Name	Indian Wells
Reporting Calendar Year	2024
Contact Information	
First Name	Jon
Last Name	Berg
Title	Community Development Director
Email	Jberg@indianwells.com
Phone	7603642489
Mailing Address	
Street Address	44950 Eldorado Drive
City	Indian Wells
Zipcode	92210

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		12
Total Units		18

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	11	53
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	7	5
Mobile/Manufactured Home	0	0	0
Total	0	18	58

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	18	18
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	25
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	25	25
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	34
Sites Rezoned to Accommodate the RHNA	1

Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	2	0	3	0	3	17	25	0	0		
	633790032	45449 VAIDYA COURT		BRES-2024-2582	SFD	O	1/2/2024							1	1			NONE	No
	633880039	75082 PALISADES PLACE	Province	BRES-2024-2586	SFD	O	1/3/2024							1	1			NONE	No
	633880040	75066 PALISADES PLACE	Province	BRES-2024-2589	SFD	O	1/3/2024							1	1			NONE	No
	633880027	75067 PALISADES PLACE	Province	BRES-2024-2590	SFD	O	1/3/2024							1	1			NONE	No
	633880009	75050 PALISADES PLACE	Province	BRES-2024-2591	SFD	O	1/3/2024							1	1			NONE	No
	633880028	75083 PALISADES PLACE	Province	BRES-2024-2588	SFD	O	1/3/2024							1	1			NONE	No
	633880008	75051 PALISADES PLACE	Province	BRES-2024-2587	SFD	O	1/3/2024							1	1			NONE	No
	633221008	76320 SHOSHONE DR		BRES-2024-2630	ADU	R	1/22/2024		1						1			NONE	No
	633043002	75437 PALM SHADOW DR		BRES-2024-2675	ADU	R	2/19/2024		1						1			NONE	No
	658120001	74689 DESERT ARROYO TRL	Reserve	BRES-2024-2743	SFD	O	3/21/2024							1	1			NONE	No
	623132007	75735 TOPAZ LN		BRES-2024-2749	ADU	R	3/24/2024				1				1			NONE	No
	634450013	76222 VIA SATURNIA	Toscana	BRES-2024-2758	SFD	O	3/27/2024							1	1			NONE	No
	634500014	76191 VIA SOVANA	Toscana	BRES-2024-2760	SFD	O	3/28/2024							1	1			NONE	No
	625470042	74597 PALO VERDE DR		BRES-2024-2851	ADU	R	4/25/2024				1				1			NONE	No
	658070011	74349 DESERT OASIS TRL	Reserve	BRES-2024-2919	SFD	O	5/17/2024							1	1			NONE	No
			Reserve	BRES-2024-2927	SFD	O								1	1			NONE	No
	658360014	74282 DESERT ARROYO TRAIL	Reserve	BRES-2024-2927	ADU	R	5/21/2024							1	1			NONE	No
	658360014	74282 DESERT ARROYO TRAIL	Reserve	BRES-2024-2960	ADU	R	5/30/2024							1	1			NONE	No
	623301011	46393 BLACK HAWK DR		BRES-2024-2966	ADU	R	5/30/2024				1				1			NONE	No
	633461003	45595 MANZO ROAD		BRES-2024-3004	SFD	O	6/13/2024							1	1			NONE	No
	633670044	44838 WINGED FOOT DR		BRES-2024-3048	ADU	R	7/3/2024								1			NONE	No
	643150016	78235 MONTE SERENO		BRES-2024-3059	SFD	O	7/10/2024							1	1			NONE	No
	658370001	49438 Desert Barranca Trail	Reserve	BRES-2024-3264	SFD	O	10/21/2024							1	1			NONE	No
	633291005	76921 IROQUOIS DR		BRES-2024-3306	ADU	R	11/18/2024							1	1			NONE	No
	634370020	43184 VIA SIENA	Toscana	BRES-2024-3346	SFD	O	12/17/2024							1	1			NONE	No
	633221011	76370 SHOSHONE WAY		BRES-2024-3356	ADU	R	12/26/2024							1	1			NONE	No
															0				
															0				
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															0				
															0				
															0				

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	623201003	46150 ELDORADO DR		BRES-2023-2271	ADU	R									0
	633790032	45449 VAIDYA COURT		BRES-2024-2582	SFD	O									0
	633880039	75082 PALISADES PLACE		BRES-2024-2586	SFD	O									0
	633880040	75066 PALISADES PLACE		BRES-2024-2589	SFD	O									0
	633880027	75067 PALISADES PLACE		BRES-2024-2590	SFD	O									0
	633880009	75050 PALISADES PLACE		BRES-2024-2591	SFD	O									0
	633880028	75083 PALISADES PLACE		BRES-2024-2588	SFD	O									0
	633880008	75051 PALISADES PLACE		BRES-2024-2587	SFD	O									0
	633221008	76320 SHOSHONE DR		BRES-2024-2630	ADU	R									0
	633611001	75425 ST ANDREWS CT		BRES-2023-2020	ADU	R									0
	633071015	75311 PAINTED DESERT DR		BRES-2023-2570	SFD	O									0
	625470042	74597 PALO VERDE DR		BRES-2024-2851	ADU	R									0
	623350005	75735 TOPAZ LN		BRES-2024-2749	ADU	R									0
	634500014	76191 VIA SOVANA		BRES-2024-2760	SFD	O									0
	623301011	46393 BLACK HAWK DR		BRES-2024-2966	ADU	R									0
	633670044	44838 WINGED FOOT DR		BRES-2024-3048	ADU	R									0
	634450013	76222 VIA SATURNIA		BRES-2024-2758	SFD	O									0
	658070011	74349 DESERT OASIS TR		BRES-2024-2919	SFD	O									0
	634580006	76289 VIA SOVANA		BRES-2022-0612	SFD	O									0
	634550012	75917 Via Stia		BRES-2022-0813	SFD	O									0
	634460002	76264 VIA SATURNIA		BRES-2022-1259	SFD	O									0
	633880044	75117 HANCOCK PLACE		BRES-2023-1804	SFD	O									0
	634580007	76303 VIA SOVANA		BRES-2022-0826	SFD	O									0
	633870015	75148 HANCOCK PLACE		BRES-2023-1806	SFD	O									0
	634580004	76261 VIA SOVANA		BRES-2022-0818	SFD	O									0
	633880043	75101 HANCOCK PLACE		BRES-2023-1805	SFD	O									0
	633233003	45700 NAVAJO RD		BRES-2023-1948	ADU	R									0
	623370007	75363 MORNINGSTAR DR		BRES-2022-0558	SFD	O									0
	633820015	77655 VIA VENITO		BRES-2021-0204	SFD	O									0
	633870016	75132 HANCOCK PLACE		BRES-2023-1807	SFD	O									0
	634580015	76441 VIA SOVANA		BRES-2022-1097	SFD	O									0
	633870017	75116 HANCOCK PLACE		BRES-2023-1808	SFD	O									0
	634580011	76359 VIA SOVANA		BRES-2022-0824	SFD	O									0
	623153002	47300 ELDORADO DR W		BRES-2022-0961	ADU	R									0
	633870018	75100 HANCOCK PLACE		BRES-2023-1998	SFD	O									0
	634570002	42220 VIA VICCHIO		BRES-2022-0825	SFD	O									0
	623370006	75371 MORNINGSTAR DR		BRES-2021-0061	SFD	O									0
	633880068	75149 HANCOCK PLACE		BRES-2023-1802	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name +	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	1	0	3	0	2	12		18
623201003	46150 ELDORADO DR			1						1/31/2024	1
633790032	45449 VAIDYA COURT								1	2/15/2024	1
633880039	75082 PALISADES PLACE								1	2/22/2024	1
633880040	75066 PALISADES PLACE								1	2/22/2024	1
633880027	75067 PALISADES PLACE								1	2/22/2024	1
633880009	75050 PALISADES PLACE								1	2/22/2024	1
633880028	75083 PALISADES PLACE								1	2/22/2024	1
633880008	75051 PALISADES PLACE								1	2/22/2024	1
633221008	76320 SHOSHONE DR					1				3/19/2024	1
633611001	75425 ST ANDREWS CT					1				4/23/2024	1
633071015	75311 PAINTED DESERT DR								1	5/17/2024	1
625470042	74597 PALO VERDE DR					1				6/18/2024	1
623350005	75735 TOPAZ LN								1	6/20/2024	1
634500014	76191 VIA SOVANA								1	8/12/2024	1
623301011	46393 BLACK HAWK DR								1	8/20/2024	1
633670044	44838 WINGED FOOT DR								1	9/3/2024	1
634450013	76222 VIA SATURNIA								1	9/4/2024	1
658070011	74349 DESERT OASIS TR								1	10/7/2024	1
634580006	76289 VIA SOVANA										0
634550012	75917 Via Stia										0
634460002	76264 VIA SATURNIA										0
633880044	75117 HANCOCK PLACE										0
634580007	76303 VIA SOVANA										0
633870015	75148 HANCOCK PLACE										0
634580004	76261 VIA SOVANA										0
633880043	75101 HANCOCK PLACE										0
633233003	45700 NAVAJO RD										0
623370007	75363 MORNINGSTAR DR										0
633820015	77655 VIA VENITO										0
633870016	75132 HANCOCK PLACE										0
634580015	76441 VIA SOVANA										0
633870017	75116 HANCOCK PLACE										0
634580011	76359 VIA SOVANA										0
623153002	47300 ELDORADO DR W										0
633870018	75100 HANCOCK PLACE										0

634570002	42220 VIA VICCHIO									0
623370006	75371 MORNINGSTAR DR									0
633880068	75149 HANCOCK PLACE									0
633870020	75068 HANCOCK PL									0
634450014	76236 VIA SATURNIA									0
633880041	75069 HANCOCK PL									0
634540025	75704 VIA LIVORNO									0
633880062	75179 PALISADES PLACE									0
633880063	75178 PALISADES PLACE									0
634470006	76224 VIA AREZZO									0
633880064	75162 PALISADES PLACE									0
633880010	75053 HANCOCK PL									0
633880061	75163 PALISADES PLACE									0
634550014	75941 VIA STIA									0
633880065	75146 PALISADES PLACE									0
633880060	75147 PALISADES PLACE									0
633880047	75229 HANCOCK PLACE									0
633880037	75114 PALISADES PLACE									0
633880059	75131 PALISADES PLACE									0
633880066	75130 PALISADES PLACE									0
633880029	75099 PALISADES PLACE									0
633880038	75098 PALISADES PLACE									0
633790007	45505 ESPINAZO ST									0
625490007	74125 QUAIL LAKES DR									0
658070017	74305 Desert Oasis TRL									0
634570007	75581 VIA STIA									0
634370027	43112 Via Siena									0
634310001	43223 VIA LUCCA									0
634580005	76275 VIA SOVANA									0
633144013	45800 VISTA DORADO									0
643150026	78215 MONTE SERENO									0
633880008	75051 PALISADES PLACE									0
633880028	75083 PALISADES PLACE									0
633221008	76320 SHOSHONE DR									0
623201003	46150 ELDORADO DR									0
633880027	75067 PALISADES PLACE									0
633880039	75082 PALISADES PLACE									0
633880040	75066 PALISADES PLACE									0
634310005	43175 VIA LUCCA									0
623152009	47413 ELDORADO DR W									0
633880009	75050 PALISADES PLACE									0
										0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10						Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted				
			0	2	0	2	0	1	53		58	
623201003	46150 ELDORADO DR										0	
633790032	45449 VAIDYA COURT										0	
633880039	75082 PALISADES PLACE										0	
633880040	75066 PALISADES PLACE										0	
633880027	75067 PALISADES PLACE										0	
633880009	75050 PALISADES PLACE										0	
633880028	75083 PALISADES PLACE										0	
633880008	75051 PALISADES PLACE										0	
633221008	76320 SHOSHONE DR										0	
633611001	75425 ST ANDREWS CT										0	
633071015	75311 PAINTED DESERT DR										0	
625470042	74597 PALO VERDE DR										0	
623350005	75735 TOPAZ LN										0	
634500014	76191 VIA SOVANA										0	
623301011	46393 BLACK HAWK DR										0	
633670044	44838 WINGED FOOT DR										0	
634450013	76222 VIA SATURNIA										0	
658070011	74349 DESERT OASIS TR										0	
634580006	76289 VIA SOVANA								1	1/18/2024	1	
634550012	75917 Via Stia								1	1/18/2024	1	
634460002	76264 VIA SATURNIA								1	1/22/2024	1	
633880044	75117 HANCOCK PLACE								1	1/29/2024	1	
634580007	76303 VIA SOVANA								1	2/5/2024	1	
633870015	75148 HANCOCK PLACE								1	2/16/2024	1	
634580004	76261 VIA SOVANA								1	2/20/2024	1	
633880043	75101 HANCOCK PLACE								1	2/22/2024	1	
633233003	45700 NAVAJO RD			1						2/27/2024	1	
623370007	75363 MORNINGSTAR DR								1	3/1/2024	1	
633820015	77655 VIA VENITO								1	3/6/2024	1	
633870016	75132 HANCOCK PLACE								1	3/11/2024	1	
634580015	76441 VIA SOVANA								1	3/12/2024	1	
633870017	75116 HANCOCK PLACE								1	3/14/2024	1	
634580011	76359 VIA SOVANA								1	3/18/2024	1	
623153002	47300 ELDORADO DR W							1		3/19/2024	1	

633870018	75100 HANCOCK PLACE							1	3/22/2024	1
634570002	42220 VIA VICCHIO							1	3/26/2024	1
623370006	75371 MORNINGSTAR DR							1	3/26/2024	1
633880068	75149 HANCOCK PLACE							1	4/2/2024	1
633870020	75068 HANCOCK PL							1	4/8/2024	1
634450014	76236 VIA SATURNIA							1	4/18/2024	1
633880041	75069 HANCOCK PL							1	4/24/2024	1
634540025	75704 VIA LIVORNO							1	5/13/2024	1
633880062	75179 PALISADES PLACE							1	5/23/2024	1
633880063	75178 PALISADES PLACE							1	5/23/2024	1
634470006	76224 VIA AREZZO							1	5/28/2024	1
633880064	75162 PALISADES PLACE							1	6/4/2024	1
633880010	75053 HANCOCK PL							1	6/11/2024	1
633880061	75163 PALISADES PLACE							1	6/11/2024	1
634550014	75941 VIA STIA							1	6/17/2024	1
633880065	75146 PALISADES PLACE							1	6/24/2024	1
633880060	75147 PALISADES PLACE							1	6/25/2024	1
633880047	75229 HANCOCK PLACE							1	7/9/2024	1
633880037	75114 PALISADES PLACE							1	7/22/2024	1
633880059	75131 PALISADES PLACE							1	7/22/2024	1
633880066	75130 PALISADES PLACE							1	7/30/2024	1
633880029	75099 PALISADES PLACE							1	8/12/2024	1
633880038	75098 PALISADES PLACE							1	8/12/2024	1
633790007	45505 ESPINAZO ST			1					8/13/2024	1
625490007	74125 QUAIL LAKES DR							1	8/21/2024	1
658070017	74305 Desert Oasis TRL							1	9/24/2024	1
634570007	75581 VIA STIA							1	10/2/2024	1
634370027	43112 Via Siena							1	10/11/2024	1
634310001	43223 VIA LUCCA							1	10/11/2024	1
634580005	76275 VIA SOVANA							1	10/23/2024	1
633144013	45800 VISTA DORADO							1	10/29/2024	1
643150026	78215 MONTE SERENO							1	10/30/2024	1
633880008	75051 PALISADES PLACE							1	11/14/2024	1
633880028	75083 PALISADES PLACE							1	11/18/2024	1
633221008	76320 SHOSHONE DR				1				11/21/2024	1
623201003	46150 ELDORADO DR	1							11/21/2024	1
633880027	75067 PALISADES PLACE							1	12/2/2024	1
633880039	75082 PALISADES PLACE							1	12/5/2024	1
633880040	75066 PALISADES PLACE							1	12/11/2024	1
634310005	43175 VIA LUCCA							1	12/18/2024	1
623152009	47413 ELDORADO DR W							1	12/19/2024	1
633880009	75050 PALISADES PLACE							1	12/19/2024	1
										0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		13	14	15	16		17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			1							0						
623201003	46150 ELDORADO DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633790032	45449 VADIVA COURT			NONE	Y											
633880039	75062 PALISADES PLACE			NONE	Y											
633880040	75066 PALISADES PLACE			NONE	Y											
633880027	75067 PALISADES PLACE			NONE	Y											
633880009	75050 PALISADES PLACE			NONE	Y											
633880028	75083 PALISADES PLACE			NONE	Y											
633880008	75051 PALISADES PLACE			NONE	Y											
633221008	78320 SHOSHONE DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633611001	75425 ST ANDREWS CT			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633071015	75311 PAINTED DESERT DR			NONE	Y											
625470042	74597 PALO VERDE DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
623350005	75735 TOPAZ LN			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
634500014	76191 VIA SOVANA			NONE	Y											
623301011	46393 BLACK HAWK DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633670044	44838 WINGED FOOT DR			NONE	Y											
634450013	76222 VIA SATURNIA			NONE	Y											
658070011	74349 DESERT OASIS TR			NONE	Y											
634580006	76289 VIA SOVANA			NONE	Y											
634560012	75917 VIA SIA			NONE	Y											
634460002	76264 VIA SATURNIA			NONE	Y											
633880044	75117 HANCOCK PLACE			NONE	Y											
634580007	76303 VIA SOVANA			NONE	Y											
633870015	75148 HANCOCK PLACE			NONE	Y											
634580004	76261 VIA SOVANA			NONE	Y											
633880043	75101 HANCOCK PLACE			NONE	Y											
633230003	45700 NAVAJO RD			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
623370007	75363 MORNINGSTAR DR			NONE	Y											
633820015	77655 VIA VENTO			NONE	Y											
633870016	75132 HANCOCK PLACE			NONE	Y											
634580015	76441 VIA SOVANA			NONE	Y											
633870017	75116 HANCOCK PLACE			NONE	Y											
634580011	76359 VIA SOVANA			NONE	Y											
623153002	47300 ELDORADO DR W			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633870018	75100 HANCOCK PLACE			NONE	Y											
634570002	42220 VIA VICCHIO			NONE	Y											
623370006	75371 MORNINGSTAR DR			NONE	Y											

Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	117	-	-	-	-	-	-	-	-	-	-	3	114
	Non-Deed Restricted		-	1	-	1	1	-	-	-	-	-		
Low	Deed Restricted	81	-	-	-	-	-	-	-	-	-	-	6	75
	Non-Deed Restricted		1	-	1	1	3	-	-	-	-	-		
Moderate	Deed Restricted	91	-	-	-	-	-	-	-	-	-	-	5	86
	Non-Deed Restricted		-	1	1	1	2	-	-	-	-	-		
Above Moderate		93	8	9	116	44	12	-	-	-	-	189	-	
Total RHNA		382												
Total Units			9	11	118	47	18	-	-	-	-	-	203	275
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		59		-	-	-	1	-	-	-	-	-	1	58

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					64	46	17	1							238		
633360002	Vacant Parcel			6/20/2024	64	46	17	1	Shortfall of Sites	34	Public/Quasi Public	Public Benefit	20	24	238	Vacant	Vacant

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Rehabilitation & Community Revitalization	<ul style="list-style-type: none"> – Housing Rehabilitation: Refer property owners to external assistance (rebates, grants, loans) and create/distribute a “Good Neighbor Guide.” – Community Revitalization: Fund at least one place-based improvement project per year in targeted census tracts. 	<ul style="list-style-type: none"> – Good Neighbor Guide by December 2023 – Annual outreach and project funding (six projects total during planning period) 	<p>The City continues to refer residents to outside assistance that will assist them in rehabilitating or maintaining their housing units. The good neighbor guide is in development.</p>
			<p>Two projects have been completed/ongoing at the targeted census tracts 449.11 and 451.08. Project description for 451.08: The work for this project includes sidewalk and landscape replacement including trees, shrubs, boulders and a shade structure to improve pedestrian accessibility for residents of the Housing Authority’s Indian Wells Villas senior living apartments facility. Project description for 449.11: Warner Trail street improvements to facilitate a turn lane and ADA improvements. The City has requested formal proposals for further street improvements in tract 449.11 that will facilitate traffic flow in the area. 3 projects currently in the pipeline for the targeted tracts. In addition, the City is undertaking a Safer Streets initiative outside of the targeted tracts - this project is currently being studied by the Planning Commission. A link to the Safer Streets improvement project can be found here: https://www.cityofindianwells.org/city-hall/departments/public-works/safer-streets-indian-wells</p>
2. Preservation of At-Risk Units	<ul style="list-style-type: none"> – Monitor affordable housing projects at risk of converting to market rate. – Establish contacts with public/nonprofit purchasers. – Educate tenants on rights and conversion procedures. – Develop a rental registry to track units. 	<ul style="list-style-type: none"> – Annual monitoring 	<p>The City’s Housing Authority continues to monitor it’s City owned affordable housing developments to maintain their status as affordable units below market rate. Currently, Abode Communities manages the City’s Affordable Housing developments per its current contract.</p>
		<p>Ongoing through the 6th housing cycle</p>	<p>The City proactively participates in ongoing meetings with local housing advocacy groups, Lift to Rise, to raise awareness on the need for housing in the area.</p>
		<ul style="list-style-type: none"> – Rental registry by April 2025 	<p>Ongoing throughout the 6th housing cycle</p> <p>Registry maintained by Abode Communities, the City’s affordable housing manager.</p>
3. Production of New Housing Units (Shortfall Program)	<ul style="list-style-type: none"> – Explore alternative land use strategies (e.g., new Housing Opportunity Site Overlay, rezoning). – Encourage higher-density, affordable multifamily and owner-occupied projects through amended development standards and incentives. – Promote use of vacant and underutilized sites. 	<ul style="list-style-type: none"> – Amend General Plan/Zoning Code within three years (no later than October 2024) 	<p>The City adopted City Council Resolution 2024-14 and Ordinance 753 updating its general plan, adding Chapter 21.37 to the City’s Zoning Code, and approving a zone map amendment to add a public benefit land use and zoning designation to accommodate the City’s share of the Regional Housing Need on sites that have been previously identified for residential development. The adoption of the resolution and ordinance concludes implementation of this program and meeting the objective.</p>
		<ul style="list-style-type: none"> – Ongoing updates and annual funding identification 	<p>The City has updated its development standards to include the Public Benefit Zone development standards, and maintains an active SB6 checklist to aid developers with streamlined development information. The Public Benefit zone encourages higher density and streamlined review processes for affordable housing projects.</p>
		<p>Ongoing through the 6th housing cycle</p>	<p>The City promotes vacant land as Opportunity Sites on the City Website: https://www.cityofindianwells.org/home/showpublisheddocument/8372/638252089539330000</p>
4. Residential Development Monitoring (No Net Loss)	<ul style="list-style-type: none"> – Annually monitor the City’s sites inventory and continued ability to accommodate the remaining RHNA. 	<p>Ongoing implementation and annual monitoring and reporting throughout the planning period</p>	<p>The City evaluates a project’s housing density on an ongoing, project-by-project basis to ensure the proposed density complies with the standards listed in the City’s Zoning Code.</p>
5. General Plan Update	<ul style="list-style-type: none"> – Update the General Plan to identify vacant/underutilized sites for residential development. – Incorporate strategies to support future RHNA and affordable housing production. 	<ul style="list-style-type: none"> – Completion by December 2024 	<p>The City adopted Resolution 2025-04 and Ordinance 762 for its General Plan and Zone Map update. The General Plan’s updated Land Use Map and associated Zone Map Amendment will facilitate lower income housing opportunities within the City which will directly benefit citizens with a wide range of economic backgrounds, including workforce housing, disadvantaged groups, and those with special housing needs. Program Complete.</p>
			<p>The City adopted Resolution 2025-03 certifying the Final Environmental Impact Report, statement of Overriding Considerations, and mitigation and monitoring report in support of its General Plan Update. Environmental impacts of the City’s Buildout, which includes the Public Benefit Zone, were analyzed and mitigation was adopted as appropriate.</p>
	<ul style="list-style-type: none"> – Collaborate with Lift to Rise’s Housing 	<ul style="list-style-type: none"> – Ongoing collaboration with Lift to Rise throughout the 6th housing cycle. 	<p>The City continues to Collaborate with Lift to Rise’s Collaborative Action Network and has supported their calls for sustained federal resources with an advocacy letter sent to Senators Schiff and Padilla and Congressmen Ruiz and Calvert.</p>

6. Evaluate Alternative Funding and Financing Mechanisms	Collaborative Action Network to identify and pursue alternative funding/financing strategies for new housing and rehabilitation projects.	– Develop a list of funding and financing mechanisms, followed by a strategy one year after the Housing Element Adoption with biannual reviews	The City has applied and received SB2 and LEAP grant funding to complete its General Plan and Housing Elements, respectively. The City will continue to monitor grant opportunities and apply for for funding on a yearly basis.
7. Replacement of Affordable Units	– For development projects on sites with prior affordable housing restrictions, ensure that any lost affordable units are replaced at the same or lower income level.	– Ongoing implementation with annual monitoring and reporting	The City will implement and annually monitor and report replacement units throughout the planning period. No replacement required in 2024.
8. Accessory Dwelling Units and SB 9 Units	– Amend the City’s ADU Ordinance (and align with SB 9) to support ADU/JADU production.	– ADU Ordinance amendment by October 2023	The City has updated its ADU and SB 9 Ordinances to be consistent with California law. The City continues to monitor and amend the ordinance as needed based on future changes to State Law.
	– Research and pursue financial assistance (low-interest loans/grants) to spur development of deed-restricted ADUs/SB 9 units, especially for lower-income households.	– Research by 2024, Pilot Program by 2025 (if funding is available), and biennial review and outreach.	The City continues to research funding and financial opportunities that will provide low-interest loans to single-family owners and grants to homeowners with household incomes up to 80% of the Area Median Income to develop ADUs, JADUs, and SB 9 units with affordability restrictions on their property. The City’s preapproved ADU program can be found here: https://www.cityofindianwells.org/city-hall/departments/planning/pre-approved-adu
9. Public Property Conversion to Housing Program/City-Owned Sites	– Maintain and update a list of surplus City-owned lands.	– Ongoing process; prior to any disposal, compliance with Surplus Land laws is required	The City continues to inventory City-owned sites and make them available for development of affordable housing.
	– Work with nonprofits and developers to convert feasible sites into affordable housing, targeting at least 99 affordable units.		The City continues to collaborate with nonprofit organizations to promote affordable housing.
10. Monitoring Potential Constraints	– Periodically review City regulations, procedures, and fees for potential constraints.	– Annual review; if constraints are found, remediate within 1 year	The City continues to review its regulations, procedures, and fees to identify and alleviate constraints.
11. Monitoring Reasonable Accommodation Procedures	– Evaluate and update procedures for reasonable accommodations to ensure alignment with fair housing laws and practices.	– Annual evaluation and necessary revisions	The City continues to evaluate its adopted reasonable accommodation procedures annually and revise as appropriate to ensure consistency with fair housing requirements.
12. Development Guidelines and Procedures	– Maintain, update, and make available development guidelines (including application materials, timeframes, and fee structures) to help developers understand the review process and available incentives.	– Information updated and reviewed annually	The City continues to provide developers information regarding development review procedures and incentives available for affordable housing development via online and at the public counter via our Planning Technician.
13. Development Code Amendments – Housing Constraints	Removal of Governmental Constraints	– Adoption of updated development code in 2024	Revise the City’s Development Code to remove constraints to a variety of housing types (including provisions for low barrier navigation centers, agricultural worker housing, streamlined reviews, and more); and ensure the City’s standards and permitting requirements are consistent with State law.
14. Density Bonus Ordinance	– Amend the Density Bonus Ordinance to offer bonuses and incentives for projects with 100% very low- and low-income units.	– Updated with Development Code adoption in 2024; ongoing monitoring and reporting	Ordinance 753 added Chapter 21.37 to the City’s Zoning Code, and amended the zoning map to add the Public Benefit zoning District. The purpose of the Public Benefit Zone is to provide space for the provision of uses that are beneficial to the public, including affordable housing and supporting uses. Additionally, a developer may apply to the City to construct affordable housing in any residential zone, concurrent with the application of the Affordable Housing Overlay in accordance with Chapter 21.28.
	– Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.		The City continues to provide developers information regarding density bonus and incentives available for affordable housing development via online and at the public counter via our Planning Technician.
15. Emergency Shelters	– Update the Development Code to permit emergency shelters (including ancillary to places of worship) and establish objective standards (e.g., capacity, parking, security).	– Implementation within one year of Housing Element adoption	The City has recently adopted its General Plan and is currently analyzing the costs for a comprehensive Development Code Update that shall be consistent with State law. Request for Proposals shall be issued once a cost analysis is obtained.
16. Fair Housing Policy Procedures	– Maintain a listing of fair housing groups and provide accessible fair housing educational materials.	– Materials provided by December 2023 with annual review and updates	The City continues to refer residents to Fair Housing Groups serving Riverside County concerning housing-related complaints. Printed and electronic materials related to housing resources will be made available at the public counter and the City’s website here: https://www.cityofindianwells.org/city-hall/departments/housing-authority
	– Act as a liaison to address and refer housing discrimination complaints.		The City continues to refer residents to the Fair Housing Council of Riverside County (FHCR) concerning housing discrimination.
17. Section 8 Housing Choice Vouchers	– Provide information on the Section 8 program and refer all inquiries to the County Housing Authority.	– Information shared online/in hard copy annually; ongoing collaboration	The City will continue to provide referral services on behalf of the County and disseminate information to City residents.
	– Support continuity and potential expansion of voucher assistance (with current usage data noted).		The City will continue to provide affordable housing resources at the public counter and the City’s website here: https://www.cityofindianwells.org/city-hall/departments/housing-authority

18. Support for Persons Experiencing Homelessness	Address issues of Homelessness	– Annual meetings and presentations to Council	Per SB341 the City's Housing Authority donated \$250,000 from its LMIHAF to local organizations that are working on homeless prevention and rapid rehousing services, including Coachella Valley Rescue Mission, Martha's Village and Kitchen, FIND Food Bank, Shelter from the Storm, Olive Crest, and Well in the Desert. The City will continue to meet and coordinate, at least annually, with the County of Riverside, the Coachella Valley Association of Governments, and adjacent jurisdictions and non-profits to address the needs of persons experiencing homelessness in the Coachella Valley. Information will be presented to the City Council on an annual basis.
Draft 6th cycle - 19. Support for Persons with Developmental Disabilities	Adequate housing for persons with developmental disabilities	- Annual meetings ongoing throughout the 6th cycle.	The City will continue to support the ability of persons with developmental disabilities to live in integrated community settings via coordination and partnerships with local service providers.
20. Affirmatively Furthering Fair Housing Program	Facilitate equal and fair housing opportunities by implementing measures to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics.	– Ongoing implementation with annual monitoring and adjustments throughout the 6th cycle.	The City will continue to develop and provide fair housing education, outreach, and/or resources to stakeholders and City Staff to reduce fair housing discrimination. City staff is available to meet with developers and identify special housing needs to encourage development of special needs housing. Through the Public Benefit Zoning district, developers are encouraged to apply for a density bonus, incentives or concessions, waivers or reductions in development standards, and reduced parking ratios in accordance with Government Code Section 65915 and Section 21.20.040 of the City's municipal code.
21. Green Building Program	– Promote energy conservation and green building practices in housing.	– Implementation throughout the planning period	The City will continue to monitor and adopt the California Green Building Standards (CALGreen) and review for compliance prior to building permit issuance.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Jurisdiction	Indian Wells	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion						Units credited toward Moderate Income RHNA		Notes	
1					2	3	4						5		6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	<u>Date Converted</u>	<u>Notes</u>
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1			2	3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Indian Wells	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Riverside County jurisdictions, please format the APN's as follows:999-999-999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note:
 Cells in gre

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Indian Wells
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 65,000.00
---------------------------	--------------

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Existing Conditions Report	\$16,250.00	\$16,250.00	Completed	Other	SB 2 Grant (Other Funding Source)
Community Engagement	\$16,250.00	\$32,500.00	Completed	Other	SB 2 Grant (Other Funding Source)
Draft Housing Element Prep	\$16,250.00	\$48,750.00	Completed	Other	SB 2 Grant (Other Funding Source)
Final Housing Element Adopt	\$16,250.00	\$65,000.00	Completed	Other	SB 2 Grant (Other Funding Source)

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		12
Total Units		18

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		53
Total Units		58

ADDENDUM TO THE ANNUAL ELEMENT PROGRESS REPORT

CITY OF INDIAN WELLS – SUCCESSOR HOUSING AGENCY
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with HSC 34176.1
 Year Ended June 30, 2024

1. The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts. [Health and Safety Code 34176.1(f)(1)]

Recognized Obligation Payment Schedule amounts	\$
Other amounts	\$ 492,530
TOTAL	\$ 492,530

2. A statement of the balance in the Low and Moderate Income Housing Asset Fund, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts. [Health and Safety Code 34176.1(f)(2)]

Recognized Obligation Payment Schedule amounts	\$
Other amounts	\$ 17,269,288
TOTAL	\$ 17,269,288

3. A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a). [Health and Safety Code 34176.1(f)(3)]

(A) Monitoring/preserving	\$ 6,549,054
(B) Homeless prevention/rapid rehousing	\$ 250,000
(C) Housing development	
TOTAL	\$6,799,054

4. As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts. [Health and Safety Code 34176.1(f)(4)]

Assets held for disposition	\$
Loans receivable	\$
TOTAL	\$

ADDENDUM TO THE ANNUAL ELEMENT PROGRESS REPORT

CITY OF INDIAN WELLS – SUCCESSOR HOUSING AGENCY
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with HSC 34176.1
 Year Ended June 30, 2024

- 5. A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service. [Health and Safety Code 34176.1(f)(5)]

No Low and Moderate Income Housing Asset Fund monies were transferred.

- 6. A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project. [Health and Safety Code 34176.1(f)(6)]

The Low and Moderate Income Housing Asset Fund did not receive or hold property tax revenues pursuant to the Recognized Obligation Payment Schedule during the fiscal year.

- 7. For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project. [Health and Safety Code 34176.1(f)(7)]

APN	Date Acquired	DOF Transfer Approval	Original Cost	Status
633-410-039	2002	8/31/12	5,553,197	No Activity
TOTAL			\$ 5,553,197	

- 8. A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency. [Health and Safety Code 34176.1(f)(8)]

TO BE PROVIDED BY HOUSING DEPARTMENT ON ANNUAL ELEMENT PROGRESS REPORT

- 9. The information required by subparagraph (B) of paragraph (3) of subdivision (a). [Health and Safety Code 34176.1(f)(9)]

TO BE PROVIDED BY HOUSING DEPARTMENT ON ANNUAL ELEMENT PROGRESS REPORT

ADDENDUM TO THE ANNUAL ELEMENT PROGRESS REPORT

CITY OF INDIAN WELLS – SUCCESSOR HOUSING AGENCY
 Low and Moderate Income Housing Assets Fund
 Specified Activity Information in Accordance with HSC 34176.1
 Year Ended June 30, 2024

10. The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period. [Health and Safety Code 34176.1(f)(10)]

No units constructed within the last ten years.

11. The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus. [Health and Safety Code 34176.1(f)(11)]

CITY OF INDIAN WELLS HOUSING SUCCESSOR			
COMPUTATION OF HOUSING SUCCESSOR EXCESS/SURPLUS (HSC 34176.1)			
		Low and Moderate Housing Funds All Project Area July 1, 2023	Low and Moderate Housing Funds All Project Area July 1, 2024
Opening Fund Balance		\$ 16,134,352	12,979,855
Less Unavailable Amounts:			
Loans receivable	-		
Construction Encumbrance - Public Improvements	(2,300,000)		(2,800,000)
		(2,300,000)	(2,800,000)
Available Housing Successor Funds		13,834,352	10,179,855
Limitation (greater of \$1,000,000 or four years deposits)			
Aggregate amount deposited for last four years:			
2024 - 2025			
2023 - 2024			3,101,909
2022 - 2023	2,501,104		2,501,104
2021 - 2022	3,166,513		3,166,513
2020 - 2021	7,747,321		7,747,321
2019 - 2020	4,317,127		N/A
2018 - 2019	N/A		N/A
2017 - 2018	N/A		N/A
Total		\$ 17,732,065	\$13,414,938
Base Limitation		\$ 1,000,000	\$ 1,000,000
Greater amount		17,732,065	13,414,938
Computed Excess/Surplus		None	None
Computed Excess/Surplus (Pos = Surplus, If Neg then "None")		\$ (3,897,712)	\$ (3,235,083)
* Aggregate amount deposited for last four years			



INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: City Manager Department
Prepared by: Angelica Avila, City Clerk
Subject: **Annual Recruitment and Interview Schedule for Committees and Commission Appointments**

RECOMMENDED ACTIONS:

Council **APPROVES** the annual recruitment and interview schedule; and

DESIGNATES Councilmember Taylor to serve on the Ad-Hoc Interview Committee for the Housing Authority and Councilmember Reed on the Ad Hoc Interview Committee for the Palm Springs Airport Commission; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

DISCUSSION:

This year, there are nine (9) appointments being considered on the various Committees and Commissions. Under the Council Policy (**Attachment No.1**), three (3) seats are eligible for a two-year re-appointment with terms ending on June 20, 2027. Eligible reappointments are required to re-apply and go through the interview process. There are five (5) seats that will be termed out on the Community Activities Committee, Golf Resort Advisory Committee, Grants In Aid Committee, and Housing Authority.

The vacancies are as follows:

Community Activities Committee

- 1. Kay Hillary Termed out
- 2. Marianne Hagan 1 term left

Golf Resort Advisory Committee

- 1. Marcie Maxwell 1 term left
- 2. Tim Venturi Termed out

Grants In Aid Committee

- 1. Kathleen Felci Termed out
- 2. Arlene Lucchesi Termed out

Housing Authority Commission

- 1. John O’hea Termed out
- 2. Vacant

Palm Springs Airport Commission

1. Robert Berriman 1 term left

The annual vacancies are noticed in the Desert Sun in early April. In addition, email notifications are sent to the community concerning the committee vacancies and a link to the application with committee descriptions are posted on the City's website. The application process begins on April 4, 2025, and the deadline to apply is on **Wednesday April 30, 2025, at 5:00 p.m.**

The Council implemented Ad-hoc Interview Committees to review applications and conduct interviews with the applicants. The Council Ad-hoc Interview Committees ("Committee") consist of one or two Council Members who are assigned to that committee as the liaison or if there are no Councilmember representation on such Committees, the Council shall designate Councilmembers at a public meeting. Councilmember Penna serves as the Council liaison for Community Activities Committee and Grants In Aid Committee. Mayor Whitman and Councilmember Taylor serve on the Golf Resort Advisory Committee.

Staff recommend the Council designates Councilmember Taylor on the Committee for Housing Authority Commission and Councilmember Reed on the Committee for Palm Springs Airport Commission.

Each Committees will conduct in person interviews between May 5 through May 30, 2025. The Committees shall forward appointment recommendations to the City Clerk no later than June 2, 2025. The recommendations are to be proposed for approval at the second Council meeting in June.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The action is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly; and that the action is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3).)

ATTACHMENTS:

1. Council Policy- (b) Term Limitations

ATTACHMENT #1**(b) Term Limitations.**

The term of appointees to a City Commission, Committee or Board shall be one (1) term unless reappointed by the Council. The term of appointees serving on outside organizations and regional authorities, and any term limits applicable thereto shall be subject to the policies and procedures of such organization or regional authority.

The following provisions shall apply to City Commission, Committee, and Board appointees. Appointees are limited to two (2) consecutive two-year terms of membership on a specific commission, committee, or board, including a partial term. An appointee may not be reappointed to the same Commission, Committee, or Board after completion of two consecutive terms, including a partial term. After serving a maximum of two two-year terms (including a partial term), an appointee shall not be reappointed to the same commission, committee or board unless at least one year has elapsed between the expired term limit and the effective date of commencement of the new term. Notwithstanding any provision to the contrary, an appointee shall not be precluded at any time following completion of service on a Commission, Committee or Board from being appointed to another commission, committee, or board without the lapse of time between appointments. Notwithstanding any provision to the contrary, if a committee is placed on hiatus by City Council action, the appointee's term is considered active and continuous; therefore, any period that the committee is on hiatus shall be included as part of appointee's term.

(c) Outreach Efforts.

Staff will employ one or more of the following methods of outreach to attract applications from qualified candidates: (1) send letters to persons who previously have applied for a City appointment for any City Commission, Committee or Board, and who wish to be notified of open positions, and to other individuals who have expressed interest in notification of such openings (list to be maintained by City Clerk's office); (2) place notice of vacancies in the City's newsletter, and/or in a separate flyer; (3) publish notice of vacancies in a local newspaper; or (4) place notice on the City's website.

(d) Application Process.

Each applicant shall be given an application packet that will include: an informational document including the eligibility criteria for appointment and a description of the role and responsibilities of the City Commission, Committee or Board; frequency, time, and location of meetings; Code of Ethics, Fair Political Practices Commission (FPPC) financial disclosure requirements; and reference to California open meetings law.

(e) Selection Process.

As a part of the selection/appointment process applicable to proposed members other than Council Members, the Council may interview any or all the individual's submitting applications, as

INDIAN WELLS CITY COUNCIL

April 3, 2025



To: City Council
From: Public Works Department
Prepared by: Dina Purvis, Assistant Public Works Director
Subject: **Approval of the Whitewater River Low Flow Flood Channel Emergency Reconstruction Project and Finding the Project Exempt from CEQA**

RECOMMENDED ACTIONS:

Council **APPROVES** the progression of the Whitewater Low Flow Flood Channel Reconstruction project to the bidding phase, for the emergency reconstruction work detailed in the staff report; and

FINDS the project qualifies as an emergency project exemption pursuant to Section 15269(b)(c) of the CEQA guidelines.

BACKGROUND:

The Whitewater River Channel is a vital flood control feature that traverses the City of Indian Wells, including a key component – the concrete "low flow" channel running down the center of the main channel. This low flow channel is critical for maintaining water movement and preventing debris buildup during lower flow events. The concrete channel extends for approximately 5,800 feet, with a trapezoidal cross-section (3 feet deep and 4 feet wide at the bottom).

The low flow channel was severely damaged during two significant weather events: the February 2019 rainstorm and Tropical Storm Hilary in August 2023. These events caused substantial damage to the channel structure, threatening its integrity and the broader stormwater management system. To address this, the City has applied for, and been granted, grant funding to reconstruct and upgrade the stormwater system, focusing on the segment of the low flow channel from Fred Waring Drive to the easterly edge of the Indian Wells Golf Resort.

The proposed reconstruction involves the demolition, removal, and rebuilding of the channel, including regrading and compacting the base and pouring new concrete for the sides and bottom. The replacement channel will have a trapezoidal cross-section with a depth of approximately 3 feet and a bottom width of 10 feet.

The reconstruction will directly benefit areas adjacent to the channel and downstream locations, improving the capacity and resilience of the stormwater system during future storm events. The project will also facilitate faster and more efficient debris removal after a storm event, as equipment will have easier access to the low-flow channel. The failure of the low flow channel poses a significant risk to public health, safety, and welfare, especially during high-flow events. Ensuring the structural integrity of the channel is paramount to maintaining effective flood control for the City.

OPTIONS:

1. Approve the progression of the project to the bidding phase for the emergency repairs to the Whitewater River Low Flow Flood Channel as recommended by Staff.
2. Deny the Project.
3. Provide alternative direction to staff.

FISCAL IMPACT:

The project is included in the current Capital Improvement Plan. The City has been approved for \$600,000 in grant funding from the Department of Water Resources to offset costs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City acting as Lead Agency, has determined the Whitewater River Low Flow Channel Repair Project qualifies as an emergency project exemption pursuant to Section 15269(b)(c) of the CEQA guidelines:

- b) Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency.
- c) Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

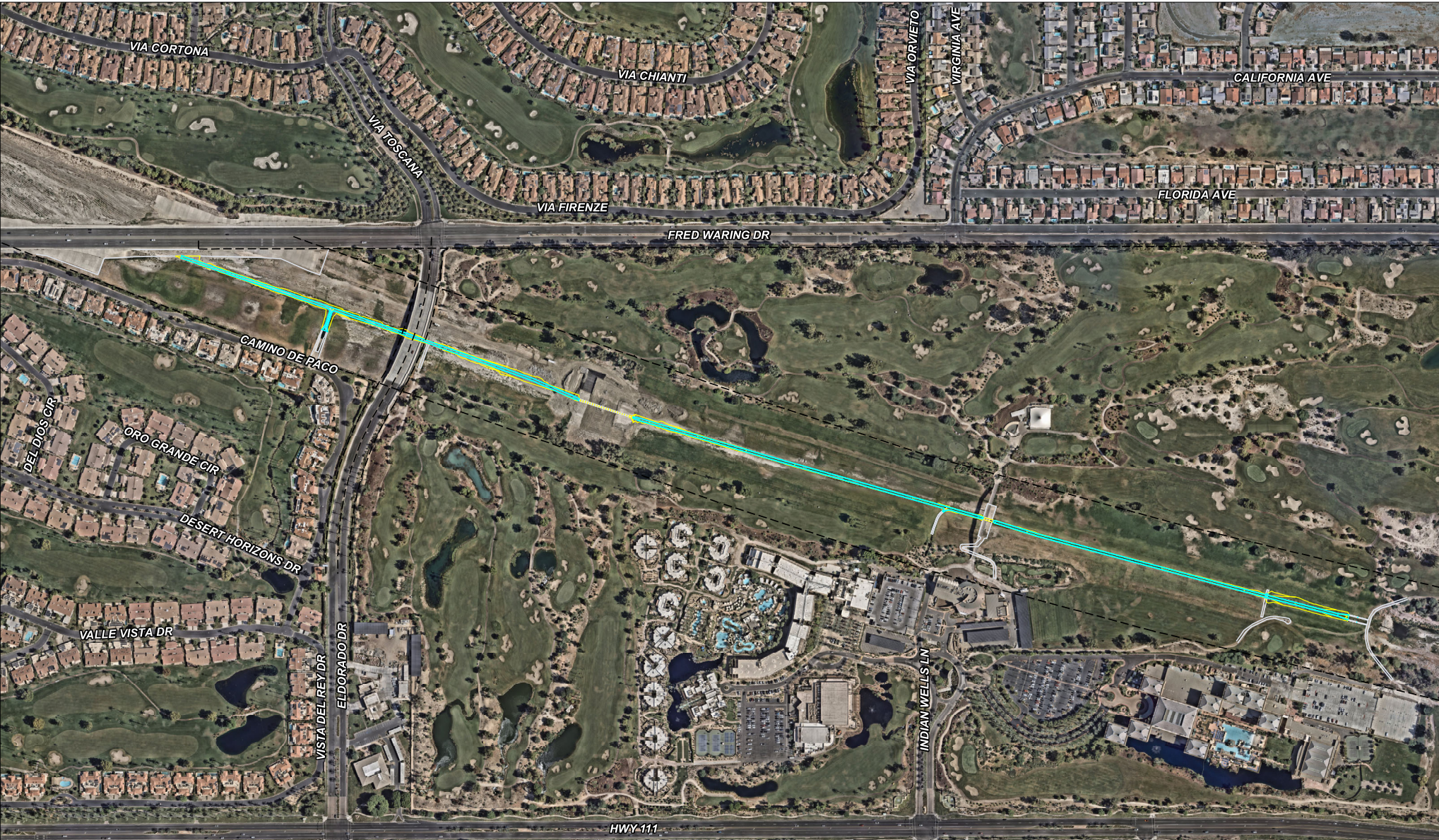
The Project involves emergency repairs to a publicly owned facility, necessary to improve the channel's capacity and resilience of the stormwater system from adversely affecting

adjacent and downstream land uses during future storm events. These emergency repairs are necessary to prevent failure of the stormwater facility, and to prevent any potential near term risks to public health, safety, and welfare.

ATTACHMENTS:

1. Vicinity Map

ATTACHMENT #1



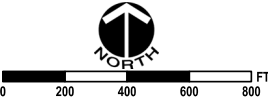
DATE: 1/15/2025

PROJECT LOCATION

DATA SOURCES: RIVERSIDE COUNTY
IT-GIS (2023), USGS, ESRI



MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Dry Utility Coordination • GIS





INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: Finance Department
Prepared by: Amy Dallosta, Accountant
Subject: **City Treasurer’s Report for January 2025**

RECOMMENDED ACTIONS:

Council **RECEIVES** and **FILES** the City Treasurer’s Report for January 2025; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

DISCUSSION:

This report comprehensively analyzes the City of Indian Wells' cash and investment position as of January 31, 2025. The city maintains a robust investment strategy, focusing on prudence, liquidity, and compliance with legal requirements. The Treasurer's certification ensures adherence to the city's investment policy and compliance with the State of California Government Code section 53600.

Financial Snapshot:

As of January 31, 2025:

- Total cash and investments: \$87,402,616.43
- Portfolio rate of return: 3.467%

Treasurer's Certification:

The City Treasurer certifies:

- Compliance with the city's investment policy and legal requirements.
- Adequate liquidity to meet financial obligations for the next six months, ensuring static and dynamic liquidity.

Fiscal Prudence:

Aligned with fiduciary duty, the city adheres to a prudent investment approach, considering economic conditions and anticipated needs. Investments are guided by a written policy emphasizing safety, liquidity, and yield.

BACKGROUND:

The Treasurer's Report provides a monthly update on cash activity and the investment portfolio, ensuring reconciliation with the General Ledger. Investments align with the city's investment policy and State legislation, covering U.S. treasuries, federal agency securities, corporate notes, municipal bonds, CDs, and overnight cash investments.

Investment Strategy:

The city's investment portfolio is designed to achieve a market rate of return within risk constraints. Diversification across institutions, security types, and maturities maximizes safety and yield amid changing market conditions.

FISCAL IMPACT:

The investment portfolio generated \$112,459.10 in earnings for January 2025. The investment strategy aims for consistent returns throughout budgetary and economic cycles, reflecting prudent risk management. Moreover, the strategy's success in consistently generating returns reflects its adaptability to changing market conditions. As economic cycles fluctuate, the city's investment approach remains resilient, adjusting to dynamic financial landscapes to optimize safety and yield.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that this resolution is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

ATTACHMENTS:

1. City Treasurer's Report

ATTACHMENT #1
NET CASH & INVESTMENT SUMMARY JANUARY 2025 Council Agenda- April 3, 2025

<u>UNRESTRICTED FUNDS</u>	<u>Jan 2025</u>	<u>Jan 2024</u>
GENERAL FUND		
101- GENERAL	\$ 22,111,946.50	\$ 12,255,331.74
TOTAL GENERAL FUND	22,111,946.50	12,255,331.74
 <u>RESTRICTED FUNDS</u>		
SPECIAL REVENUE FUNDS		
202 - TRAFFIC SAFETY	11,815.55	19,159.77
203 - PUBLIC SAFETY 1/2 CENT SALES TAX	6,587.78	24,085.03
204 - MEASURE "A"	0.00	171,227.89
209 - F.A.M.D. #1	1,133,116.84	1,234,163.06
210 - SCAQMD (VEHICLE REG.)	19,018.32	15,223.28
211 - AB 3229 COPS FUNDING	0.00	119,492.28
214 - GAS TAX 2103 MAINTENANCE	0.00	23,893.37
215 - GAS TAX 2105 MAINTENANCE	0.00	14,482.16
216 - GAS TAX 2106 CONSTRUCT/MAINT	0.00	11,564.34
217 - GAS TAX 2107 MAINTENANCE	0.00	20,138.44
218 - GAS TAX 2107.5 ENG./ADMIN	0.00	1,000.00
219 - GAS TAX RMRA	92.48	174,503.84
228 - EMERG. UPGRADE SERVICES	5,891,636.16	4,689,938.20
247 - AB 939 RECYCLING FUND	281,137.64	279,263.05
248 - SOLID WASTE	1,062,984.21	1,129,026.73
251 - STREET LIGHTING DISTRICT 2000-1	20,834.74	17,709.75
253- INDIAN WELLS VILLAS OPERATIONS	43,511.18	96,945.46
254- MOUNTAIN VIEW VILLAS OPERATIONS	255,639.94	74,149.26
256- HOUSING AUTHORITY	367,010.11	2,546,607.16
271 - ELDORADO DRIVE LLM D	128,212.28	84,901.44
272 - MONTECITO/STARDUST LLM D	24,591.77	13,179.18
273 - CASA DORADO LLM D	20,293.22	15,493.24
274 - THE COVE LLM D	14,874.39	18,997.55
275 - SH 111/IWGR (ENTRANCE) LLM D	392,156.54	95,381.77
276 - CLUB/IW LANE LLM D	60,139.34	31,029.26
277 - COLONY LLM D	133,096.26	98,677.35
278 - COLONY COV ESTATES LLM D	57,809.31	49,823.93
279 - DESERT HORIZONS LLM D	361,344.21	276,095.52
280 - MOUNTAIN GATE LLM D	125,385.87	110,463.03
281 - MOUNTAIN GATE ESTATES LLM D	52,170.74	47,673.97
282 - VILLAGIO LLM D	293,220.39	263,579.72
283 - VAIDYA LLM D	42,772.66	36,998.28
284 - CLUB, SOUTH OF 111 LLM D	41,384.77	35,145.37
285 - MONTELENA LLM D	128,622.91	100,937.89
286 - SUNDANCE LLM D	31,869.08	25,989.06
287 - PROVINCE LLM D	222,320.37	191,807.49
288 - PROVINCE DBAD	605,625.39	566,095.53
TOTAL SPECIAL REVENUE FUNDS	11,829,274.45	12,724,842.65
 CAPITAL PROJECT FUNDS		
310 - PARK FACILITIES FEES	0.00	30,605.00
311 - TRANSPORTATION FACILITIES FEES	0.00	0.00
313 - RECREATION FACILITIES FEES	0.00	0.00
314 - PARK-IN-LIEU FEES	0.00	0.00
315 - CITYWIDE PUBLIC IMPROVEMENT FEE	0.00	0.00
316 - CAPITAL IMPROVEMENT	10,690,843.75	12,356,473.62
319 - ART IN PUBLIC PLACES	685,694.30	755,379.24
321 - HIGHWAY 111 CIRCULATION IMP FEE	0.00	37,152.70
TOTAL CAPITAL PROJECT FUNDS	11,376,538.05	13,179,610.56

RESTRICTED FUNDS (Cont.)

	Jan 2025	Jan 2024
REPLACEMENT FUNDS		
326 - BUILDINGS CAPITAL RESERVE	2,444,219.80	2,153,116.80
327 - BRIDGES CAPITAL RESERVE	2,231,934.00	1,952,516.00
328 - MEDIANS & PARKWAYS CAPITAL RESERVE	1,845,543.07	1,587,395.07
329 - STORM DRAINS CAPITAL RESERVE	1,099,307.00	882,246.00
330 - TRAFFIC SIGNALS CAPITAL RESERVE	962,974.00	753,420.00
331 - TECHNOLOGY CAPITAL RESERVE	908,700.00	702,133.00
332 - CITY STREETS CAPITAL RESERVE	18,508,533.00	17,332,999.00
333 - CITY VEHICLES CAPITAL RESERVE	468,490.00	286,155.00
350 - DISASTER RECOVERY RESERVE	620,506.00	441,850.00
TOTAL REPLACEMENT FUNDS	29,090,206.87	26,091,830.87
SUCCESSOR AGENCY FUNDS		
453 - DEBT SERVICE	5,865,406.43	5,761,293.10
456 - RDA OBLIGATION RETIREMENT	0.00	0.00
TOTAL SUCCESSOR AGENCY FUNDS	5,865,406.43	5,761,293.10
FINANCING AUTHORITY FUNDS		
460 - INDIAN WELLS FINANCING AUTHORITY	647,961.99	718,392.52
TOTAL FINANCING AUTHORITY FUNDS	647,961.99	718,392.52
ENTERPRISE FUNDS		
560 - INDIAN WELLS GOLF RESORT	1,472,427.63	1,500,000.00
TOTAL ENTERPRISE FUNDS	1,472,427.63	1,500,000.00
INTERNAL SERVICE FUNDS		
601 - INTERNAL TRUST FUND	2,403,629.62	1,677,099.63
TOTAL INTERNAL SERVICE FUNDS	2,403,629.62	1,677,099.63
RESERVE FUNDS		
602 - COMPENSATED ABSENCES	0.00	624,787.00
TOTAL RESERVE FUNDS	0.00	624,787.00
TRUST & AGENCY FUNDS		
732 - SPECIAL DEPOSITS	499,445.15	767,852.74
TOTAL TRUST & AGENCY FUNDS	499,445.15	767,852.74
TOTAL ALL FUNDS	85,296,836.69	75,301,040.81
FISCAL AGENTS		
253 - INDIAN WELLS VILLAS	93,455.80	324,769.61
254 - MOUNTAIN VIEW VILLAS	229,977.31	376,986.87
453 - US BANK TRUSTEE - SUCCESSOR AGENCY DEBT SERVICE	4,573.76	10,726.10
460 - US BANK - INDIAN WELLS FINANCE AUTHORITY	4,877,137.46	6,611,211.66
560 - INDIAN WELLS GOLF RESORT	3,400,743.16	1,223,586.84
601 - INTERNAL TRUST FUND	11,463,653.17	1,407,401.56
TOTAL FISCAL AGENTS	20,069,540.66	9,954,682.64
TOTAL ALL FUNDS & FISCAL AGENTS	\$ 105,366,377.35	\$ 85,255,723.45
UNRESTRICTED FUNDS	22,111,946.50	12,255,331.74
RESTRICTED FUNDS	83,254,430.85	73,000,391.71
	\$ 105,366,377.35	\$ 85,255,723.45

City of Indian Wells
Bank Reconciliation Report - City Held Cash
 Finance Department

MONTH: **January 31, 2025**

Investment #	Investment Type	Investment Description	Book Value
Bank Checking & Sweep			
1		Pacific Western Bank - Sweep **.*1117	865,491.98
2		Pacific Western Bank - Accts. Payable **.*3411	0.00
3		Pacific Western Bank - Payroll **.*1752	0.00
6		Pacific Western Bank - Ambulance **.*7937	0.00
7		Pacific Western Bank - Public Funds MMA **.*5064	16,292.37
8		US Bank Money Market - Investment	0.00
9		US Bank Money Market - 4590	7,212,076.08
10		US Bank Money Market - 4591	11,116,166.72
19		Petty Cash	2,000.00
			19,212,027.15
Managed Pool Accounts			
21		Local Agency Investment Fund - City 98-33-385	7,248,288.55
			7,248,288.55
Certificates of Deposit			
512		Certificate of Deposit-BMW Bank North America 05580AVX9	250,000.00
513		Certificate of Deposit-Nicolet Nation Bank 654062J22	250,000.00
514		Certificate of Deposit-Live Oak Banking Company 538036LD4	250,000.00
515		Certificate of Deposit-Alma Bank 020080BX4	250,000.00
516		Certificate of Deposit-State Bank of India 856285TF8	248,000.00
517		Certificate of Deposit-First Natl Bank of McGeor TX 32112UDR9	249,000.00
518		Certificate of Deposit-Centerstate Bank 15201QDE4	248,000.00
519		Certificate of Deposit-Northwest Bank 66736ABV0	249,000.00
522		Certificate of Deposit-Pacific Western Bank 69506YRL5	248,000.00
525		Certificate of Deposit-Bank of Baroda 06063HMS9	249,000.00
548		Certificate of Deposit-Toyota Financial Sqs Bank 89235MKY6	250,000.00
550		Certificate of Deposit-Greenstate Credit Union 39573LBL1	250,000.00
557		Certificate of Deposit-Pentaqon Federal Credit Union 70962LAS1	249,000.00
558		Certificate of Deposit-Nelnet Bank, Inc 64034KAG6	250,000.00
561		Certificate of Deposit-Beal Bank 07371AYE7	250,000.00
562		Certificate of Deposit-Beal Bank USA 07371CE88	250,000.00
573		Certificate of Deposit-Capital One NA 14042RUJ8	250,000.00
574		Certificate of Deposit-Austin Telco Fed Credit Union 052392BT3	250,000.00
575		Certificate of Deposit-Synchrony Bank 87164XR65	250,000.00
585		Certificate of Deposit-Liberty First Credit Union 530520AK1	249,000.00
586		Certificate of Deposit-First Guaranty Bank Hammond LA	249,000.00
587		Certificate of Deposit-Medallion Bank Utah 58404DSW2	249,000.00
588		Certificate of Deposit-Pitney Bowes Bank 724468AG8	244,000.00
589		Certificate of Deposit-Bank Five Nine 062119CD2	249,000.00
590		Certificate of Deposit-First Foundation Bank 32026UW51	244,000.00
591		Certificate of Deposit-Summit National Bank 86616RAG0	249,000.00
592		Certificate of Deposit-First National Bank of America 32110YD93	249,000.00
597		Certificate of Deposit-Morqan Stanley Private Bank 61768ET29	244,000.00
598		Certificate of Deposit-Cross River Bank 227563EX7	244,000.00
599		Certificate of Deposit-Universal Bank and Trust Co 91527PCF2	249,000.00
607		Certificate of Deposit-Sallie Mae 795451DM2	244,000.00
609		Certificate of Deposit-Leaders Credit Union 52171MAN5	249,000.00
612		Certificate of Deposit-Pacific Premier Bank 4800121693	253,975.11
			8,205,975.11
Medium Term Corporate Notes			
524		Bank of New York Mellon Corp 06406RAN7	1,000,878.03
526		Montebello CA Pens Oblig AA 612285AE6	1,005,454.05
533		JP Morqan Chase Bank NA 46632FRU1	2,000,000.00
538		JP Morqan Chase 48128G2Q2	1,000,000.00
549		Bank of America MTN 06048WM31	1,000,000.00
556		Bank of America MTN 06048WM72	1,000,000.00
576		John Deere Capital Corp 24422EWR6	1,016,270.15
611		Toyota Motor Credit Corp 89236TMK8	997,433.98
			9,020,036.21
Federal Agency Issues			
542		Fed. Farm Credit Bank 3130ALJ62	1,000,000.00
544		Fed. Farm Credit Bank 3130ALMM3	2,000,000.00
546		Fed. Farm Credit Bank 3130ALW67	1,000,000.00
551		Fed. Farm Credit Bank 3130AMW57	2,000,000.00
559		Fed. Home Loan Bank 3130AQWF6	1,000,000.00
560		Fed. Home Loan Bank 3130AQWJ8	1,000,000.00
563		Fed. Home Loan Bank 3130AQZ55	1,000,000.00
564		Fed. Home Loan Mtq Corp 3134GXM9	1,000,000.00
566		Fed. Home Loan Bank 3130ARGES	1,000,000.00
567		Fed. Home Loan Mtq Corp 3134GXQP2	1,000,000.00
571		Fed. Home Loan Bank 3130ASS67	1,000,000.00
572		Fed. Home Loan Bank 3130ASS91	1,000,000.00
605		Fed.Home Loan Bank 3130B1UH8	2,000,000.00
613		Fed.Home Loan Bank 3130B4RS2	2,000,000.00
			18,000,000.00
Municipal Bonds			
531		Natomas CA School District 63877NMM6	300,000.00
			300,000.00
Treasury Securities			
593		United States Treasury Bill 91282CFU0	9,942,626.85
594		United States Treasury Bill 912810FF0	13,461,974.30
610		United States Treasury Bill 91282CLK5	2,011,688.26
			25,416,289.41
Total Pooled Cash and Investments			\$ 87,402,616.43
Fair Value Increase (over cost)			(1,713,643.80)
Outstanding items			
Warrants/Wire Transfers Outstanding (Bank)			(488,666.19)
Outstanding Payroll Warrants/Wire Transfers			(1,285.80)
Outgoing ACH Payments Outstanding (GL)			120,217.31
Incoming Payments Outstanding (GL)			(32,334.25)
Credit Card in Transit			9,932.99
Total Outstanding Items			(392,135.94)
Reconciled Bank Balance			\$ 85,296,836.69
General Ledger Balance			\$ 85,296,836.69
			0.00



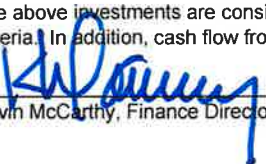
The City of Indian Wells
Portfolio Management
Portfolio Summary
January 31, 2025

City of Indian Wells
 44-950 Eldorado Drive
 Indian Wells CA 92210
 (760)346-2489

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Managed Pool Accounts - LAIF	7,248,288.55	7,248,288.55	7,248,288.55	8.29	1	1	4.306	4.366
Money Market Sweep/Checking Account	19,212,027.15	19,212,027.15	19,212,027.15	21.98	1	1	4.065	4.121
Negotiable CD's	7,952,000.00	7,879,308.04	7,952,000.00	9.10	1,825	796	2.376	2.409
Medium Term Corporate Notes	9,000,000.00	8,739,730.00	9,020,036.21	10.32	1,796	563	1.695	1.718
Federal Agency Issues - Callables	18,000,000.00	17,606,530.00	18,000,000.00	20.59	1,743	813	2.695	2.732
Treasury Securities	25,000,000.00	25,343,870.00	25,416,289.41	29.08	1,650	1,257	4.146	4.203
Miscellaneous Securities - Coupon	300,000.00	295,347.00	300,000.00	0.34	1,765	181	1.085	1.100
Componding Certificates of Deposit	253,975.11	253,975.11	253,975.11	0.29	181	31	4.813	4.880
Investments	86,966,290.81	86,579,075.85	87,402,616.43	100.00%	1,197	664	3.420	3.467

Total Earnings	January 31 Month Ending
Current Year	218,649.80
Average Daily Balance	75,441,558.71
Effective Rate of Return	3.41%

The above investments are consistent with the City's investment policy and allowable under current legislation of the State of California. Investments were purchased using safety, liquidity, and yield as criteria. In addition, cash flow from revenue and maturing investments will be sufficient to cover expenditures for the next six months. All securities are "Marked-to-Market" on a monthly basis.


 Kevin McCarthy, Finance Director

The City of Indian Wells
 Portfolio Management
 Portfolio Details - Investments
 January 31, 2025

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 360	Days to Maturity	Maturity Date
Managed Pool Accounts - LAIF												
SYS21	21	LAIF - City			7,248,288.55	7,248,288.55	7,248,288.55	4.366		4.306	1	
SYS23	23	LAIF - Redevelopment			0.00	0.00	0.00	0.233		0.230	1	
Subtotal and Average			3,456,878.35		7,248,288.55	7,248,288.55	7,248,288.55			4.306	1	
Money Market Sweep/Checking Account												
SYS1	1	Pacific Western Bank			865,491.98	865,491.98	865,491.98	0.250		0.247	1	
SYS6	6	Pacific Western Bank-Ambulance		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS7	7	Pacific Western-PublicFundsMMA			16,292.37	16,292.37	16,292.37	4.570		4.507	1	
SYS8	8	US Bank Money Market		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS10	10	US Bank Money Market-4591			11,116,166.72	11,116,166.72	11,116,166.72	4.300		4.241	1	
SYS9	9	US Bank Money Market-4590			7,212,076.08	7,212,076.08	7,212,076.08	4.310		4.251	1	
SYS2	2	Pacific Western - Acct Payable		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS3	3	Pacific Western-Payroll		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS4	4	Union Bank-Checking			0.00	0.00	0.00	0.200		0.197	1	
SYS19	19	Petty Cash		07/01/2023	2,000.00	2,000.00	2,000.00			0.000	1	
SYS5	5	WestAmerica Bank		07/01/2023	0.00	0.00	0.00			0.000	1	
Subtotal and Average			10,459,410.72		19,212,027.15	19,212,027.15	19,212,027.15			4.065	1	
Negotiable CD's												
020080BX4	515	Alma Bank		03/31/2020	250,000.00	248,877.50	250,000.00	1.400		1.380	55	03/28/2025
052392BT3	574	Austin Telco Fed Credit Union		09/21/2022	250,000.00	247,135.00	250,000.00	3.800		3.748	962	09/21/2027
06063HMS9	525	Bank of Baroda		07/22/2020	249,000.00	244,819.29	249,000.00	0.700		0.690	171	07/22/2025
062119CD2	589	Bank Five Nine		07/31/2023	249,000.00	251,069.19	249,000.00	4.500		4.438	1,273	07/28/2028
07371AYE7	561	Beal Bank - Plano TX		02/23/2022	250,000.00	238,367.50	250,000.00	1.900		1.874	746	02/17/2027
07371CE88	562	Beal Bank USA		02/23/2022	250,000.00	238,367.50	250,000.00	1.900		1.874	746	02/17/2027
05580AVX9	512	BMW BANK NORTH AMERICA		03/31/2020	250,000.00	248,852.50	250,000.00	1.550		1.529	58	03/31/2025
14042RUJ8	573	Capital One NA		09/21/2022	250,000.00	247,770.00	250,000.00	3.900		0.000	962	09/21/2027
15201QDE4	518	Centerstate Bank NA		04/30/2020	248,000.00	246,120.16	248,000.00	1.250		1.233	88	04/30/2025
227563EX7	598	Cross River Bank		03/07/2024	244,000.00	243,963.40	244,000.00	4.250		4.192	1,495	03/07/2029
320437AD8	586	First Guaranty Bank Hammond LA		08/11/2023	249,000.00	251,076.66	249,000.00	4.500		4.438	1,280	08/04/2028
32110YD93	592	First National Bank of America		08/16/2023	249,000.00	255,737.94	249,000.00	4.450		4.394	1,291	08/15/2028
32026UW51	590	First Foundation Bank		08/16/2023	244,000.00	245,534.76	244,000.00	4.450		0.000	1,285	08/09/2028
32112UDR9	517	First Natl Bank of McGregor TX		04/28/2020	249,000.00	247,189.77	249,000.00	1.350		1.332	86	04/28/2025
39573LBL1	550	Greenstate Credit Union		06/16/2021	250,000.00	238,757.50	250,000.00	0.900		0.888	500	06/16/2026
52171MAN5	609	Leaders Credit Union		08/30/2024	249,000.00	246,435.30	249,000.00	4.000		3.945	1,671	08/30/2029
530520AK1	585	Liberty First Credit Union		08/11/2023	249,000.00	254,353.50	249,000.00	4.700		4.641	1,283	08/07/2028
538036LD4	514	Live Oak Banking Company		03/31/2020	250,000.00	248,785.00	250,000.00	1.400		1.382	58	03/31/2025
58404DSW2	587	Medallion Bank Utah		07/31/2023	249,000.00	250,294.80	249,000.00	4.400		4.406	1,276	07/31/2028

Portfolio CITY
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The City of Indian Wells
 Portfolio Management
 Portfolio Details - Investments
 January 31, 2025

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM	Days to 360 Maturity	Maturity Date
Negotiable CD's												
61768ET29	597	Morgan Stanley Private Bank		03/06/2024	244,000.00	244,871.08	244,000.00	4.350		4.290	1,494	03/06/2029
64034KAG6	558	Nelnet Bank, Inc.		02/02/2022	250,000.00	236,645.00	250,000.00	1.500		1.479	731	02/02/2027
654062JZ2	513	Nicolet National Bank		03/31/2020	250,000.00	248,787.50	250,000.00	1.400		1.382	58	03/31/2025
66736ABV0	519	Northwest Bank		04/30/2020	249,000.00	247,117.56	249,000.00	1.200		1.184	88	04/30/2025
69506YRL5	522	Pacific Western Bank CA CD		04/30/2020	248,000.00	246,120.16	248,000.00	1.250		1.233	88	04/30/2025
70962LAS1	557	Pentagon Federal Credit Union		09/29/2021	249,000.00	235,524.12	249,000.00	0.900		0.888	605	09/29/2026
724468AG8	588	Pitney Bowes Bank Inc.		07/31/2023	244,000.00	245,259.04	244,000.00	4.400		0.000	1,276	07/31/2028
795451DM2	607	Sallie Mae		07/26/2024	244,000.00	244,463.60	244,000.00	4.300		4.241	1,634	07/24/2029
856285TF8	516	State Bank of India NY, NY CD		04/29/2020	248,000.00	246,343.36	248,000.00	1.600		1.578	87	04/29/2025
86616RAG0	591	Summit National Bank		08/16/2023	249,000.00	253,549.23	249,000.00	4.500		4.443	1,286	08/10/2028
87164XR65	575	Synchrony Bank		09/23/2022	250,000.00	248,077.50	250,000.00	3.950		3.896	964	09/23/2027
89235MKY6	548	Toyota Financial Sgs Bk		04/22/2021	250,000.00	240,072.50	250,000.00	0.900		0.888	445	04/22/2026
91527PCF2	599	Universal Bank and Trust Co.		03/13/2024	249,000.00	248,970.12	249,000.00	4.250		4.192	1,501	03/13/2029
Subtotal and Average			7,952,000.00		7,952,000.00	7,879,308.04	7,952,000.00			2.376	796	
Medium Term Corporate Notes												
06048WM31	549	Bank of America MTN A		05/28/2021	1,000,000.00	952,010.00	1,000,000.00	1.250		1.233	481	05/28/2026
06048WM72	556	Bank of America MTN A		07/30/2021	1,000,000.00	944,740.00	1,000,000.00	1.200		1.184	544	07/30/2026
06406RAN7	524	Bank of New York Mellon Corp		05/14/2020	1,000,000.00	993,380.00	1,000,878.03	1.600		1.190	82	04/24/2025
24422EWR6	576	John Deere Capital Corp		05/18/2023	1,000,000.00	1,007,950.00	1,016,270.15	4.750		4.083	1,083	01/20/2028
48128G2Q2	538	JPMorgan Chase & Co		02/26/2021	1,000,000.00	951,450.00	1,000,000.00	0.800		0.789	390	02/26/2026
46632FRU1	533	JP Morgan Chase Bank NA		01/22/2021	2,000,000.00	1,906,380.00	2,000,000.00	0.700		0.690	355	01/22/2026
612285AE6	526	Montebello CA Pens Oblig AA		07/17/2020	1,000,000.00	992,510.00	1,005,454.05	2.503		0.819	120	06/01/2025
89236TMK8	611	Toyota Motor Credit Corp		11/06/2024	1,000,000.00	991,310.00	997,433.98	4.550		4.549	1,650	08/09/2029
Subtotal and Average			9,021,013.87		9,000,000.00	8,739,730.00	9,020,036.21			1.695	563	
Federal Agency Issues - Callables												
3130ALJ62	542	Fed. Home Loan Bank		03/24/2021	1,000,000.00	962,840.00	1,000,000.00	0.875		0.863	416	03/24/2026
3130ALMM3	544	Fed. Home Loan Bank		03/30/2021	2,000,000.00	1,927,340.00	2,000,000.00	1.000		0.986	422	03/30/2026
3130ALW67	546	Fed. Home Loan Bank		04/22/2021	1,000,000.00	962,880.00	1,000,000.00	1.100		1.085	445	04/22/2026
3130AMW57	551	Fed. Home Loan Bank		06/30/2021	2,000,000.00	1,928,200.00	2,000,000.00	1.250		0.873	514	06/30/2026
3130AQWF6	559	Fed. Home Loan Bank		02/25/2022	1,000,000.00	956,520.00	1,000,000.00	2.150		2.121	754	02/25/2027
3130AQWJ8	560	Fed. Home Loan Bank		02/24/2022	1,000,000.00	954,630.00	1,000,000.00	2.050		2.022	753	02/24/2027
3130AQZ55	563	Fed. Home Loan Bank		03/10/2022	1,000,000.00	963,660.00	1,000,000.00	2.500		2.466	767	03/10/2027
3130ARGE5	566	Fed. Home Loan Bank		04/21/2022	1,000,000.00	971,280.00	1,000,000.00	3.000		2.959	809	04/21/2027
3130ASS67	571	Fed. Home Loan Bank		08/16/2022	1,000,000.00	1,000,300.00	1,000,000.00	4.500		4.438	926	08/16/2027
3130ASS91	572	Fed. Home Loan Bank		08/10/2022	1,000,000.00	990,220.00	1,000,000.00	4.000		3.945	920	08/10/2027
3130B1UH8	605	Fed. Home Loan Bank		07/03/2024	2,000,000.00	1,996,360.00	2,000,000.00	5.000		4.932	1,606	06/26/2029

Portfolio CITY
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The City of Indian Wells
 Portfolio Management
 Portfolio Details - Investments
 January 31, 2025

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 360	Days to Maturity	Maturity Date
Federal Agency Issues - Callables												
3130B4RS2	613	Fed. Home Loan Bank		01/29/2025	2,000,000.00	1,998,760.00	2,000,000.00	5.000		4.932	1,810	01/16/2030
3134GXXM9	564	Fed. Home Loan Mtg Corp		03/25/2022	1,000,000.00	996,800.00	1,000,000.00	2.200		2.170	52	03/25/2025
3134GXQP2	567	Fed. Home Loan Mtg Corp		04/28/2022	1,000,000.00	996,740.00	1,000,000.00	3.030		2.988	86	04/28/2025
Subtotal and Average			16,193,548.39		18,000,000.00	17,606,530.00	18,000,000.00			2.695	813	
Treasury Securities												
91282CFU0	593	U.S. Treasury		12/12/2023	10,000,000.00	9,975,000.00	9,942,626.85	4.125		4.294	1,002	10/31/2027
912810FF0	594	U.S. Treasury		12/14/2023	13,000,000.00	13,426,530.00	13,461,974.30	5.250		4.143	1,383	11/15/2028
91282CLK5	610	U.S. Treasury		09/20/2024	2,000,000.00	1,942,340.00	2,011,688.26	3.625		3.437	1,672	08/31/2029
Subtotal and Average			25,420,545.96		25,000,000.00	25,343,870.00	25,416,289.41			4.146	1,257	
Miscellaneous Securities - Coupon												
63877NMM6	531	Natomas CA Sch Dist AA Insured		10/01/2020	300,000.00	295,347.00	300,000.00	1.100		1.085	181	08/01/2025
Subtotal and Average			300,000.00		300,000.00	295,347.00	300,000.00			1.085	181	
Treasury Discounts -Amortizing												
Subtotal and Average			2,384,186.31									
Componding Certificates of Deposit												
4800121693	612	Pacific Premier Bank		09/04/2024	253,975.11	253,975.11	253,975.11	4.880		4.813	31	03/04/2025
Subtotal and Average			253,975.11		253,975.11	253,975.11	253,975.11			4.813	31	
Total and Average			75,441,558.71		86,966,290.81	86,579,075.85	87,402,616.43			3.420	664	



**2014, 2015, 2016, 2020 Series
Portfolio Management
Portfolio Summary
January 31, 2025**

City of Indian Wells
44-950 Eldorado Drive
Indian Wells CA 92210
(760)346-2489

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market Sweep/Checking Account	4,564.76	4,564.76	4,564.76	100.00	1	1	0.000	0.000
Investments	4,564.76	4,564.76	4,564.76	100.00%	1	1	0.000	0.000

Total Earnings	January 31 Month Ending
Current Year	0.00
Average Daily Balance	4,548.20
Effective Rate of Return	0.00%


Kevin McCarthy, Agency Treasurer

**2014, 2015, 2016, 2020 Series
Portfolio Management
Portfolio Details - Investments
January 31, 2025**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 365	Days to Maturity	Maturity Date
Money Market Sweep/Checking Account												
SYS28	28	2014A Bonds Reserve		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS26	26	All Bond Series Principal		07/01/2023	3,116.54	3,116.54	3,116.54			0.000	1	
SYS25	25	All Bond Series Interest		07/01/2023	1,447.77	1,447.77	1,447.77			0.000	1	
SYS27	27	All Bond Series Debt Svc		07/01/2023	0.45	0.45	0.45			0.000	1	
SYS24	1	Cost Of Issuance Escrow		07/01/2023	0.00	0.00	0.00			0.000	1	
		Subtotal and Average	4,548.20		4,564.76	4,564.76	4,564.76			0.000	1	
		Total and Average	4,548.20		4,564.76	4,564.76	4,564.76			0.000	1	




City of Indian Wells
 44-950 Eldorado Drive
 Indian Wells CA 92210
 (760)346-2489

**2015 A Bonds
 Portfolio Management
 Portfolio Summary
 January 31, 2025**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market Sweep/Checking Account	1.00	1.00	1.00	100.00	1	1	0.000	0.000
Investments	1.00	1.00	1.00	100.00%	1	1	0.000	0.000

Total Earnings	January 31 Month Ending
Current Year	0.00
Average Daily Balance	1.00
Effective Rate of Return	0.00%


 Kevin McCarthy, Agency Treasurer

**2015 A Bonds
Portfolio Management
Portfolio Details - Investments
January 31, 2025**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 365	Days to Maturity	Maturity Date
Money Market Sweep/Checking Account												
SYS27	27	2015 A Reserve		07/01/2023	1.00	1.00	1.00			0.000	1	
SYS22	22	UBC Cost Of Issuance Escrow		07/01/2023	0.00	0.00	0.00			0.000	1	
Subtotal and Average			1.00		1.00	1.00	1.00			0.000	1	
Total and Average			1.00		1.00	1.00	1.00			0.000	1	

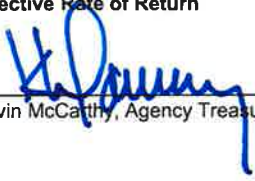


City of Indian Wells
 44-950 Eldorado Drive
 Indian Wells CA 92210
 (760)346-2489

**2016 A Bonds
 Portfolio Management
 Portfolio Summary
 January 31, 2025**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market Sweep/Checking Account	1.00	1.00	1.00	100.00	1	1	0.000	0.000
Investments	1.00	1.00	1.00	100.00%	1	1	0.000	0.000

Total Earnings	January 31	Month Ending
Current Year	0.00	
Average Daily Balance	1.00	
Effective Rate of Return	0.00%	


 Kevin McCarthy, Agency Treasurer

**2016 A Bonds
Portfolio Management
Portfolio Details - Investments
January 31, 2025**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 365	Days to Maturity	Maturity Date
Money Market Sweep/Checking Account												
SYS28	1	UBC Cost Of Issuance Escrow		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS33	2	Union Bank Reserve Account		07/01/2023	1.00	1.00	1.00			0.000	1	
Subtotal and Average			1.00		1.00	1.00	1.00			0.000	1	
Total and Average			1.00		1.00	1.00	1.00			0.000	1	



City of Indian Wells
 44-950 Eldorado Drive
 Indian Wells CA 92210
 (760)346-2489

**2020 A Bonds
 Portfolio Management
 Portfolio Summary
 January 31, 2025**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market Sweep/Checking Account	1.00	1.00	1.00	100.00	1	1	0.000	0.000
Investments	1.00	1.00	1.00	100.00%	1	1	0.000	0.000

Total Earnings	January 31	Month Ending
Current Year	0.00	
Average Daily Balance	1.00	
Effective Rate of Return	0.00%	


 Kevin McCarthy, Agency Treasurer

**2020 A Bonds
Portfolio Management
Portfolio Details - Investments
January 31, 2025**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 365	Days to Maturity	Maturity Date
Money Market Sweep/Checking Account												
SYS1	1	2020 A Bonds COI		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS2	2	2020 A Bonds Reserve		07/01/2023	1.00	1.00	1.00			0.000	1	
Subtotal and Average			1.00		1.00	1.00	1.00			0.000	1	
Total and Average			1.00		1.00	1.00	1.00			0.000	1	




City of Indian Wells
 44-950 Eldorado Drive
 Indian Wells CA 92210
 (760)346-2489

**2022 Bonds
 Portfolio Management
 Portfolio Summary
 January 31, 2025**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market Sweep/Checking Account	4,877,137.46	4,877,137.46	4,877,137.46	100.00	1	1	0.000	0.000
Investments	4,877,137.46	4,877,137.46	4,877,137.46	100.00%	1	1	0.000	0.000

Total Earnings	January 31	Month Ending
Current Year		0.00
Average Daily Balance	4,859,443.31	
Effective Rate of Return		0.00%


 Kevin McCarthy, Agency Treasurer

**2022 Bonds
Portfolio Management
Portfolio Details - Investments
January 31, 2025**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Fitch	YTM 365	Days to Maturity	Maturity Date
Money Market Sweep/Checking Account												
SYS2	2	2022 Bonds COI		07/01/2023	0.00	0.00	0.00			0.000	1	
SYS4	4	2022 Bonds Interest		07/01/2023	221.66	221.66	221.66			0.000	1	
SYS1	1	2022 Bonds Project Fund			4,876,903.69	4,876,903.69	4,876,903.69			0.000	1	
SYS5	5	2022 Bonds Redemption Fund		07/01/2023	12.10	12.10	12.10			0.000	1	
SYS3	3	2022 Bonds Payment Fund		07/01/2023	0.01	0.01	0.01			0.000	1	
Subtotal and Average			4,859,443.31		4,877,137.46	4,877,137.46	4,877,137.46			0.000	1	
Total and Average			4,859,443.31		4,877,137.46	4,877,137.46	4,877,137.46			0.000	1	



INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: Finance Department
Prepared by: Kevin McCarthy, City Finance Director
Subject: **Annual Levy and Engineer’s Report for the Indian Wells Street Lighting District No. 2000-1**

RECOMMENDED ACTIONS:

Council **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

ADOPTS Resolution approving the annual levy and ordering the levy and collection of assessments of the Indian Wells Street Lighting District No. 2000-1 for Fiscal Year 2025-26; and

ORDERS the Indian Wells Street Lighting District No. 2000-1 levy to be placed on the Fiscal Year 2025-26 Riverside County tax roll; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

BACKGROUND:

Each year, the City Council conducts a public hearing to review and take action on the costs associated with operating and maintaining the Indian Wells Street Lighting District No. 2001-01. This hearing ensures transparency, fiscal accountability, and compliance with applicable legal and regulatory requirements. The Engineer’s Report, attached to this staff report, provides a detailed budget outlining the total projected expenditures, anticipated revenues, and the scope of maintenance services required to sustain the District’s street lighting infrastructure at optimal levels.

The City is responsible for levying the annual lighting and maintenance assessment in accordance with the Landscape and Lighting Act of 1972 and the procedural requirements established under Proposition 218. These assessments ensure that property owners within the District contribute proportionally to the costs of maintaining street lighting services that enhance public safety, visibility, and overall neighborhood aesthetics.

The Indian Wells Street Lighting District No. 2001-01 encompasses a defined geographic area, extending from the southwest corner of Fred Waring Drive and Warner Trail, continuing through Blackfoot Drive, Dakota Trail, Arapahoe Vista, and Elkhorn Trail. The District was originally part of Riverside County's County Service Area 121 (CSA 121), which was established to provide street lighting services to a portion of the Village area. Following the City's annexation of this area, CSA 121 was detached, and the Indian Wells Street Lighting District No. 2001-01 was formally created to ensure continued management and funding for street lighting services within the annexed region. The City remains responsible for administering and collecting the annual assessments necessary to sustain these operations, ensuring compliance with state-mandated assessment district requirements.

FISCAL IMPACT:

There is no direct fiscal impact on the City's General Fund, as the revenues generated from the annual levy are designated exclusively for the operation and maintenance of the Indian Wells Street Lighting District No. 2001-01. These funds are segregated from the City's discretionary revenues and are recorded in a dedicated Special Revenue Fund to ensure compliance with governmental accounting standards and assessment district regulations.

The annual levy for the District is \$47.74 per assessed parcel, an amount that remains unchanged from the prior fiscal year. The City anticipates collecting a total of \$2,339 in revenue from forty-nine assessed parcels within the District. These funds are restricted for use solely within the District and are allocated to cover essential expenses, including street lighting maintenance, electricity costs, and operational expenditures necessary to ensure the continued functionality and reliability of the District's lighting infrastructure. By maintaining a self-sustaining funding structure, the District is able to operate without placing any financial burden on the City's General Fund while preserving public safety and visibility within the assessed area.

OPTIONS:

1. Approve the annual levy for the Indian Wells Street Lighting District No. 2000-01 for Fiscal Year 2025-26: Approving the annual levy ensures that the District continues to receive dedicated funding for the maintenance and operation of its street lighting infrastructure. This funding covers essential services such as electricity costs, routine maintenance, and necessary repairs, ensuring that streetlights remain functional and provide adequate illumination for public safety, vehicular traffic, and pedestrian accessibility. The levy remains unchanged from the prior fiscal year, meaning there is no increased financial burden on property owners within the District. Approval of the levy also ensures compliance with the Landscape and Lighting Act of 1972 and Proposition 218, maintaining the City's

obligation to properly administer the assessment and sustain District operations without impacting on the City's General Fund.

2. Decide against approving the annual levy: If the annual levy is not approved, the District will be unable to generate the necessary revenue to fund ongoing street lighting operations. This could result in the City being unable to cover essential expenses, such as electricity costs and maintenance services, potentially leading to service reductions or outages. Diminished lighting could compromise public safety, increasing the risk of traffic accidents, crime, and reduced visibility for pedestrians. Additionally, without an approved levy, the City may need to explore alternative funding sources or reallocate limited resources, which could place an unforeseen financial strain on other municipal operations. Failure to levy the assessment may also create non-compliance with legal and regulatory obligations under state law, potentially exposing the City to administrative challenges or legal risks.

3. Provide alternative instructions for staff: The City Council may choose to direct staff to explore alternative funding mechanisms, reassess the assessment structure, or propose modifications to the District's operational framework. Alternative instructions could include conducting a financial review to evaluate long-term sustainability, exploring cost-saving measures, or revising the assessment methodology to ensure equitable distribution of costs among property owners. Additionally, staff could be directed to engage with property owners within the District to gather input on service levels, potential adjustments to the levy, or alternative approaches to funding street lighting maintenance. Any alternative approach should aim to maintain service continuity, uphold financial responsibility, and ensure compliance with regulatory requirements while addressing community needs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that the ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

ATTACHMENTS:

1. Resolution

ATTACHMENT #1
RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL ANNUAL LEVY REPORT FOR STREET LIGHTING DISTRICT NO. 2000-1 FOR THE FISCAL YEAR 2025-26 AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS RELATED THERETO

WHEREAS, the City Council of the City of Indian Wells, California (the "City Council") has, by previous resolutions, ordered the preparation of the Engineer's Annual Levy Report (the "Report") for said district known and designated as:

Indian Wells Street Lighting District No. 2000-1

(the "District") pursuant to the provisions of *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"); and

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act and as previously directed by resolution; and

WHEREAS, the District and the associated assessments are in compliance with the provisions of California Constitution Articles XIIIC and XIIID; and

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended) and is satisfied with each and all the items and documents as set forth therein and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, the City Council has by previous resolutions-initiated proceedings, approved the Report that describes the assessments against parcels of land within the District, and declared its intention to levy assessments for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026 pursuant to the provisions of the Act to pay the costs and expenses of operating, maintaining, and servicing street lighting and appurtenant facilities located within the District; and

WHEREAS, Willdan Financial (the "Engineer") selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council the Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within District, and the City Council has approved such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026 to pay the costs and expenses of operating, maintaining, and servicing street lighting and appurtenant facilities located within public places in the City; and

WHEREAS, the City and its legal counsel have found that these assessments comply with applicable provisions of Section XIIIID of the California State Constitution.

NOW, THEREFORE, BE RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report as presented or amended is hereby approved and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the report and any amendments directed by the City Council and final approval of the Report as presented or amended.

SECTION 4. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

SECTION 5. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been ordered to be filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will receive special benefit by the operation, maintenance, and servicing of street lighting and appurtenant facilities located in public places within the boundaries of the District; and
- ii) the District includes all of the lands so benefited; and
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026 is apportioned by formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

SECTION 6. The City Council hereby **ORDERS** the improvements which are briefly described as follows: The maintenance, servicing and operation of the street lighting and appurtenant facilities located in public places within the boundary of the District. Maintenance means the furnishing of services and material for the ordinary and usual maintenance, operation and servicing of the street lighting and appurtenant facilities, including repair, removal or replacement of all or part of any of the streetlights or appurtenant facilities. Servicing means the furnishing of electricity for the lighting and operation of the street lighting and appurtenant facilities. The Report describes all new improvements or substantial changes in existing improvements.

SECTION 7. The County Auditor of the County of Riverside shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 8. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as "City of Indian Wells Street Lighting District No. 2000-1," and such money shall be expended only for the maintenance, operation and servicing of the street lighting and appurtenant facilities as described in Section 6.

SECTION 9. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026.

SECTION 10. The City Clerk or their designate is hereby **AUTHORIZED** and **DIRECTED** to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on this 3rd day of April 2025.

BRUCE WHITMAN
MAYOR

CERTIFICATION FOR RESOLUTION NO. 2025-___

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California **DO HEREBY CERTIFY** that the whole number of the members of the City Council is five (5); that the above and foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Indian Wells the 3rd day of April 2025, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR BEST, BEST & BEST
BEST & KRIEGER LLP
CITY ATTORNEY

Exhibit "A"

INDIAN WELLS
CALIFORNIA

City of Indian Wells
Street Lighting District No. 2000-1

2025/2026 ENGINEER'S REPORT

Intent Meeting: March 6, 2025
Public Hearing: April 3, 2025

27368 Via Industria
Suite 200
Ternecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864

Property Tax Information Line
T.866.807.6864

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ENGINEER'S REPORT AFFIDAVIT

Street Lighting District No. 2000-1

City of Indian Wells
Riverside County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Indian Wells

By: _____
Chonney Gano, Project Manager
District Administration Services

By: _____
Tyrone Peter
P. E. # C 81888

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I. OVERVIEW

The City of Indian Wells (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Indian Wells Street Lighting District No. 2000-1 (the “District”). The boundary of the District includes Tract 21650 and Tract 3292-R, which consists of a portion of Riverside County Service Area (the “CSA”) No. 121 that was annexed to the City as “Indian Wells Annexation No. 13” by order of Resolution No. 2000-12 of the City of Indian Wells City Council (the “City Council”) on March 16, 2000. The annexation authorized the City to continue levying assessments previously approved and authorized to be levied by CSA 121 in order to continue street lighting services previously provided by that CSA and now provided by the City. The District was formed on October 2000 and provides a mechanism to continue levying assessments for street lighting services within the boundaries of the District. The District assessments described in this Engineer’s Report (the “Report”) are prepared and levied annually pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act”) and Article XIII D of the California Constitution (the “Article”) which was enacted with the passage of Proposition 218 in November 1996.

This Report describes the District, any changes to the District, and the proposed assessments for Fiscal Year 2025/2026. The assessments are based on the City’s estimate of the annual costs to maintain the improvements that provide direct and special benefits to properties within the District. The improvements within the District, the corresponding costs, and the annual levy are budgeted. The assessment includes expenditures, deficits, surpluses, revenue, and reserve funds.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number (the “APN”) by the Riverside County Assessor’s Office. The Riverside County (the “County”) Auditor/Controller uses the APN and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

Following consideration of the public comments and written protests at a noticed public hearing, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in Fiscal Year 2025/2026.



II. DESCRIPTION OF THE DISTRICT

A. DISTRICT BOUNDARY

The boundaries of the District include Tract 21650 and Tract 3292-R, which consists of the portion of Riverside County Service Area No. 121 that was annexed into the City as “Indian Wells Annexation No. 13” by order of Resolution No. 2000-12 of the City Council on March 16, 2000.

The District’s boundaries are comprised of the streets and parcels that are located within the territory that is defined as the area South of Fred Waring Drive between Elkhorn Trail and Warner Trail; North of Arapahoe Drive between Elkhorn Drive and Dakota Trail; and North of Blackfoot Drive between Dakota Trail and Warner Trail.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;



- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. IMPROVEMENTS WITHIN THE DISTRICT

The improvements for the District may be generally described as follows: the operation, maintenance and servicing of the street lighting and appurtenant facilities located in public places within the boundary of the District. "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the street lighting and appurtenant facilities, including repair, removal or replacement of the streetlights or appurtenant facilities. "Servicing" means the furnishing of electricity for the lighting and operation of the street lighting and appurtenant facilities.

Plans and specifications for the improvements are on file in the office of the City Clerk and the City Engineer where they are available for public inspection.



III. METHOD OF APPORTIONMENT

A. GENERAL

Pursuant to the 1972 Act and the provisions of Proposition 218, the costs of the District are apportioned by a formula or method, which fairly distributes the net amount to be assessed among the assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Proposition 218, approved by the voters in November 1996, requires the agency to separate the general benefit from special benefit, whereas only special benefits are assessable.

Each parcel within the District receives special benefits from the improvements due to the close proximity of the lighting improvements to each parcel. The proposed assessments are at the same rate as those imposed by the County under the CSA. Since the assessments are not new, not increased, and are for street lighting, they are currently exempt from the procedures and approval process of Proposition 218.

B. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the Article addresses several key criteria for the levy of assessments, notably:

Section 2(d) of the Article defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Section 2(i) the Article defines Special Benefit as follows:

“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.”

Section 4(a) the Article defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be



imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

C. BENEFIT ANALYSIS

The improvements associated with the District are part of the overall development plan for these parcels and were specifically installed for the benefit and development of the parcels. The benefit of street lighting conferred upon the parcels within the District includes the convenience, safety, and security of properties, improvements and goods. Specifically:

1. Enhanced deterrence of crime – an aid to police protection.
2. Increased nighttime safety on roads and highways.



3. Improved visibility of pedestrians and motorists.
4. Improved ingress and egress to and from property.
5. Reduced vandalism, damage to improvements or property, and other criminal acts.
6. Improved traffic circulation and reduced nighttime accidents and personal property loss.
7. Increased promotion of business during nighttime hours in the case of commercial properties.

D. METHODOLOGY

The cost to provide maintenance and services of the improvements within the District is fairly and equitably distributed among each assessable parcel based upon the estimated special benefits received by each parcel.

The District is comprised of single-family residential parcels with the exception of two parcels identified as common areas or public property. The residential lots receive the same special benefit from the improvements due to their similarity in size and use and their similar proximity to the improvements. Therefore, each assessable lot is assessed an equal amount.

For Fiscal Year 2025/2026, the assessment rate will be the total balance to levy divided by the number of assessable residential lots.

The assessed lots or parcels of real property within the District are listed on the Assessment Roll, which is provided as Appendix B of this report. The Assessment Roll provides a listing of the assessable parcels and their respective assessment for Fiscal Year 2025/2026. The specific lines and dimensions of the parcels are more particularly described on the County Assessor's Parcel Map, which is on file in the Office of the Riverside County Assessor and by reference is made a part of this Report.

The maximum assessment rate for the District is the same as the rate approved under the CSA (\$47.74 per parcel) and is to be used for the same purpose – maintaining and servicing the existing streetlights within the District. As part of the annexation process of this unincorporated area to the City, it was detached from the CSA. However, the annexation process specifically allowed the City to continue the imposition of these assessments for street lighting purposes.



IV. DISTRICT BUDGETS

A. DESCRIPTION OF BUDGET ITEMS

The following section describes the services and costs that are funded through the District and are shown in the District Budget.

Maintenance Costs

Labor, Material and Equipment – Includes labor, material and equipment required to properly maintain and service the street lighting and appurtenant facilities within the District. The improvements within the District will be maintained and serviced on a regular basis by the City. The specific maintenance operations required for the District, and the frequency thereof, are to be determined by City Staff.

Utilities

Electric – The furnishing of electricity for the operation of the landscaping and appurtenant facilities.

Capital Replacement Costs

Repairs – Unforeseen repairs not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism or weather.

Upgrades – Planned upgrades of the improvements that provide a direct benefit to the District may also be included in capital replacement costs. Examples of upgrades are additional street lighting facilities and/or renovating existing street lighting facilities.

Reserves

Operating Reserves – Reserves to be accumulated for maintenance services for the first six months of each fiscal year until tax monies become available for maintenance costs.

Administrative Services

City Staff – The cost of City Staff's efforts in coordinating the maintenance and servicing of the improvements, responding to public concerns, and levying and collecting the assessments. This includes reimbursement for time spent by Finance and Accounting, the City Attorney, the City Manager, and the Public Works Staff.



Professional Services – The cost of contracting with professionals to provide services specific to the levy of assessments and annual administration of the District.

County Administration Fees

Assessment Collection – The fees charged by the County to place the assessments on the property tax rolls and collect the assessments from property owners.

Carryover/(Deficit) Prior Year

Available Funds – Any funds that are not expended in the prior fiscal year shall be included to offset maintenance costs in the current fiscal year. If the total funds in any fiscal year are insufficient to offset maintenance costs, a loan from other City funds shall be a deficit of the District and shall be included and repaid as the costs and assessments for the subsequent fiscal year.

Assessable Lots

Current and Planned Lots – Any subdivided residential lots and parcels planned for subdivision into residential lots within the District.



B. FISCAL YEAR 2025/2026 DISTRICT BUDGET

<u>BUDGET ITEM</u>	<u>AMOUNT</u>
<i><u>Direct Costs</u></i>	
Maintenance - Labor, Material and Equipment	\$100
Utilities – Electric	1,600
Capital Replacement Costs - Repairs and Upgrades	100
Reserves - Operating Reserves	9
Direct Costs Subtotal	\$1,809
<i><u>Administrative Costs</u></i>	
Administrative Services - City Staff	\$200
Administrative Services - Professional Services	320
County Administration Fees – Assessment Collection	10
Administrative Costs Subtotal	\$530
<i><u>Fiscal Year 2025/2026 Assessment</u></i>	
Total Direct and Administrative Costs	\$2,339
Carryover (Deficit) Prior Years – Available Funds	0
Balance to Levy ⁽¹⁾	\$2,339
Assessable Lots – Current and Planned Lots	49
Annual Assessment Per Parcel	\$47.74

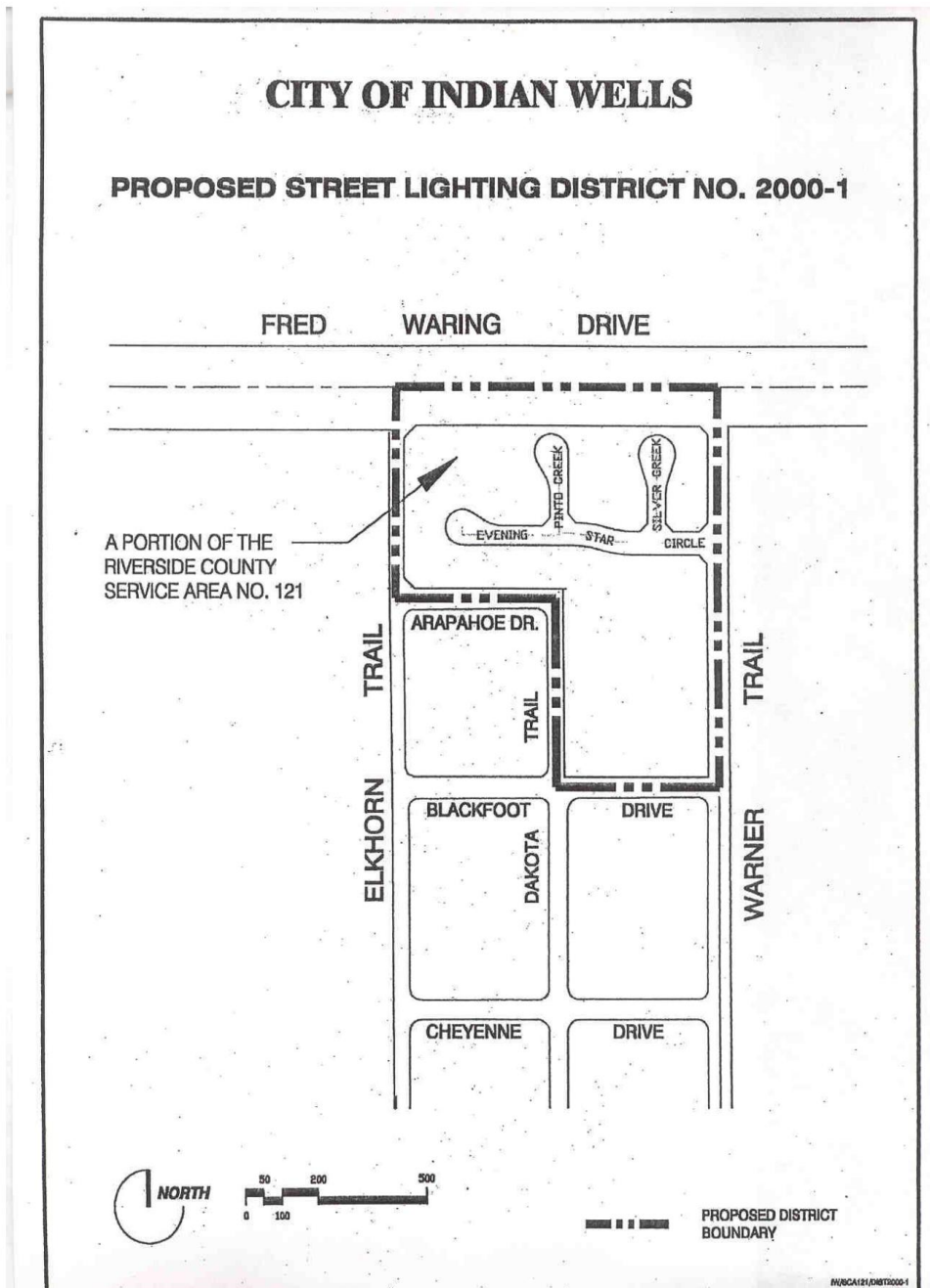
⁽¹⁾ Balance to Levy rounded to the nearest dollar



APPENDIX A -DISTRICT BOUNDARY MAPS

The Boundary Diagrams for the original districts have previously been submitted to the Clerk of the City in the format required under the Act and are made part of this Report by reference.

The parcel identification, lines and dimensions of each parcel within the District are those lines and dimensions shown on the Assessor Maps of Riverside County for the year in which this Report was prepared and is incorporated by reference and made part of this Report.





APPENDIX B - 2025/2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor Parcel Maps and/or the Riverside County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land; public utility owned property, land principally encumbered with public right-of-ways or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the District, along with the proposed assessment amounts, has been submitted to the City Clerk and, by reference, is made part of this Report.

Upon approval of the Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2025/2026. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.



Assessment Roll

Assessor's Parcel Number ⁽¹⁾	Fiscal Year 2025/2026 Assessment Amounts
633-324-001	\$47.74
633-324-002	47.74
633-324-003	47.74
633-324-004	47.74
633-324-005	47.74
633-324-006	47.74
633-324-007	47.74
633-324-008	47.74
633-324-009	47.74
633-324-010	47.74
633-324-011	47.74
633-324-012	47.74
633-324-013	47.74
633-324-014	47.74
633-324-015	47.74
633-324-016	47.74
633-324-017	47.74
633-324-018	47.74
633-700-001	47.74
633-700-002	47.74
633-700-003	47.74
633-700-004	47.74
633-700-005	47.74
633-700-006	47.74
633-700-007	47.74
633-700-008	47.74
633-700-009	47.74
633-700-010	47.74
633-700-011	47.74
633-700-012	47.74
633-700-013	47.74
633-700-014	47.74
633-700-015	47.74
633-700-021	47.74
633-700-022	47.74
633-700-023	47.74
633-700-024	47.74
633-700-025	47.74
633-700-026	47.74
633-700-027	47.74
633-700-028	47.74
633-700-029	47.74
633-700-030	47.74
633-700-031	47.74



Assessor's Parcel Number ⁽¹⁾	Fiscal Year 2025/2026 Assessment Amounts
633-700-032 ⁽²⁾	0.00
633-700-033	47.74
633-700-034	47.74
633-700-035	47.74
633-700-036	47.74
633-700-037	47.74
Total Assessment	\$2,339.26

(1) Parcel 633-300-007 split to parcels 633-324-001 through 633-324-018 in Fiscal Year 2021/2022.

(2) Parcel 633-700-032 is an open space parcel owned by the Village at Indian Wells Homeowner Association and thus is not assessed as the benefit is shared by the residents within the development.



INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: Finance Department
Prepared by: Kevin McCarthy, City Finance Director
Subject: **Final Annual Levy Report for Landscape and Lighting District No. 91-1 for the Fiscal Year 2025-26 and Ordering the Levy and Collection of Assessments**

RECOMMENDED ACTIONS:

Council **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

ADOPTS Resolution approving collection of assessments for the Fiscal Year 2025-26 for the Landscape and Lighting District No. 91-1; and

ORDERS the Landscape and Lighting District No. 91-1 levy to be placed on the Fiscal Year 2025-26 Riverside County tax roll.

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

BACKGROUND:

Each year, the City Council conducts a public hearing to review and take action on the costs associated with the operation and maintenance of the City's landscape and lighting maintenance districts. This process ensures transparency, fiscal accountability, and compliance with applicable assessment district regulations. As part of this annual review, the Engineer's Report, attached to this staff report, provides a comprehensive budget detailing anticipated revenues, expenditures, and planned maintenance activities for the landscape and lighting maintenance districts.

The City administers the levies for the citywide Landscape and Lighting Maintenance District No. 91-1 (LLMD), which was established to provide funding for the ongoing maintenance and enhancement of public landscaping and lighting infrastructure. The LLMD encompasses seventeen active districts along the Highway 111 corridor. Of these, the City directly manages operations in twelve districts, ensuring that public spaces are maintained to established standards, while the remaining five districts are maintained by their respective homeowners' associations. These assessments fund essential services,

including irrigation system upkeep, tree and shrub maintenance, streetlight operations, and other improvements that enhance public safety and community aesthetics.

FISCAL IMPACT:

There is no direct fiscal impact on the City, as the revenues generated from the annual levy are designated specifically for the operation of the District and do not affect the City's General Fund. The preliminary levy amounts to operate the LLMD for Fiscal Year 2025-26 per the Engineer's Report are as follows:

Zone	Description	Maximum Levy Allowed per EDU	Prior Year Levy per EDU	Proposed Levy per EDU	Annual Increase (Decrease)
A1	Eldorado	\$ 264.58	\$ 203.46	\$ 242.38	\$ 38.92
A2	Montecito/Stardust	\$ 556.60	\$ 524.63	\$ 556.06	\$ 31.43
A3	Casa Dorado (A Pass-through District)	\$ 255.56	\$ 242.62	\$ 254.26	\$ 11.64
A5B	The Cove (A Pass-through District)	\$ 396.16	\$ 360.93	\$ 395.77	\$ 34.84
A8	Indian Wells Golf Resort	\$ 762.43	\$ 737.45	\$ 762.06	\$ 24.61
A11A	Hwy. 111 & Club Drive	\$ 369.43	\$ 274.79	\$ 321.47	\$ 46.68
A11C	Club Drive	\$ 239.73	\$ 231.86	\$ 239.03	\$ 7.17
C	The Colony	\$ 4,574.79	\$ 1,090.30	\$ 1,150.62	\$ 60.32
D	Colony Cove Estates	\$ 13,152.19	\$ 1,094.60	\$ 1,163.69	\$ 69.09
E	Desert Horizons (A Pass-through District)	\$ 870.82	\$ 800.84	\$ 865.06	\$ 64.22
A19	Mountain Gate	\$ 1,394.00	\$ 922.33	\$ 993.63	\$ 71.30
A20	Mountain Gate Estates	\$ 1,356.87	\$ 977.01	\$ 1,060.76	\$ 83.75
A21	Villagio	\$ 2,853.22	\$ 1,218.51	\$ 1,295.64	\$ 77.13
A22	Vaidya	\$ 1,072.68	\$ 524.66	\$ 596.20	\$ 71.54
A23	Montelena	\$ 1,532.51	\$ 1,171.01	\$ 1,246.01	\$ 75.00
A25	Sundance (A Pass-through District)	\$ 1,681.79	\$ 1,202.75	\$ 1,276.08	\$ 73.33
A26	Province (A Pass-through District)	\$ 1,760.95	\$ 1,567.68	\$ 1,639.11	\$ 71.43

The total projected cost to operate the Landscape and Lighting Maintenance Districts (LLMD) for Fiscal Year 2025-26 is \$1,970,460. This budget encompasses all maintenance, repair, and operational expenses necessary to uphold the established service levels for landscaping, irrigation, lighting, and related infrastructure within the districts. These costs include labor, materials, utility expenses, and contractual services required to maintain public spaces in accordance with City standards and regulatory requirements.

To support the operation of these districts, the City allocates \$121,795 to eight designated landscape districts that provide a direct public benefit, ensuring that key public areas receive adequate maintenance and enhancements that contribute to the overall aesthetic and environmental quality of the City.

District reserves will contribute \$84,285 toward the total expenditures, drawing from previously collected funds set aside for maintenance and contingency purposes. The remaining \$1,764,379 will be funded through assessments levied on property owners within the respective districts. These assessments are calculated based on the proportional benefit

received by each property and are collected in accordance with the provisions of the Landscape and Lighting Act of 1972.

OPTIONS:

1. Approve the annual levy for Landscape and Lighting District No. 91-1 for Fiscal Year 2025-26. By approving the annual levy, the City ensures that sufficient funding is available to maintain and operate the District's landscaping, lighting, and other public improvements. This action supports the continued upkeep of public spaces, enhances safety through adequate lighting, and preserves property values within the assessed area. Approval also ensures compliance with the City's established financial and operational obligations as outlined in the engineer's report.
2. Decide against approving the annual levy. If the annual levy is not approved, the District will not generate the necessary revenue to fund ongoing maintenance and operations. This could result in reduced landscaping services, diminished lighting infrastructure, and overall deterioration of public improvements within the District. In the absence of alternative funding sources, the financial shortfall may lead to service reductions, negatively impacting residents and property owners who benefit from these services. Additionally, failure to levy the assessment may place the City in non-compliance with prior commitments regarding the administration of the District.
3. Provide alternative instructions for staff. The City Council may choose to direct staff to explore alternative funding mechanisms, revise the assessment structure, or re-evaluate the scope of services provided within the District. Alternative instructions could include conducting a financial analysis to assess the long-term sustainability of the District, identifying cost-saving measures, or considering adjustments to the levy to better align with community needs and expectations. Any alternative approach should ensure that the District remains financially viable while continuing to meet the intended service levels.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that the ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

ATTACHMENTS:

1. Resolution

ATTACHMENT #1
RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, AMENDING AND/OR APPROVING THE FINAL ANNUAL LEVY REPORT SETTING FORTH LANDSCAPE AND LIGHTING DISTRICT NO. 91-1 FOR FISCAL YEAR 2025-26 AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS RELATED THERETO

WHEREAS, the City Council of the City of Indian Wells, California (the "City Council") has by previous resolutions, ordered the preparation of the Engineer's Annual Levy Report (the "Report") for said district known and designated as:

Indian Wells Landscape and Lighting District No. 91-1

(the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"); and

WHEREAS, the Indian Wells Landscape and Lighting District No. 91-1 contains the following Zones: (A1) Eldorado; (A2) Rancho Palمراس Estates APN 634-04; (A3) Tract Nos. 2752, 3097 and 4853; (A5B) a sub-zone within A5A "The Cove"; (A8) three (3) parcels south of Coachella Valley Stormwater Channel along Hwy 111 east of Eldorado Drive; (A11A) Highway 111 South at Club Dr.; (A11C) Club Dr. eight (8) parcels; (D) Parcel Map No. 26494; (C) the Colony; (E) north of Highway 111 west of Eldorado Drive, east of Cook Street and south of Whitewater River Channel; (A19) Mountain Gate Tract No. 26595; (A20) Mountain Gate Tract No. 27747-1; (A21) Villagio Tract No. 29502; (A22) Vaidya Tract No. 27747; (A23) Montelena Tract No. 31200, (A25) Sundance Tract No. 27104, (A26) Province Tract No. 32880; and

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act and as previously directed by resolution; and

WHEREAS, the proposed District assessments to be levied for Fiscal Year 2025-26, do not exceed the amount approved by the property owners and adopted by the City Council and are therefore in compliance with the provisions of California Constitution Article and XIID; and

WHEREAS, this City Council has examined and reviewed the Report as presented (or amended) and is satisfied with each and all the items and documents as set forth therein and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, the City Council has, by previous resolutions, initiated proceedings, approved the Report that describes the assessments against parcels of land within the District, and declared its intention to levy assessments for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026 pursuant to the provisions of the Act to pay the costs and expenses of operating, maintaining, and servicing landscaping, lighting and appurtenant facilities located within the District and its Zones; and

WHEREAS, Willdan Financial (the "Engineer") selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Report in

connection with the proposed levy and collection of assessments upon eligible parcels of land within District, and the City Council has approved such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026, to pay the costs and expenses of operating, maintaining and servicing landscaping, lighting and appurtenant facilities located within public places in the City; and

WHEREAS, the City and its legal counsel have found that these assessments comply with applicable provisions of Section XIIIID of the California State Constitution.

NOW, THEREFORE, BE RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report, as presented or amended, is hereby **APPROVED** and is ordered to be filed in the Office of the City Clerk as a permanent record and remain open to public inspection.

SECTION 3. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the report and any amendments directed by the City Council and final approval of the Report as presented or amended.

SECTION 4. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested people regarding these matters.

SECTION 5. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, and which has been ordered to be filed with the City Clerk, the City Council hereby **FINDS** and **DETERMINES** that:

- i) the land within the District will receive special benefit by the operation, maintenance and servicing of improvements located in public places within the boundaries of the District; and
- ii) the District includes all the lands so benefited; and
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

SECTION 6. The City Council hereby **ORDERS** the proposed improvements to be made, which improvements are briefly described as follows: The maintenance, servicing, and operation of the landscape improvements and capital replacements that include planting materials such as turf,

ground cover, trees and shrubs, automatic sprinkler systems, lighting and drainage systems, and all appurtenant materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities, including repair, providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; and the removal of trimmings, rubbish, debris, and other solid waste. Servicing means the furnishing of water for the irrigation of the landscaping and electricity for both the landscaping and lighting and the maintenance of any of the appurtenant facilities.

SECTION 7. The County Auditor of the County of Riverside shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 8. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as "City of Indian Wells Landscape and Lighting District No. 91-1," and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities as described in Section 6.

SECTION 9. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026.

SECTION 10. The City Clerk or the designate of the City Council is hereby **AUTHORIZED** and **DIRECTED** to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on this 3rd day of April 2025.

BRUCE WHITMAN
MAYOR

City of Indian Wells
Resolution No. 2025-__
Page 4

CERTIFICATION FOR RESOLUTION NO. 2025-__

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California **DO HEREBY CERTIFY** that the whole number of the members of the City Council is five (5); that the above and foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Indian Wells the 3rd day of April 2025, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR BEST, BEST &
BEST BEST & KRIEGER LLP
CITY ATTORNEY

EXHIBIT "A"

INDIAN WELLS
CALIFORNIA

City of Indian Wells

**Landscape and Lighting District
No. 91-1**

2025/2026 ENGINEER'S REPORT

Intent Meeting: March 6, 2025
Public Hearing: April 3, 2025

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ENGINEER'S REPORT AFFIDAVIT

Landscape and Lighting District No. 91-1

City of Indian Wells
Riverside County, State of California

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Indian Wells

By: _____
Chonney Gano, Project Manager
District Administration Services

By: _____
Tyrone Peter
P. E. # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Indian Wells (the “City”), annually levies and collects special assessments in order to provide and maintain the improvements within the City of Indian Wells Landscape and Lighting District No. 91-1 (the “District”). The District was formed in 1991 through the consolidation of several individual landscape and lighting maintenance districts within the City. The District includes the original districts as separate benefit zones and sub-zones (the “Zones”). In Fiscal Year 1997/1998, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this report are prepared and levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”) and Article XIID of the California Constitution (the “Article”) which was enacted with the passage of Proposition 218 in November 1996.

The Engineer’s Report (the “Report”) describes the District; any changes to the District, and the proposed assessments for Fiscal Year 2025/2026. The assessments are based on the City’s estimate of revenues and expenses to maintain the improvements that provide direct and special benefits to properties within the District and Zones. The improvements within the District and the corresponding costs and the annual levy are budgeted and assessed for each separate Zone, including all expenditures, deficits, surpluses, revenues, and reserves.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Riverside County (the “County”) Assessor’s Office. The County Auditor/Controller uses APNs and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

Following consideration of all public comments and written protests at a noticed public hearing, the City Council of Indian Wells (the “Council”) may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in Fiscal Year 2025/2026.



B. HISTORICAL BACKGROUND AND LEGISLATION

Pursuant to the 1972 Act, the Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Report and approve the annual assessments to be levied on the County tax roll for that fiscal year. All assessments approved by the Council have been prepared in accordance with the 1972 Act and are in full compliance with the provisions of the Article.

In Fiscal Year 1997/1998 the improvements provided by the District, the costs associated with those improvements and the properties benefiting from those improvements, were closely reviewed and evaluated. Specific modifications were made to the District in response to the substantive and procedural requirements of the Article. The existing zones were reviewed for compliance and all applicable assessments were confirmed through property owner ballots. Changes to the District included:

- Revision of the assessment methodology in some zones.
- Boundary modifications were made to Zone A1 to more accurately reflect the benefit received.
- Zones A6-Sandpiper; A9-Chateau Estates; A11B-The Plaza at Club Drive; and A12-Painted Cove were eliminated. The improvements in these zones were considered non-public improvements and could no longer be assessed.
- Zone A11C-Club Drive was established to apportion the benefit for the maintenance of the eligible improvements along Club Drive south of Highway 111.

The assessments and method of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of the Article. All new or increased assessments will be subject to the substantive and procedural requirements of the Article Section 4. Property owner ballot proceedings are not required if the proposed assessments are less than or equal to the maximum assessment rate previously approved for each of the various Zones within the District.



II. DESCRIPTION OF THE DISTRICT

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.



The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. IMPROVEMENTS WITHIN THE DISTRICT

The facilities and improvements which have been constructed within the District and which will be maintained and serviced using assessments generally include:

Landscaping and Appurtenant Facilities, including, but not limited to, landscaping, planting, shrubbery, trees, irrigation systems, hardscape fixtures, sidewalk maintenance resulting from landscape growth, and appurtenant facilities in public rights-of-way, parkways and dedicated easements within the boundaries of said District.

Lighting and Appurtenant Facilities, including, but not limited to, poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices, and appurtenant facilities as required to provide lighting in public rights-of-way, parkways, and dedicated easements within the boundaries of said District.

In Zones A3, A5B, E, A25 and A26 the improvements are serviced and maintained by the Homeowners Associations (the "HOA") acting as Agents of the City. The funds collected for the maintenance and servicing of the improvements in these Zones are passed-through to the respective Agent that contracts for the actual maintenance. The Funds received from the County less the administration costs are passed through immediately to the HOA for Zones A3, A5B, E, A25 and A26 and thus there is no need to hold a reserve fund. In all other Zones within the District, the City utilizes the services of landscape maintenance contractors for all regularly scheduled maintenance. The costs associated with all improvements in each Zone are collected through annual assessments from each parcel receiving special benefits. The funds collected for each Zone are dispersed and used for only the services and operation provided to that Zone.



C. DISTRICT ZONE BOUNDARIES AND SPECIFIC AREAS OF IMPROVEMENT

- Zone A1** **El Dorado** – Zone A1 consists of those parcels in Tracts 10262 and 10863 that front El Dorado Drive between Highway 111 and Fairway Drive. These parcels receive special benefits from the landscaped medians along El Dorado Drive. Parcels that use El Dorado Drive as the main access way to their properties are included in this Zone.

- Zone A2** **Montecito/Stardust** – Zone A2 contains all parcels within the Montecito/Stardust development (Rancho Palmeras Estates Unit No. 3). This zone consists of residential properties on Montecito Drive and Stardust Lane west of Rancho Palmeras Drive. The parcels receive special benefits from improvements within the parkway along Rancho Palmeras Drive, adjacent to the development, and the landscaped entryway to the development, on Stardust Lane and Montecito Drive.

- Zone A3** **Casa Dorado** – Zone A3 consists of all the parcels in Tracts 2752, 3097, and 4853 that are at the southeast corner of Highway 111 and Rancho Palmeras Drive. These parcels are part of a HOA. The HOA, acting as an Agent of the City, contracts for landscape maintenance. The District collects assessments from parcels within the Zone to reimburse the HOA for the contracted maintenance. These parcels receive special benefits from improvements along the frontage on the south side of Highway 111, from Rancho Palmeras Drive to the project's eastern boundary, a distance of approximately 1,300 feet.

- Zone A5B** **Cook Street/The Cove** – Zone A5B is the development known as "The Cove", and all parcels within the Zone are part of a HOA. The HOA, acting as an Agent of the City, contracts for landscape maintenance of the entrance to the Cove on Cook Street. The District collects assessments from parcels within the Zone to reimburse the HOA for the contracted maintenance. Parcels in the Cove receive direct and special benefits from these improvements.



- Zone A8 Entrance to Indian Wells Golf Resort** -- Zone A8 consists of three parcels south of the Coachella Valley Stormwater Channel along Highway 111 and east of El Dorado Drive. These three parcels are the Hyatt Grand Champions of Indian Wells, the Renaissance Esmeralda Hotel, and the parcel owned by the City of Indian Wells. These parcels receive special benefit from the landscaping along the north side of Highway 111, west of Eldorado Drive, to the east side of the Renaissance Esmeralda Hotel. The parcels also receive special benefits from the improvements on Indian Wells Lane leading to the Hyatt Grand Champion and Renaissance Esmeralda Hotel.
- Zone A11A Highway 111 South, at Club Drive** – Zone A11A contains parcels located immediately south of Highway 111 near Indian Wells Lane and Club Drive including but not limited to the Miramonte Resort, the Indian Wells Country Club, and the Indian Wells Resort Hotel. These parcels receive special benefits from the parkway landscaping improvements on the south side of Highway 111 between Indian Wells Lane and Club Drive.
- Zone A11C Club Drive** – Zone A11C consists of all parcels along Club Drive between Highway 111 and Sandpiper. These parcels are part of Zone A11A, but receive additional special benefits from landscaped parkways along Club Drive not associated with other parcels in Zone A11A.
- Zone C The Colony** – Zone C lies generally south of Highway 111 and west of Manitou Drive and includes all parcels within Tract 24625, commonly known as "The Colony". These parcels receive special benefits from landscaped parkways along Highway 111 adjacent to the development.
- Zone D Colony Cove Estates** – Zone D lies generally south of Highway 111 and east of Club Drive and includes all parcels within Tract 26494. These parcels receive special benefits from landscaped parkways along Highway 111 adjacent to the development.
- Zone E Desert Horizons** – Zone E lies generally north of Highway 111; west of El Dorado Drive; east of Cook Street; and south of Fred Waring Drive (44th Street) and the Whitewater River Channel. This Zone includes only parcels within the Desert Horizons Country Club gated community. These parcels are part of a HOA. The HOA, acting as an Agent of the City, contracts for landscape maintenance. The District collects assessments from



parcels within the Zone to reimburse the HOA for the contracted maintenance. Parcels within the Zone receive special benefits from improvements within the easements and public rights-of-way that surround the perimeter of the gated community. The improvements include the parkways along Highway 111, El Dorado Drive, Cook Street, Fred Waring Drive, and Whitewater River Channel.

- Zone A19 Mountain Gate** – Zone A19 is generally located south of Highway 111 and east of Manitou Drive and includes all parcels within Tract 26595 known as the Mountain Gate Development. Parcels within this Zone receive special benefits from landscaped improvements associated with the development located in the parkway on the south side of Highway 111 adjacent to the development.
- Zone A20 Mountain Gate Estates** – Zone A20 lies generally south of Highway 111 and east of Manitou Drive and includes all parcels within Tract 27747-1 known as the Mountain Gate Development. Parcels within this Zone receive special benefits from landscaped improvements associated with the development located in the parkway on the south side of Highway 111 adjacent to the development.
- Zone A21 Villaggio** – Zone A21 lies generally south of Highway 111 and west of Mountain Gate Drive and includes all parcels within Tract 29502 known as the Villaggio. Parcels within this Zone receive special benefits from landscaped improvements associated with the development located in the parkway on the south side of Highway 111 adjacent to the development.
- Zone A22 Vaidya** – Zone A22 lies generally on the south side of Highway 111 and east of Manitou Drive and includes parcels within Tract 27747 known as Vaidya. Parcels within this Zone receive special benefits from landscaped improvements associated with the development.
- Zone A23 Montelena** – Zone A23 lies generally on the southeast corner of Highway 111 and El Dorado Drive. Parcels within this Zone receive special benefits from landscaped improvements and includes parcels within Tract 31200 known as Montelena associated with the development. The landscaping improvements for this District include the entry to the Montelena tract on east side of El Dorado Drive and along the south side of Highway 111.



- Zone A25 Sundance** – Zone A25 lies generally on the south of Highway 111, west of El Dorado Drive, east of Camino de Dorado and includes parcels within Tract 27104. Parcels within this Zone receive special benefits from landscaped improvements associated with the development. The landscaping improvements for this District include the entry to the Sundance tract on west side of El Dorado Drive and along the south side of Highway 111.

- Zone A26 Province** – Zone A26 lies generally on the southeast corner of Cook Street and Highway 111. Parcels within this Zone receive special benefits from landscaped improvements such as landscaping, ornamental structures and appurtenant structures and includes parcels within Tract 32880 known as Province associated with the development.

III. METHOD OF APPORTIONMENT

A. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the Article addresses several key criteria for the levy of assessments, notably:

Section 2(d) of the Article defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Section 2(i) of the Article defines Special Benefit as follows:

“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.”

Section 4(a) of the Article defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be



imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

B. DISTRICT BENEFIT

The costs of the District are apportioned by a formula or method, which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Improvements maintained by the District that are considered to provide general benefit (in whole and in part), are funded by the City and not included in the annual assessments. Property owners are assessed for special benefits only.



Each parcel within the District receives special benefits from the improvements due to the close proximity of the landscaping, masonry wall, and lighting improvements to each parcel. The improvements provide added beautification and aesthetic value to each developed property and property owner and an enhanced quality of life within the subdivision. In areas along Highway 111, where the property has not been developed, the City pays for parkway maintenance out of the general fund. As development occurs, it is anticipated that the City will continue to require perimeter landscape maintenance along Highway 111 to be maintained by the individual developments.

The major arterials are the entryways into the City and provide beautification to the entire City. The City enjoys a reputation for beauty, and the parkway landscape improvements along major arterials enhance that reputation and provide an amount of benefit to all parcels in the City. This amount of benefit is estimated at 10% of the total benefit, and the City will contribute 10% of the landscaping costs to specified zones (A3, A5B, A8, A11A, C, D, E, and A20) that contain improvements along Highway 111.

C. METHODOLOGY

Pursuant to the 1972 Act and the provisions of the Article, the costs of the District are apportioned by a formula or method, which fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Improvements maintained by the District that are considered to provide general benefit (in whole and in part), are funded by the City and not included in the annual assessments. Property owners are assessed for special benefits only.

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A summary of Equivalent Benefit Unit (“EBU”) rates for all Zones except **A19-A26** is shown in the table below:

EQUIVALENT BENEFIT UNIT (EBU) FORMULA		
Land Use	Benefit Unit Factor (BUF)	Parcel EBU
Single Family Res. (SFR)	1.00	1 EBU/Unit
Vacant SFR Lot	0.30	0.30 EBU/Unit
Non-Residential	6.00	6.0 EBU/Acre
Vacant	1.80	1.80 EBU/Acre
Golf Courses	0.90	0.90 EBU/Acre

The following formula is used to calculate each parcel’s EBU (proportional benefit).

$$\text{BUF} \times (\text{Acres or Units}) = \text{Parcel EBU}$$

i.e. For Land Use Vacant – (3.70 acres x 1.80 BUF = 6.66 Parcel EBU)

For Zones **A19-A26**, each parcel is assigned 1 EBU regardless of development status.

The total number of Equivalent Benefit Units (“EBUs”) is the sum of all individual EBUs applied to the parcels within each zone that receives special benefit from the improvements. A levy per EBU (Levy Rate) for the zone is established by taking the total cost of the improvements and dividing that amount by the total number of EBUs of all parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual EBU to determine the parcel’s proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBUs} = \text{Levy Rate per EBU}$$

$$\text{Levy Rate per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

D. DEFINITIONS

For Zones **A19-A26**, each parcel is assigned 1 EBU regardless of development status.

Single Family Residential (SFR). Parcels zoned for single-family residential uses are assessed 1 EBU per benefit unit. Parcels designated as SFR land-use will be assessed 1 EBU per benefit unit.

Non-Residential. In converting non-residential properties to EBUs, the factor used is a typical standard single-family residential lot area within the City of Indian Wells and the number of lots that could be subdivided into an acre of land. All properties that are developed for non-residential uses are therefore assigned 6 EBUs per



acre and include commercial, industrial, church, school, and other non-residential uses except golf courses.

Vacant. Conceptually, vacant properties within the district which have development potential receive special benefits from the improvements due to the increase in desirability of the parcels; usually, the special benefits are seen as being less than that of a developed parcel and often the value of the land is compared to the total value of a developed parcel to achieve a benefit ratio. Therefore, vacant property will be assessed 30% of a developed property.

Vacant Single-Family Residential Lots. Parcels that are individual subdivided vacant residential lots are assessed at 30% of the developed single-family residential lot and are assigned 0.3 EBUs per parcel. This reduction in EBUs is based upon the reduced special benefits received by undeveloped parcels until such time as they are developed.

Vacant Non-Subdivided Parcels. Vacant parcels that are not subdivided are assigned EBUs on the basis of parcel size. The parcels will be assessed at the rate of 30% of the developed equivalency. Therefore, vacant non-subdivided property is assessed $6 \times 30\% = 1.8$ EBU per acre.

Recreational/Golf Course Property. Recreational/golf course property closely resembles vacant property in that it has large land areas comprised of mostly park-like open space and only a few buildings, if any. However, because golf courses do not have the development potential that vacant land has and the value of the property is less, golf course property receives less special benefits than vacant property. Therefore, recreational/golf course property is assessed at 50% of a vacant property, or $1.8 \times 50\% = 0.90$ EBU per acre.

Public Property. Public property, which is developed and used for residential or business purposes will be assessed the same as private property with the same use. Vacant public property will be assessed as vacant private property.

Exempt. Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, and parkways. Also exempted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels, and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements.



E. INFLATION FACTOR

For All Zones Except for Zones A19 – A23 and A26 – By approval of the Council, the maximum assessment rate that may be levied for each EBU may be increased in each year by the greater of the change in the Consumer Price Index (“CPI”) for All Urban Consumers for the Los Angeles-Riverside-Orange County Area from January to January or three percent (3.00%). As of January 2018, the Bureau of Labor Statistics (“BLS”) split the Los Angeles-Riverside-Orange County Area for All Urban Consumers to the Los Angeles-Long Beach-Anaheim Area and Riverside-San Bernardino-Ontario Area for All Urban Consumers. Currently, the District uses the Riverside-San Bernardino-Ontario CPI index to compute the CPI difference each year. Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI from January to January or three percent (3.00%). Such assessment adjustments shall not be considered an increased in assessment. A proposed assessment that exceeds the adjusted maximum assessment rate will require property owner balloting approval before the increase may be imposed.

For Fiscal Year 2025/2026 the change in January CPI for the Riverside-San Bernardino-Ontario Area is 2.94% therefore the maximum assessment rate will be adjusted by 3.00%.

For Zones A19 – A23 and A26 by approval of the Council, the maximum assessment rate levied that may be levied for each EBU may be increased in each year (beginning with Fiscal Year 2000/2001 for A19, Fiscal Year 2001/2002 for A20 and A21, Fiscal Year 2004/2005 for A22 and A23, and Fiscal Year 2007/2009 for A26) by the CPI percentage difference for February of each year to the previous February for All Urban Consumers for the Los Angeles-Riverside-Orange County Area. As of January 2018, the BLS split the Los Angeles-Riverside-Orange County Area for All Urban Consumers to the Los Angeles-Long Beach-Anaheim Area and Riverside-San Bernardino-Ontario Area for All Urban Consumers. The February percentage difference no longer exists. Currently, the District uses the Riverside-San Bernardino-Ontario CPI index to compute the CPI difference each year. The Engineer shall compute the percentage difference between the CPI for January of each year and the CPI for the previous January and shall then adjust the existing assessment amount not to exceed such percentage for the following fiscal year. Such assessment adjustments shall not be considered an increased in assessment. A proposed assessment that exceeds the adjusted maximum assessment rate will require property owner balloting approval before the increase may be imposed.

For Fiscal Year 2025/2026, the maximum assessment rate for Zones A19-A23 and A26 will be adjusted by the Riverside-San Bernardino-Ontario Area January change in CPI of 2.94%.



IV. DISTRICT BUDGETS

A. DESCRIPTION OF BUDGET ITEMS

The following section describes the services and costs that are funded through the District and shown in the District Budgets.

Maintenance Costs - Includes all contracted labor, material and equipment required to properly maintain the improvements within the District and Zones. The improvements include street lighting; fencing; planting materials; hardscape; irrigation, lighting, and drainage systems; tree trimming; sidewalks; graffiti removal; entry monuments and ornamental structures; water features; and associated appurtenant facilities within the District. In Zones A3, A5B, E, A25, and A26 the improvements are serviced and maintained by an association or property manager acting as an Agent of the City. In all other Zones the City utilizes the services of landscape maintenance contractors for all regularly scheduled maintenance. All improvements within the District will be maintained and serviced on a regular basis.

Landscape Water and Electric - The furnishing of water and electricity required for the operation and maintenance of the landscaped areas and facilities.

Capital Replacement Costs/Renovation - This may include repairs that are unforeseen and not normally included in the yearly maintenance cost. Repairs may include replacement or refurbishing of damaged amenities due to vandalism, storms, die off, and frost. Planned upgrades of the improvements that provide a direct benefit to the district/zone could also be included in capital replacement/renovation costs. Examples of upgrades include planned replacement of plant materials and/or renovation of irrigation or lighting systems that are necessary or requested by property owners.

Personnel/Overhead - The cost to all particular departments and staff of the City for providing the coordination of District services, operations and maintenance of the improvements, response to public concerns and education, and procedures associated with the levy and collection of assessments.

Professional Fees - These are the costs of contracting with professionals to provide services specific to the levy administration, county administration fee, and county per parcel fee. Professional levy administration includes preparation of the Report, resolutions, and levy submittal to the County. These fees can also include any additional administrative, legal, or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing. County administration fee is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number. County per parcel fee is the cost to the District for the County to collect assessments on the property tax bills. This charge is based on a per assessment basis and is in addition to the County Administration Fee.



Reserve Fund - The Reserve Fund reflects funds being added or deleted from the Reserve Account for the current fiscal year. The Reserve Account provides for collection by the District of funds to operate the District from the time period of July 1 (Beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. The Reserve Account reduces the need for the City to transfer funds from non-district accounts to pay for District charges during the first seven (7) months of the fiscal year.

City Contribution - Any funds added to the District or Zone account by the City from the City's General Fund Account.

Balance to Levy - This is the total amount to be levied to the parcels within the District for the current fiscal year. The Balance to Levy represents the sum of the Total Direct and Administration Costs, plus any revenue adjustments resulting from the Reserve Fund, Beginning Balance, City Contributions, Other Revenue Sources, or Capital Improvement Fund. This dollar amount represents the total funds to be collected from the parcels through assessments on the property tax bills.

Total Equivalent Benefit Unit (EBU) - The Equivalent Benefit Unit (EBU) is a numeric value calculated for each parcel based on the parcel's land use and size. The EBU shown in the District Budgets represent the sum total of all individual parcel EBUs that receive benefit from the improvements for that Zone. Please refer to Section III for a more detailed explanation of the Method of Apportionment.

Maximum Levy per EBU – This is the rate per EBU approved by property owners in Fiscal Year 1997/1998 adjusted for inflation as described in the Method of Apportionment.

B. PERSONNEL OVERHEAD

Personnel overhead costs are set forth in the following table. The Finance Department's administrative costs have been budgeted at \$7,795 for Fiscal Year 2025/2026. These costs include, but are not limited to, time spent by Finance Personnel on budgets, payment of bills, and working with consultants to ensure the levy is placed on County tax rolls. Total Public Works costs for Fiscal Year 2025/2026 have been budgeted at \$28,502. These costs include, but are not limited to, time spent by Public Works Personnel on everyday inspections of landscaping, replacement of light bulbs and broken sprinklers, electrical maintenance, and monitoring of landscaping workers to make sure grass is maintained and weeds are clear.



TABLE I – 2025/2026 PERSONNEL OVERHEAD

	Hours Spent	Loaded Hourly Rate ⁽¹⁾	Total Cost Allocation ⁽²⁾
FINANCE			
Accounting Technician I	70	\$65.33	\$4,573
Assistant Finance Director	30	\$107.41	3,222
Total Finance	100		7,795
PUBLIC WORKS			
Public Works Supervisor	140	\$78.43	10,980
Maintenance Worker 11	260	\$46.89	12,191
Public Works Admin Asst	40	\$62.82	2,513
Public Works Director	20	\$140.87	2,817
Total Public Works	460		28,502
Grand Total	560		\$36,297

¹⁾ Loaded Hourly Rate includes benefits and salary.

²⁾ Totals may not tie due to rounding.



C. DISTRICT BUDGETS

TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A1 ⁽¹⁾	A2 ⁽¹⁾	A3 ⁽²⁾
	EL DORADO	MONTECITO/ STARDUST	CASA DORADO
DIRECT COSTS			
Contracted Maintenance Costs	\$41,000	\$16,000	\$29,500
Utilities - Landscape Water & Electric	12,500	8,000	0
Capital Improvements	30,000	4,600	0
Direct Subtotal	\$83,500	\$28,600	\$29,500
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,677	1,677	1,677
Professional Fees	2,426	404	809
Admin. Subtotal	\$4,561	\$2,539	\$2,944
Total Direct and Admin. Costs	\$88,061	\$31,139	\$32,444
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	\$0	\$0
Annual City Operating Contribution	0	0	(2,950)
City of Indian Wells Contribution and Subsidy Subtotal	\$0	\$0	(\$2,950)
Remaining Balance to Levy	\$88,061	\$31,139	\$29,494
DISTRICT STATISTICS			
Total Parcels	378	59	123
Total Parcels Levied	372	56	116
Total Equivalent Benefit Unit (EBU)	363.32	56.00	116.00
FY 2025/2026 Levy Rate per EBU (projected)	\$242.38	\$556.06	\$254.26
FY 2025/2026 Maximum Levy per EBU Allowed	\$264.5821	\$556.6000	\$255.5630
Maximum Allowable Assessment	\$96,127	\$31,170	\$29,645
FY 2024/2025 Applied Levy Rate per EBU	\$203.46	\$524.64	\$242.62
FY 2024/2025 Maximum Levy per EBU Allowed	\$256.8758	\$540.3883	\$248.1194
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025 (estimated)	\$69,760	\$3,899	N/A
Reserve Fund Collection/(Deduction)	0	0	N/A
Ending Reserve Fund Balance 6/30/2026	\$69,760	\$3,899	\$0
Minimum 50% operating reserve Balance	\$44,031	\$15,570	\$16,222

¹ City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

² City Contribution = Minimum of 10% of Direct Total Costs.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A5B ⁽²⁾	A8 ⁽²⁾	A11A ⁽²⁾
	THE COVE	INDIAN WELLS GOLF RESORT	HWY 111/ CLUB DRIVE
DIRECT COSTS			
Contracted Maintenance Costs	\$24,950	\$230,000	\$30,000
Utilities - Landscape Water & Electric	0	90,000	5,000
Capital Improvements	0	49,000	20,000
Direct Subtotal	\$24,950	\$369,000	\$55,000
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,877	1,877	1,877
Professional Fees	462	231	116
Admin. Subtotal	\$2,597	\$2,366	\$2,251
Total Direct and Admin. Costs	\$27,547	\$371,366	\$57,251
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	\$0	\$0
Annual City Operating Contribution	(2,495)	(36,900)	(5,500)
City of Indian Wells Contribution and Subsidy Subtotal	(\$2,495)	(\$36,900)	(\$5,500)
Remaining Balance to Levy	\$25,052	\$334,466	\$51,751
DISTRICT STATISTICS			
Total Parcels	64	16	12
Total Parcels Levied	64	14	10
Total Equivalent Benefit Unit (EBU)	63.30	438.90	160.98
FY 2025/2026 Levy Rate per EBU (projected)	\$395.78	\$762.06	\$321.48
FY 2025/2026 Maximum Levy per EBU Allowed	\$396.1632	\$762.4296	\$369.4305
Maximum Allowable Assessment	\$25,077	\$334,630	\$59,471
FY 2024/2025 Applied Levy Rate per EBU	\$360.94	\$737.46	\$274.80
FY 2024/2025 Maximum Levy per EBU Allowed	\$384.6245	\$740.2229	\$358.6704
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	N/A	\$9,667	\$14,486
Reserve Fund Collection/(Deduction)	N/A	0	0
Ending Reserve Fund Balance 6/30/2026	\$0	\$9,667	\$14,486
Minimum 50% operating reserve Balance	\$13,774	\$185,683	\$28,625

² City Contribution = Minimum of 10% of Direct Total Costs

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A11C ⁽¹⁾	C ⁽²⁾	D ⁽²⁾
	CLUB DRIVE	THE COLONY	COLONY COVE ESTATES
DIRECT COSTS			
Contracted Maintenance Costs	\$10,500	\$77,000	\$13,500
Utilities - Landscape Water & Electric	1,600	9,000	6,000
Capital Improvements	1,500	5,000	5,000
Direct Subtotal	\$13,600	\$91,000	\$24,500
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,877	1,877	1,877
Professional Fees	116	404	116
Admin. Subtotal	\$2,251	\$2,539	\$2,251
Total Direct and Admin. Costs	\$15,851	\$93,539	\$26,751
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	(\$2,685)	(\$10,800)	(\$11,500)
Annual City Operating Contribution	0	(9,100)	(2,450)
City of Indian Wells Contribution and Subsidy Subtotal	(\$2,685)	(\$19,900)	(\$13,950)
Remaining Balance to Levy	\$13,166	\$73,639	\$12,801
DISTRICT STATISTICS			
Total Parcels	9	64	13
Total Parcels Levied	7	64	11
Total Equivalent Benefit Unit (EBU)	55.08	64.00	11.00
FY 2025/2026 Levy Rate per EBU (projected)	\$239.04	\$1,150.62	\$1,163.70
FY 2025/2026 Maximum Levy per EBU Allowed	\$239.7289	\$4,574.7937	\$13,152.1906
Maximum Allowable Assessment	\$13,204	\$292,787	\$144,674
FY 2024/2025 Applied Levy Rate per EBU	\$231.86	\$1,090.32	\$1,094.62
FY 2024/2025 Maximum Levy per EBU Allowed	\$232.7465	\$4,441.5473	\$12,769.1171
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	\$22,562	\$82,215	\$61,707
Reserve Fund Collection/(Deduction)	(2,685)	(10,800)	(11,500)
Ending Reserve Fund Balance 6/30/2026	\$19,877	\$71,415	\$50,207
Minimum 50% operating reserve Balance	\$7,925	\$46,770	\$13,375

^① City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

^② City Contribution = Minimum of 10% of Direct Total Costs.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	E ⁽²⁾	A 19 ⁽¹⁾	A 20 ⁽²⁾
	DESERT HORIZONS	MOUNTAIN GATE	MOUNTAIN GATE ESTATE
DIRECT COSTS			
Contracted Maintenance Costs	\$600,000	\$43,000	\$16,000
Utilities - Landscape Water & Electric	0	7,500	3,000
Capital Improvements	0	4,500	5,000
Direct Subtotal	\$600,000	\$55,000	\$24,000
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$459
Public Works Personnel Overhead	1,877	1,877	1,877
Professional Fees	3,465	347	116
Admin. Subtotal	\$5,600	\$2,482	\$2,251
Total Direct and Admin. Costs	\$605,600	\$57,482	\$26,251
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	(\$7,800)	(\$9,000)
Annual City Operating Contribution	(60,000)	0	(2,400)
City of Indian Wells Contribution and Subsidy Subtotal	(\$60,000)	(\$7,800)	(\$11,400)
Remaining Balance to Levy	\$545,600	\$49,682	\$14,851
DISTRICT STATISTICS			
Total Parcels	537	51	18
Total Parcels Levied	520	50	14
Total Equivalent Benefit Unit (EBU)	630.71	50.00	14.00
FY 2025/2026 Levy Rate per EBU (projected)	\$865.06	\$993.64	\$1,060.76
FY 2025/2026 Maximum Levy per EBU Allowed	\$870.8207	\$1,393.9991	\$1,356.0294
Maximum Allowable Assessment	\$549,236	\$69,700	\$18,984
FY 2024/2025 Applied Levy Rate per EBU	\$800.86	\$922.34	\$977.02
FY 2024/2025 Maximum Levy per EBU Allowed	\$845.4570	\$1,354.2354	\$1,317.3488
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025 (estimated)	N/A	\$101,393	\$53,115
Reserve Fund Collection/(Deduction)	N/A	(7,800)	(9,000)
Ending Reserve Fund Balance 6/30/2026	\$0	\$93,593	\$44,115
Minimum 50% operating reserve Balance	\$302,800	\$28,741	\$13,125

¹ City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

² City Contribution = Minimum of 10% of Direct Total Costs.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A21 ⁽¹⁾	A22 ⁽¹⁾	A23 ⁽¹⁾
	VILLAGGIO	VAIDYA	MONTELENA
DIRECT COSTS			
Contracted Maintenance Costs	\$116,000	\$6,000	\$75,000
Utilities - Landscape Water & Electric	18,000	1,500	22,000
Capital Improvements	5,000	5,000	5,000
Direct Subtotal	\$139,000	\$12,500	\$102,000
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$458	\$458	\$458
Public Works Personnel Overhead	1,677	1,677	1,677
Professional Fees	1,155	118	578
Admin. Subtotal	\$3,290	\$2,251	\$2,713
Total Direct and Admin. Costs	\$142,290	\$14,751	\$104,713
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	(\$20,500)	(\$7,000)	(\$15,000)
Annual City Operating Contribution	0	0	0
City of Indian Wells Contribution and Subsidy Subtotal	(\$20,500)	(\$7,000)	(\$15,000)
Remaining Balance to Levy	\$121,790	\$7,751	\$89,713
DISTRICT STATISTICS			
Total Parcels	104	18	79
Total Parcels Levied	94	13	72
Total Equivalent Benefit Unit (EBU)	94.00	13.00	72.00
FY 2025/2026 Levy Rate per EBU (projected)	\$1,295.64	\$596.20	\$1,246.02
FY 2025/2026 Maximum Levy per EBU Allowed	\$2,853.2192	\$1,072.6770	\$1,532.5067
Maximum Allowable Assessment	\$268,203	\$13,945	\$110,340
FY 2024/2025 Applied Levy Rate per EBU	\$1,218.52	\$524.68	\$1,171.02
FY 2024/2025 Maximum Levy per EBU Allowed	\$2,771.8313	\$1,042.0789	\$1,488.7920
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	\$286,008	\$36,607	\$68,751
Reserve Fund Collection/(Deduction)	(20,500)	(7,000)	(15,000)
Ending Reserve Fund Balance 6/30/2026	\$265,508	\$29,607	\$53,751
Minimum 50% operating reserve Balance	\$71,145	\$7,375	\$52,356

⁽¹⁾ City Contribution = Exempt due to no public benefit findings per original Engineer's Report.

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



TABLE II – 2025/2026 DISTRICT BUDGETS

Zone Description	A25	A26	TOTAL
	SUNDANCE	PROVINCE	
DIRECT COSTS			
Contracted Maintenance Costs	\$50,000	\$210,000	\$1,588,450
Utilities - Landscape Water & Electric	0	0	\$184,100
Capital Improvements	5,000	5,000	\$149,600
Direct Subtotal	\$55,000	\$215,000	\$1,922,150
ADMINISTRATION COSTS			
Administrative Personnel Overhead	\$459	\$459	\$7,796
Public Works Personnel Overhead	1,677	1,677	\$28,502
Professional Fees	289	866	\$12,012
Admin. Subtotal	\$2,424	\$3,001	\$48,310
Total Direct and Admin. Costs	\$57,424	\$218,001	\$1,970,460
CITY CONTRIBUTIONS AND OPERATING SUBSIDIES			
Reserve Fund Contribution	\$0	\$0	(\$84,285)
Annual City Operating Contribution	0	0	(121,795)
City of Indian Wells Contribution and Subsidy Subtotal	\$0	\$0	(\$206,080)
Remaining Balance to Levy	\$57,424	\$218,001	\$1,764,380
DISTRICT STATISTICS			
Total Parcels	48	151	1,744
Total Parcels Levied	45	133	1,655
Total Equivalent Benefit Unit (EBU)	45.00	133.00	2,380.29
FY 2025/2026 Levy Rate per EBU (projected)	\$1,276.08	\$1,639.12	
FY 2025/2026 Maximum Levy per EBU Allowed	\$1,681.7937	\$1,760.9545	
Maximum Allowable Assessment	\$75,681	\$234,207	\$2,367,082
FY 2024/2025 Applied Levy Rate per EBU	\$1,202.76	\$1,567.68	
FY 2024/2025 Maximum Levy per EBU Allowed	\$1,632.8095	\$1,710.7234	
FUND BALANCE INFORMATION			
Beginning Reserve Balance 2025(estimated)	N/A	N/A	\$810,170
Reserve Fund Collection/(Deduction)	N/A	N/A	(84,285)
Ending Reserve Fund Balance 6/30/2026	\$0	\$0	\$725,885
Minimum 50% operating reserve Balance	\$28,712	\$109,001	\$985,230

*Totals may not tie due to rounding.

Note: The Applied Levy Rate is rounded to the nearest even penny.



APPENDIX B - 2025/2026 PRELIMINARY ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor Parcel Maps and/or the Riverside County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land; public utility owned property, land principally encumbered with public right-of-way's or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the District and Zones, along with the proposed assessment amounts, have been submitted to the City Clerk, and by reference, are made part of this Report.

Upon approval of the Engineer's Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2025/2026. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the Council.

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A21, Villagio)	623-270-054	NO SITUS AVAILABLE	GLF	1.00	\$1,295.64	\$2,853.22
LLD No. 91-1 (Zone A21, Villagio)	623-480-004	77627 IROQUOIS DR	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	623-480-010	77585 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	623-480-011	77613 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone ASB, The Cove)	625-541-001	74997 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-002	74977 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-003	74957 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-004	74937 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-005	74917 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-006	74897 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-007	74877 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-008	74857 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-009	74837 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-010	74817 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-011	74807 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-012	74797 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-013	74787 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-014	74990 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-015	74970 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-016	74950 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-017	74930 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-018	74910 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-019	74890 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-020	74870 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-021	74850 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-022	74830 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-023	74810 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-024	74790 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-025	74780 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-026	74770 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-027	74760 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-028	74750 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-029	74757 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-030	74767 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-541-031	NO SITUS AVAILABLE	SFV	0.30	118.72	118.85
LLD No. 91-1 (Zone ASB, The Cove)	625-542-001	74772 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-002	74802 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-003	74812 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-004	74832 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-005	74852 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-006	74872 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-007	74892 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-008	74912 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-009	74952 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-010	74982 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-011	74752 S COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-012	74755 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-013	74775 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-014	74785 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-015	45355 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-016	45385 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-017	45380 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-018	45350 MESA CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-019	74795 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-020	45325 SANTA FE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-021	45355 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-022	45385 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-023	45400 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-024	45350 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-025	45320 SANTA FE CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-026	74885 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-027	45355 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-028	45385 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-029	45380 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-030	45350 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-031	45320 TAOS CV	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-032	74965 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone ASB, The Cove)	625-542-033	74995 N COVE DR	SFR	1.00	395.78	396.16
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-001	75301 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-002	75315 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-003	75325 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-004	75347 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-005	75365 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-006	75377 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-007	75393 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-008	75407 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-009	75425 MONTECITO DR	SFR	1.00	556.06	556.06
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-010	75445 MONTECITO DR	SFR	1.00	556.06	556.06

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-011	75485 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-013	75306 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-014	75316 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-015	75326 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-016	75336 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-017	75356 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-018	75376 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-019	75396 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-020	75406 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-021	75424 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-022	75444 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-041-023	75462 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-002	75494 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-003	75484 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-004	75474 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-005	75462 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-006	75444 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-007	75424 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-008	75406 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-009	75388 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-010	75372 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-011	75356 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-012	75342 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-013	75324 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-014	75300 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-015	75272 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-016	75262 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-020	75205 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-021	75225 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-022	75261 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-023	75271 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-024	75287 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-025	75305 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-026	75323 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-027	75341 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-028	75355 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-029	75371 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-030	75387 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-031	75405 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-032	75423 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-033	75443 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-034	75461 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-035	75473 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-036	75483 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-037	75493 STARDUST LN	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A2, Montecito/Stardu)	633-042-080	75252 MONTECITO DR	SFR	1.00	556.06	556.60
LLD No. 91-1 (Zone A1, El Dorado)	633-090-009	75995 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-009	75995 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-010	75973 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-010	75973 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-011	75951 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-011	75951 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-012	75929 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-012	75929 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-013	75907 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-013	75907 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-014	75885 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-014	75885 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-015	75863 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-015	75863 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-016	75841 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-016	75841 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-017	75819 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-017	75819 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-018	75797 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-018	75797 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-019	75775 CAMINO CIELO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-019	75775 CAMINO CIELO	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-020	45303 VIA EST	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-020	45303 VIA EST	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-021	45201 VIA EST	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-021	45201 VIA EST	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-022	45109 VIA EST	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-022	45109 VIA EST	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-090-023	45001 VIA EST	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-023	45001 VIA EST	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A25, Tract No. 27104)	633-090-024	75784 VIA ALLEGRE	SFR	1.00	1,276.08	1,681.79
LLD No. 91-1 (Zone A1, El Dorado)	633-090-024	75784 VIA ALLEGRE	SFR	1.00	242.38	264.58

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-046	75690 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-047	75680 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-048	75670 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-049	75660 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-050	45425 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-051	45455 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-052	45305 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-053	45335 CAMINO DORADO	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-054	75691 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-055	75681 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-056	75631 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-057	75621 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-058	75661 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-059	75671 S CAMINO DE PLATA	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-060	75650 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-061	75640 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-062	75630 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A3, Casa Dorado)	633-110-063	75620 CALLE DEL SUR	SFR	1.00	254.26	255.56
LLD No. 91-1 (Zone A1, El Dorado)	633-141-001	45695 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-001	45755 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-002	45805 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-003	45855 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-142-004	75598 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-001	45700 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-002	45750 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-003	45800 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-004	45850 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-005	75600 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-006	75690 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-007	75650 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-008	75680 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-009	75710 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-010	75750 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-011	75780 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-012	75810 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-013	75840 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-014	75870 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-015	75900 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-016	75950 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-018	75895 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-019	75855 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-020	75805 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-021	75755 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-022	75715 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-023	75675 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-024	75710 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-025	45995 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-028	45895 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-029	45855 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-030	45835 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-031	45989 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-034	75984 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-143-035	NO SITUS AVAILABLE	VAC	0.02	4.36	4.76
LLD No. 91-1 (Zone A1, El Dorado)	633-144-001	45950 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-002	75800 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-003	75850 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-004	75900 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-005	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-144-006	45881 ELDORADO DR	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-144-007	45825 ELDORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-008	45801 ELDORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-009	75995 ALTAMIRA DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-010	45680 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-011	45700 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-012	45750 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-013	45800 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-014	45850 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-144-015	45900 VISTA DORADO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A8, IW Golf Resort)	633-150-044	44400 INDIAN WELLS LN	COM	124.98	95,242.24	95,288.45
LLD No. 91-1 (Zone A8, IW Golf Resort)	633-150-065	NO SITUS AVAILABLE	COM	181.20	138,085.26	138,152.24
LLD No. 91-1 (Zone A11A, Club Drive)	633-170-014	45000 INDIAN WELLS LN	COM	62.94	20,233.94	23,251.96
LLD No. 91-1 (Zone A1, El Dorado)	633-181-001	45395 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-002	45355 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-003	45305 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-004	45405 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-005	76020 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-006	76050 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-007	76080 ZUNI RD	SFR	1.00	242.38	264.58

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-181-008	78100 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-011	78160 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-012	78180 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-013	78200 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-014	78220 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-015	78240 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-018	78205 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-019	78120 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-020	78140 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-021	78225 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-181-024	78245 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-001	78035 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-002	78101 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-003	45350 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-004	45355 MIAMI CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-005	45480 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-006	78080 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-007	78110 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-008	78141 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-009	78145 ZUNI RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-010	45350 MIAMI CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-011	78171 SHAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-012	78120 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-013	78140 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-014	78191 SHAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-015	45305 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-016	78181 SHAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-017	45355 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-018	78160 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-182-019	78180 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-002	45525 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-003	45535 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-004	45565 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-191-005	45595 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-001	78055 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-002	78095 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-003	45550 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-004	45541 PAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-005	45580 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-006	45590 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-007	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-008	45600 PAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-009	78125 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-010	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-011	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-012	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-192-013	45570 PAWNEE CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-016	78185 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-017	78185 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-018	45550 MOHICAN CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-019	45555 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-021	45585 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-192-022	45600 MOHICAN CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-193-003	78215 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-006	78240 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-007	78230 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-008	45560 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-009	45550 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-010	45540 APACHE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-011	45530 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-012	45500 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-013	45490 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-014	45480 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-016	45505 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-017	45492 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-018	45496 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-019	45510 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-194-021	45495 OSAGE CT	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-001	45640 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-002	78090 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-003	78120 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-004	78140 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-201-005	78180 VIA MARIPOSA	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-201-006	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-201-007	45595 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-001	45625 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-002	45655 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-003	45675 VIA CORONA	SFR	1.00	242.38	264.58

City of Indian Wells
 Landscape & Lighting District No. 91-1
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-202-004	45725 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-005	45775 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-202-006	45805 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-001	76061 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-002	45651 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-003	45650 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-004	45671 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-005	45700 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-006	45701 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-007	45750 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-009	45800 VIA CORONA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-011	45642 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-012	45645 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-013	45660 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-015	45700 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-017	45900 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-019	45640 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-020	76201 VIA MARIPOSA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-021	45660 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-022	45655 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-023	45670 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-024	45685 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-027	45625 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-028	45650 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-030	45680 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-036	45800 MOHAWK CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-037	45855 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-038	45800 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-039	45655 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-040	45911 PASEO CORONADO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-203-041	45663 ABRIGO WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-005	45800 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-006	45850 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-007	45700 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-204-008	45750 APACHE RD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-211-001	76010 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-001	76080 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-002	76100 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-003	76120 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-004	76140 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-005	76160 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-006	76180 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-007	76200 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-008	76210 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-212-009	76220 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-213-001	76240 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-001	76011 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-002	76031 FAIRWAY DR	SFR	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-214-004	76095 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-005	76125 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-009	76191 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-030	76075 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-031	76131 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-032	76211 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-033	76225 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-035	76165 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-036	76245 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-214-037	76171 FAIRWAY DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-030	NO SITUS AVAILABLE	COM	2.52	810.12	930.96
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-030	NO SITUS AVAILABLE	COM	2.52	602.38	604.12
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-031	76661 US HIGHWAY 111	COM	24.48	5,851.68	5,868.56
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-031	76661 US HIGHWAY 111	COM	24.48	7,869.82	9,043.66
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-034	45100 CLUB DR	COM	4.82	1,485.22	1,706.77
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-034	45100 CLUB DR	COM	4.82	1,104.36	1,107.55
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-037	45000 CLUB DR	COM	2.64	631.06	632.88
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-037	45000 CLUB DR	COM	2.64	848.70	975.30
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-038	NO SITUS AVAILABLE	COM	2.52	810.12	930.96
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-038	NO SITUS AVAILABLE	COM	2.52	602.38	604.12
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-040	NO SITUS AVAILABLE	COM	0.96	308.62	354.65
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-042	NO SITUS AVAILABLE	COM	42.00	13,502.16	15,516.08
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-043	45210 CLUB DR	COM	10.20	3,279.08	3,768.19
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-043	45210 CLUB DR	COM	10.20	2,438.20	2,445.23
LLD No. 91-1 (Zone A11C, Club Drive)	633-240-044	45110 CLUB DR	COM	8.10	1,936.22	1,941.80
LLD No. 91-1 (Zone A11A, Club Drive)	633-240-044	45110 CLUB DR	COM	8.10	2,603.98	2,992.39
LLD No. 91-1 (Zone A1, El Dorado)	633-481-003	75692 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-004	75682 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-005	75672 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-006	75662 VIA SERENA	SFR	1.00	242.38	264.58

City of Indian Wells
 Landscape & Lighting District No. 91-1
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-481-007	75658 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-008	75656 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-009	75654 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-010	75652 VIA SERENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-011	75642 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-016	75702 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-481-017	75634 PAINTED DESERT DR	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-481-019	75632 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-003	75621 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-004	45565 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-005	45575 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-006	45585 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-482-007	45595 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-001	45690 ALTA COLINA WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-002	75605 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-003	75615 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-004	75625 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-005	75635 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-006	75645 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-007	75655 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-008	75665 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-011	45565 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-012	NO SITUS AVAILABLE	SFV	0.30	72.70	79.37
LLD No. 91-1 (Zone A1, El Dorado)	633-483-013	45605 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-014	45625 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-015	45645 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-016	45665 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-017	45685 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-483-018	75675 PAINTED DESERT DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-001	45660 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-002	45640 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-003	45620 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-004	45600 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-005	45580 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-006	75755 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-007	75757 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-010	45540 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-011	45520 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-012	45510 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-013	45500 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-018	75760 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-484-020	75758 CALLE TRANQUILIDAD	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-001	45490 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-002	75955 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-003	75935 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-004	75915 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-005	75895 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-006	75875 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-007	75855 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-008	75835 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-009	75815 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-010	75795 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-011	75775 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-012	45475 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-013	45455 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-014	45377 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-015	45345 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-016	45305 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-017	75760 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-018	75790 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-019	75820 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-020	75840 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-021	75860 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-022	75880 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-023	75920 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-024	75940 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-025	75960 MORONGO PL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-026	45290 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-027	45330 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-028	45370 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-029	45420 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-501-030	45474 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-001	45469 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-002	45451 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-003	45395 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-004	45355 CIELITO DR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-005	45350 CROW CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-006	45410 CROW CIR	SFR	1.00	242.38	264.58

City of Indian Wells
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A1, El Dorado)	633-502-007	45456 CROW CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-008	45455 CROW CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-009	45405 CROW CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-010	45351 CROW CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-011	45346 CHOCTA CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-012	45400 CHOCTA CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-013	45450 CHOCTA CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-014	45449 CHOCTA CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-015	45395 CHOCTA CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-016	45343 CHOCTA CIR	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-017	45340 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-018	45374 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-019	45430 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-020	45478 BLACKFOOT WAY	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-021	75810 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-022	75830 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-023	75850 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-024	75870 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-025	75910 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-502-026	75930 OSAGE TRL	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-001	44975 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-002	44977 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-003	44979 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-004	44981 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-006	44985 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-007	44988 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-008	44986 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-009	44984 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-010	44982 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-011	44980 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-012	44978 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-013	44976 SAINT HELENA CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-027	75534 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-028	75540 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-029	75546 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-030	75552 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-031	75558 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-032	75564 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-033	75570 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-034	75576 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-035	75582 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-036	75588 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-037	75594 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-530-046	44983 SAINT HELENA	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-001	44972 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-002	44970 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-003	44968 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-004	44966 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-005	44964 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-006	44962 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-007	44960 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-008	44958 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-009	44956 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-010	44954 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-011	44841 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-012	44843 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-013	44845 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-014	44847 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-015	44849 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-540-016	44851 DESERT HORIZONS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-001	44820 DEL DIOS CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-002	44822 DEL DIOS CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-003	44824 DEL DIOS CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-004	44826 DEL DIOS CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-005	44828 DEL DIOS CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-006	44830 DEL DIOS CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-007	44839 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-008	44837 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-009	44835 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-010	44833 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-011	44831 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-012	44829 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-013	44827 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-014	44825 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-015	44808 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-016	44810 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-017	44812 ORO GRANDE CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-550-018	44814 ORO GRANDE CIR	SFR	1.00	865.06	870.82

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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A23, Montelena)	633-570-043	76307 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-044	76321 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-045	76335 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-046	76349 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-047	76363 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-048	45120 VIA CARINA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-049	45080 VIA CARINA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-051	76327 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-052	76313 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-053	76299 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-055	76271 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-060	76270 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-062	76298 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-063	76312 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-064	76326 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-068	NO SITUS AVAILABLE	GLF	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-069	76341 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-070	76340 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-071	76285 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-072	76284 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-073	76257 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-074	76243 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-075	76242 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-570-076	76256 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-001	75816 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-002	75822 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-003	75774 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-004	75768 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-005	75762 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-006	75756 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-007	75750 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-008	75744 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-009	75738 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-010	75732 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-011	75726 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-012	75720 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-013	75719 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-014	75725 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-015	75731 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-016	75737 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-017	75743 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-018	75749 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-019	75755 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-020	75761 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-021	75767 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-022	75810 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-023	75804 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-024	75798 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-025	75792 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-053	75690 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-054	75696 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-055	75702 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-056	75708 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-057	75714 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-058	75720 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-059	75726 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-060	75732 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-061	75738 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-062	75744 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-063	75750 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-064	75756 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-065	75762 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-066	75768 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-067	75774 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-068	75780 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-580-069	75786 VISTA DEL REY DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-001	75714 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-002	75708 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-003	75702 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-004	75696 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-005	75690 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-006	75684 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-007	75678 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-008	75672 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-009	75670 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-010	75660 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-011	75654 VALLE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-590-012	75648 VALLE DR	SFR	1.00	865.06	870.82

City of Indian Wells
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone E, Desert Horizons)	633-690-052	75217 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-690-053	75209 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-690-057	75201 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-001	75185 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-002	75177 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-003	75169 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-004	75161 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-005	75153 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-006	75145 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-007	75137 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-008	75129 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-009	75121 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-010	75113 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-011	75105 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-012	75097 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-710-013	75089 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-001	75081 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-002	75073 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-003	75065 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-004	75057 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-005	75049 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-006	75041 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-008	75040 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-009	75050 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-010	75060 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-011	75070 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-012	75080 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-015	75085 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-016	75075 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-017	75065 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-018	44790 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-019	44800 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-020	44810 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-021	44820 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-022	44830 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-023	44840 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-024	44850 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-025	75060 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-026	75070 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-027	75080 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-038	75033 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-045	75090 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-720-047	75100 INVERNESS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-001	44860 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-002	44870 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-003	44880 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-004	44890 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-005	44900 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-006	44910 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-007	44920 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-008	44930 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-009	44940 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-010	44965 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-011	44975 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-012	44985 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-013	44995 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-014	44990 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-015	44980 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-016	44970 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-017	44960 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-018	44950 OLYMPIC CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-019	75085 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-020	75075 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-021	75065 MUIRFIELD CT	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-027	44915 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-730-028	44925 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone C, The Colony)	633-740-002	45002 AZTEC DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-003	45010 AZTEC DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-004	NO SITUS AVAILABLE	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-005	76942 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-006	76948 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-007	76954 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-008	76955 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-009	76949 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-010	76943 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-011	76937 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-012	76931 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-015	76944 COMANCHE LN	SFR	1.00	1,150.62	4,574.79

City of Indian Wells
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone C, The Colony)	633-740-019	78957 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-020	78951 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-021	78945 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-022	78939 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-023	78933 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-024	78925 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-025	78921 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-026	78915 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-027	78905 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-028	78904 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-029	78912 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-030	45035 AZTEC DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-031	78919 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-032	78913 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-033	78907 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-034	NO SITUS AVAILABLE	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-035	78918 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-036	78924 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-037	78923 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-038	78917 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-039	73605 BROKEN ARROW TRL	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-041	78950 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-042	78956 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-043	78932 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-044	78936 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-740-047	78963 COMANCHE LN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-001	78901 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-002	78895 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-003	78889 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-004	78883 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-005	78877 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-006	78871 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-007	78865 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-008	78859 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-011	78870 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-012	78876 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-013	78882 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-016	78900 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-017	78906 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-018	78905 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-019	78899 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-022	78881 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-023	78875 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-033	78889 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-034	78883 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-035	78857 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-036	78888 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-037	78887 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-038	78893 INCA DR	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-039	78894 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-040	78858 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone C, The Colony)	633-750-041	78864 TOMAHAWK RUN	SFR	1.00	1,150.62	4,574.79
LLD No. 91-1 (Zone D, PM 26494)	633-750-044	45017 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-045	45029 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-046	45041 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-047	45053 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-048	45050 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-049	45038 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-050	45026 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-051	45025 TOMAHAWK RUN	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-052	78845 INCA DR	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-053	78839 INCA DR	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone D, PM 26494)	633-750-056	45005 CASAS DE MARIPOSA	SFR	1.00	1,163.70	13,152.19
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-001	75054 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-002	75059 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-003	75067 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-004	75083 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-005	75070 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-006	75060 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-007	75050 SPYGLASS DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-008	44570 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-009	44540 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-010	44490 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-011	44460 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-012	44420 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-013	44390 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-014	44360 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-015	44330 LAKESIDE DR	SFR	1.00	865.06	870.82

City of Indian Wells
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-016	44320 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-017	44260 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-018	44240 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-019	44180 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-020	44140 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-021	44100 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-022	44060 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-023	44030 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-024	44000 LAKESIDE DR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-025	75072 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-760-026	75064 GLENEAGLES CIR	SFR	1.00	865.06	870.82
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-011	NO SITUS AVAILABLE	REC	35.06	30,332.46	30,534.46
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-015	44900 DESERT HORIZONS DR	REC	44.27	38,297.06	38,552.10
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-016	NO SITUS AVAILABLE	REC	8.87	7,676.54	7,727.66
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-020	75270 US HIGHWAY 111	COM	14.46	12,508.76	12,592.07
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-023	NO SITUS AVAILABLE	COM	1.56	1,349.48	1,358.48
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-024	NO SITUS AVAILABLE	COM	0.06	51.90	52.25
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-025	NO SITUS AVAILABLE	COM	2.64	2,263.74	2,298.97
LLD No. 91-1 (Zone E, Desert Horizons)	633-770-026	NO SITUS AVAILABLE	COM	3.18	2,750.88	2,769.21
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-001	45505 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-002	45483 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-003	45461 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-004	77251 TRIBECCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-005	77266 TRIBECCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-006	45395 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-007	45373 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-008	77288 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-009	77310 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-010	77332 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-011	77354 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-012	77376 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-013	77398 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-014	77420 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-015	77442 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-016	45414 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-017	45436 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-018	45458 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-019	45480 COTA WAY	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-020	77449 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-021	77427 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-022	77405 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-023	77383 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-024	77361 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-025	77339 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-026	77317 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-027	77295 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-028	77310 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-029	45456 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-030	45434 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-031	45412 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-032	45390 BOX MOUNTAIN RD	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-033	77319 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-034	77341 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-035	77363 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-036	77385 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-037	77407 SKY MESA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-038	77440 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-039	77418 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-040	77396 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-041	77374 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-042	77352 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-043	77341 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-044	77363 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-045	77385 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-046	77429 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-047	77407 BOX RIDGE PL	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-048	77376 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-049	77354 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A19, Mountain Gate)	633-780-050	77332 MALLORCA LN	SFR	1.00	993.64	1,394.00
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-001	77231 ONTIVEROS CT	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-002	45395 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-003	77222 TRIBECCA ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-004	77207 TRIBECCA ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-005	45461 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-006	45483 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-007	45505 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-008	45500 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-009	45478 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03

City of Indian Wells
 Landscape & Lighting District No. 91-1
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-010	45456 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-011	77229 TRIBECCA ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-012	77244 TRIBECCA ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-013	45390 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	633-790-014	45368 ESPINAZO ST	SFR	1.00	1,060.76	1,356.03
LLD No. 91-1 (Zone A22, Vaidya)	633-790-026	NO SITUS AVAILABLE	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-027	NO SITUS AVAILABLE	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-028	NO SITUS AVAILABLE	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-029	NO SITUS AVAILABLE	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-032	NO SITUS AVAILABLE	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-033	45459 VAIDYA CT	SFR	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-034	45481 VAIDYA CT	SFR	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-038	45480 VAIDYA CT	SFR	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-039	45460 VAIDYA CT	SFR	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-040	45440 VAIDYA CT	SFR	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-044	NO SITUS AVAILABLE	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-045	45501 VAIDYA CT	SFV	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A22, Vaidya)	633-790-046	45498 VAIDYA CT	SFR	1.00	596.20	1,072.68
LLD No. 91-1 (Zone A21, Villagio)	633-800-002	45502 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-007	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-015	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-016	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-017	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-018	45480 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-019	45458 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-020	45436 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-800-021	45414 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-001	45766 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-002	45744 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-003	45722 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-004	45700 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-005	45678 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-006	45656 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-007	45634 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-008	45612 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-009	45590 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-010	45568 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-011	45546 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-012	45524 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-013	45502 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-014	45454 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-015	45567 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-016	45589 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-017	45611 APPIAN WAY	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-018	77488 CORTE PICOLLO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-019	77446 CORTE PICOLLO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-024	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-031	77422 CORTE PICOLLO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-033	77423 CORTE PICOLLO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-035	77445 CORTE PICOLLO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-810-038	77467 CORTE PICOLLO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-001	77614 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-002	45611 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-004	45655 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-005	45677 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-006	45699 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-011	45788 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-012	45766 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-013	77611 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-014	77633 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-015	77655 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-016	77626 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-017	77612 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-018	77638 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-019	45678 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-020	77613 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-021	77635 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-024	45721 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-025	45743 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-026	45765 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-027	45787 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-028	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-820-030	45633 W VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-001	77790 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-002	77768 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-003	77746 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-004	77724 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-005	77702 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22

City of Indian Wells
 Landscape & Lighting District No. 91-1
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Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A21, Villagio)	633-830-006	77680 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-007	77658 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-008	77636 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-009	77657 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-010	77679 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-011	77701 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-830-013	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-001	77641 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-002	77655 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-005	45854 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-006	45832 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-007	45810 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-008	45788 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-009	45766 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-010	45744 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-012	45678 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-013	77677 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-014	77699 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-015	77640 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-016	77726 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-017	45701 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-018	77704 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-019	77682 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-020	77660 VIA VENITO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-021	77723 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-022	77745 N VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-025	NO SITUS AVAILABLE	GLF	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-027	45700 E VIA VILLAGGIO	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-028	77669 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A21, Villagio)	633-840-029	77683 IROQUOIS DR	SFR	1.00	1,295.64	2,853.22
LLD No. 91-1 (Zone A23, Montelena)	633-860-001	45095 VIA CASTELLO	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-001	45095 VIA CASTELLO	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-002	76025 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-002	76025 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-003	76045 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-003	76045 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-004	76059 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-004	76059 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-005	76073 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-005	76073 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-006	76087 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-006	76087 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-007	76101 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-007	76101 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-008	76115 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-008	76115 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-009	76129 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-009	76129 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-010	76143 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-010	76143 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-011	76157 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-011	76157 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-012	76171 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-012	76171 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-013	76173 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-013	76173 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-015	76145 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-015	76145 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-017	76117 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-017	76117 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-019	76089 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-019	76089 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-021	76061 VIA FIORE	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-021	76061 VIA FIORE	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-024	76060 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-024	76060 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-026	76088 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-026	76088 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-028	76116 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-028	76116 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-030	76144 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-030	76144 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-032	76172 VIA MONTELENA	SFR	1.00	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-032	76172 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-036	76185 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-037	76199 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-038	76213 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-039	76227 VIA MONTELENA	SFR	1.00	1,246.02	1,532.51

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A23, Montelena)	633-860-040	76229 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-043	76187 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-044	76186 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-047	76228 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-050	76215 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-051	76201 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-052	76200 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-053	76214 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-054	76159 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-054	76159 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-055	76158 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-055	76158 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-056	76131 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-056	76131 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-057	76130 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-057	76130 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-058	76103 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-058	76103 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-059	76102 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-059	76102 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-060	76075 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-060	76075 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-061	76074 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-061	76074 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A23, Montelena)	633-860-062	76047 VIA FIORE	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A1, El Dorado)	633-860-062	76047 VIA FIORE	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A1, El Dorado)	633-860-063	76046 VIA MONTELENA	SFR	100	242.38	264.58
LLD No. 91-1 (Zone A23, Montelena)	633-860-063	76046 VIA MONTELENA	SFR	100	1,246.02	1,532.51
LLD No. 91-1 (Zone A26, Province)	633-870-001	75060 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-002	NO SITUS AVAILABLE	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-003	NO SITUS AVAILABLE	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-004	45199 MANOR WAY	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-005	75052 HANCOCK PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-006	75049 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-010	75228 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-011	75212 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-012	75196 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-013	75180 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-014	75164 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-015	NO SITUS AVAILABLE	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-016	NO SITUS AVAILABLE	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-017	NO SITUS AVAILABLE	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-018	75100 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-019	75084 HANCOCK PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-020	75068 HANCOCK PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-021	75065 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-022	75081 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-023	75097 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-024	75113 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-025	75129 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-026	75145 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-027	75161 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-028	75177 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-029	75193 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-030	75209 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-031	75225 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-032	75216 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-057	75200 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-058	75184 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-059	75168 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-060	75152 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-061	75136 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-062	75120 PROMONTORY PL	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-063	75104 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-064	75088 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-065	75072 PROMONTORY PL	SFR	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-066	75071 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-067	75087 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-068	75103 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-069	75119 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-070	75135 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-071	75151 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-072	75167 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-073	75183 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-870-074	75199 MANSFIELD DR	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-880-001	45285 MANOR WAY	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-880-002	45369 MANOR WAY	SFV	100	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-880-003	45405 MANOR WAY	SFV	100	1,639.12	1,760.95

City of Indian Wells
 Landscape & Lighting District No. 91-1
 Fiscal Year 2025/2026 Preliminary Assessment Roll

Zone	Assessor's Parcel Number	Situs Address	Land Use	EBU	Applied Assessment	Maximum Assessment
LLD No. 91-1 (Zone A26, Province)	633-890-017	75323 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-018	75307 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-019	75291 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-020	75275 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A26, Province)	633-890-021	75259 MANSFIELD DR	SFV	1.00	1,639.12	1,760.95
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-011	44600 INDIAN WELLS LN	COM	127.80	97,391.26	97,438.50
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-031	44600 INDIAN WELLS LN	COM	0.54	411.50	411.71
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-032	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-033	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-034	44600 INDIAN WELLS LN	COM	0.36	274.34	274.47
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-035	44600 INDIAN WELLS LN	COM	0.54	411.50	411.71
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-036	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-037	44600 INDIAN WELLS LN	COM	0.42	320.06	320.22
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-038	44600 INDIAN WELLS LN	COM	0.48	365.78	365.97
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-039	44600 INDIAN WELLS LN	COM	0.12	91.44	91.49
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-040	44600 INDIAN WELLS LN	COM	0.66	502.94	503.20
LLD No. 91-1 (Zone A8, IV Golf Resort)	633-900-041	44600 INDIAN WELLS LN	COM	0.54	411.50	411.71

District	Parcel Count	EBU	Assessment	Max Tax
LLD No. 91-1 (Zone A1, El Dorado)	372	363.32	\$88,060.88	\$96,127.44
LLD No. 91-1 (Zone A11A, Club Drive)	10	160.98	51,751.76	59,470.92
LLD No. 91-1 (Zone A11C, Club Drive)	7	55.08	13,166.28	13,204.27
LLD No. 91-1 (Zone A19, Mountain Gate)	50	50.00	49,682.00	69,699.96
LLD No. 91-1 (Zone A2, Montecito/Stardu)	56	56.00	31,139.36	31,169.60
LLD No. 91-1 (Zone A20, Mtn Gate Estate)	14	14.00	14,850.64	18,984.41
LLD No. 91-1 (Zone A21, Villagio)	94	94.00	121,790.16	268,202.60
LLD No. 91-1 (Zone A22, Vaidya)	13	13.00	7,750.60	13,944.80
LLD No. 91-1 (Zone A23, Montelena)	72	72.00	89,713.44	110,340.48
LLD No. 91-1 (Zone A25, Tract No. 27104)	45	45.00	57,423.60	75,680.72
LLD No. 91-1 (Zone A26, Province)	133	133.00	218,002.96	234,206.95
LLD No. 91-1 (Zone A3, Casa Dorado)	116	116.00	29,494.16	29,645.31
LLD No. 91-1 (Zone ASB, The Cove)	64	63.30	25,052.86	25,077.13
LLD No. 91-1 (Zone A8, IV Golf Resort)	14	438.90	334,468.00	334,630.35
LLD No. 91-1 (Zone C, The Colony)	64	64.00	73,639.68	292,786.80
LLD No. 91-1 (Zone D, PM 26494)	11	11.00	12,800.70	144,674.10
LLD No. 91-1 (Zone E, Desert Horizons)	520	630.71	545,602.78	549,236.18
Totals:	1,655	2,380.29	\$1,764,389.84	\$2,367,082.03



INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: Finance Department
Prepared by: Kevin McCarthy, City Finance Director
Subject: **Annual Levy and Engineer's Report for the Drainage Maintenance Benefit Assessment District No. 1**

RECOMMENDED ACTIONS:

Council **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

ADOPTS Resolution approving the Engineer's Report for the Drainage Maintenance Benefit Assessment District No. 1 for the Fiscal Year 2025-26; and

ADOPTS Resolution approving the annual levy of the Drainage Maintenance Benefit Assessment District No. 1 for the Fiscal Year 2025-26; and

ORDERS the Drainage Maintenance Benefit Assessment District No. 1 levy to be placed on the Fiscal Year 2025-26 Riverside County tax roll; and

FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060.

BACKGROUND:

The City is responsible for levying the annual drainage maintenance assessment in accordance with the Landscape and Lighting Act of 1972 and Proposition 218. As a condition of approval for the Province development in 2006, the City required the developer to install and guarantee the maintenance of stormwater control structures. The structures consist of two drywells at the northeast corner of Desert Horizons Drive and Vista Del Ray Drive.

These drywells remove nuisance water and stormwater from the Province's development into neighboring developments. The City performs monthly inspections and schedules semi-annual "cleanouts" of the drywells to ensure effective operation.

FISCAL IMPACT:

There is no direct fiscal impact on the City, as the revenues generated from the annual levy are designated specifically for the operation of the District and do not affect the City's General Fund. The levy is assessed at a fixed rate of \$120.68 per parcel, with the City projecting total revenue of \$16,050 from 133 assessed parcels located within the gated area of the Province. In accordance with sound financial management practices, all revenues collected for the District are recorded in a dedicated Special Revenue Fund. These funds are restricted and utilized exclusively for the administration and operation of the District, as detailed in the attached engineer's report.

OPTIONS:

1. Approve the annual levy for Drainage Maintenance Benefit Assessment District No. 1 for Fiscal Year 2025-26: Approving the annual levy ensures that adequate funding is available for the ongoing maintenance, repair, and operational needs of the District's drainage infrastructure. These funds support critical activities such as clearing debris from drainage channels, maintaining stormwater detention basins, and ensuring proper water flow to prevent flooding and erosion. Approval of the levy allows the City to fulfill its obligation to property owners within the District by preserving infrastructure integrity and mitigating potential environmental and public safety risks. Additionally, continued funding through the levy helps the City maintain compliance with regional and state stormwater regulations, avoiding potential legal or financial penalties.
2. Decide against approving the annual levy: If the levy is not approved, the District will not receive the necessary funding for its drainage maintenance operations. As a result, the City may be unable to perform essential maintenance, leading to increased risks of localized flooding, blockages in drainage systems, and potential property damage within the District. Over time, neglected infrastructure may deteriorate, resulting in higher long-term repair costs. Without an alternative funding source, the burden of drainage system failures could shift to property owners or require the City to divert resources from other essential services.
3. Provide alternative instructions for staff: The City Council may choose to direct staff to explore alternative funding mechanisms, such as adjusting the assessment formula, identifying supplemental revenue sources, or restructuring the District's maintenance priorities. Alternative instructions could also include conducting an updated engineering study to reassess the long-term financial sustainability of the District or evaluating cost-sharing opportunities with regional agencies. If modifications to the levy structure are desired, staff may need to initiate a public outreach process to ensure that affected property owners are informed and engaged in the decision-making process. Any alternative approach should seek to

balance financial sustainability with the continued maintenance and effectiveness of the drainage system.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that the ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

ATTACHMENTS:

1. Resolution – Ordering the levy and collection
2. Resolution – Approving the Engineer's Report

ATTACHMENT #1
RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF INDIAN WELLS DRAINAGE MAINTENANCE BENEFIT ASSESSMENT DISTRICT NO. 1 FOR THE FISCAL YEAR 2025-26, PURSUANT TO THE PROVISIONS OF THE BENEFIT ASSESSMENT ACT OF 1982

WHEREAS, the City Council has, by previous Resolutions, initiated proceedings and declared its intention to levy assessments for the City of Indian Wells Drainage Maintenance Benefit Assessment District No. 1 (the "Assessment District"); and

WHEREAS, the Assessment District Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council the Engineer's Report (the "Report") that describes the assessments against parcels of land within the Assessment District for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026, pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with section 54703* (the "Act"), to pay for the maintenance, operation, and servicing of improvements and facilities related thereto; and

WHEREAS, the City Council did by Resolution approve such Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the Assessment District and is satisfied that the assessments are levied without regard to property valuation and are apportioned by formula and method which fairly distributes the net amount among eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements, operation, maintenance, and services to be performed; and

WHEREAS, the City Council and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Article XIIID of the California State Constitution; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Assessment District for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026, to pay the costs and expenses of operating, maintaining, and servicing the improvements and appurtenant facilities located within the Assessment District.

NOW, THEREFORE, BE RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF INDIAN WELLS AS FOLLOWS:

SECTION 1. The City Council, following notice duly given, has held a full and fair Public Hearing regarding the Assessment District, the levy and collection of assessments, the Report prepared in connection therewith, and considered oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

SECTION 2. The City Council finds the record owners of property within the Assessment District previously approved the continued levy and collection of assessments through property owner balloting proceedings and that the proposed assessment for Fiscal Year 2025-26 is consistent with the assessment so approved.

SECTION 3. Based upon the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, and such other evidence presented to the City Council, the City Council hereby finds and determines that:

- a) The land and eligible parcels within the boundaries of the Assessment District will each receive a particular and distinct benefit over and above general benefits conferred on real property located in the Assessment District or to the public at large from the operation, maintenance, and servicing of the improvements and appurtenant facilities identified in the Report (the "Special Benefit"); and
- b) The Assessment District includes the lands and parcels receiving such Special Benefits; and
- c) The net amount to be assessed upon the lands within the Assessment District for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026, is apportioned by formula and method which fairly and proportionately distributes the total net amount of assessments within the Assessment District among eligible parcels within the boundaries of the Assessment District in proportion to the estimated Special Benefit to be received by each such parcel from the operation, maintenance, and servicing of the improvements and appurtenant facilities identified in the Report.

SECTION 4. The Report and assessments presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

SECTION 5. The improvements, maintenance, operation, and servicing shall be performed pursuant to the Act. The City Council hereby **ORDERS** the proposed improvements to be made, which improvements are briefly described as the operation, maintenance, servicing, and administration of the improvements, and incidental expenses related thereto for the Assessment District located within the boundary of the City of Indian Wells, and the jurisdiction of the City Council. A more detailed description of the improvements is contained within the Report, but the improvements and facilities can be classified within the following general categories:

- Installation, construction, or maintenance of any authorized improvements under the Act, including, but not limited to, drainage improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

SECTION 6. The Auditor of the County of Riverside shall enter on the County Assessment Roll opposite each parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to the provisions provided in the Act. After collection by the County, the net amount of the levy shall be paid to the Treasurer of the City of Indian Wells.

SECTION 7. The Treasurer shall deposit money representing assessments collected by the County for the Assessment District to the credit of a fund for the City of Indian Wells Drainage Maintenance Benefit Assessment District No. 1, and such money shall be expended

City of Indian Wells
Resolution No. 2025-__
Page 3

only for the maintenance, operation, and servicing of the improvements as described in Section 5.

SECTION 8. The adoption of this Resolution constitutes the Assessment District levy for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025.

SECTION 9. The City Clerk, or the designate of the City Council, is hereby **AUTHORIZED** and **DIRECTED** to file the levy with the County Auditor upon adoption of this Resolution, pursuant to the provisions provided in the Act.

SECTION 10. A copy of the levy shall be filed in the office of the City Clerk and open for public inspection.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on this 3rd day of April 2025.

BRUCE WHITMAN
MAYOR

CERTIFICATION FOR RESOLUTION NO. 2025-__

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California, **DO HEREBY CERTIFY** that the whole number of the members of the City Council is five (5); that the above and foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Indian Wells the 3rd day of April 2025, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR BEST, BEST & BEST BEST & KRIEGER LLP
CITY ATTORNEY

ATTACHMENT #2
RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS,
CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S
REPORT FOR THE CITY OF INDIAN WELLS DRAINAGE MAINTENANCE
BENEFIT ASSESSMENT DISTRICT NO. 1**

WHEREAS, the City Council of the City of Indian Wells, California (the "City Council") has by resolution ordered the preparation of the Engineer's Report in connection with the City of Indian Wells Drainage Maintenance Benefit Assessment District No. 1 (the "Assessment District"), and levy and collection of assessments, pursuant to provisions of the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with section 54703* (the "Act"); and

WHEREAS, the Assessment District Engineer has prepared and filed with the City Clerk of the City of Indian Wells, and the City Clerk has presented to the City Council such report entitled "City of Indian Wells Engineer's Annual Levy Report for the Drainage Maintenance Benefit Assessment District No. 1 Fiscal Year 2025-26" (the "Report"), and as previously directed by Resolution; and

WHEREAS, this City Council has examined and reviewed the Report as presented, and, subject to the corrections and modifications made at the Public Hearing, is satisfied with each of the items and documents as set forth therein; and

WHEREAS, this City Council is satisfied that the levy of assessments within the Assessment District has been spread in accordance with the particular and distinct benefit over and above general benefits conferred on each parcel of real property located in the Assessment District or to the public at large, from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF INDIAN WELLS AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The "Report," as presented, consists of the following:

- (a) Description of Improvements.
- (b) the Annual Budget (Costs and Expenses of Services, Operations and Maintenance).
- (c) a Description and Diagram of the Assessment District.
- (d) the Method of Apportionment and the proposed amount to be levied and collected against each property within the Assessment District for Fiscal Year 2025-26.

City of Indian Wells
Resolution No. 2025-__
Page 2

SECTION 3. That the Report, as presented or modified, is hereby approved and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. That the City Clerk shall certify the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Indian Wells, California, at a regular meeting held on this 3rd day of April 2025.

BRUCE WHITMAN
MAYOR

CERTIFICATION FOR RESOLUTION NO. 2025-__

I, Angelica Avila, City Clerk of the City Council of the City of Indian Wells, California, **DO HEREBY CERTIFY** that the whole number of the members of the City Council is five (5); that the above and foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Indian Wells the 3rd day of April 2025, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

ANGELICA AVILA
CITY CLERK

TODD LEISHMAN FOR BEST, BEST & BEST
BEST & KRIEGER LLP
CITY ATTORNEY

Exhibit "A"



City of Indian Wells

**Drainage Maintenance Benefit
Assessment District No. 1**

2025/2026 ENGINEER'S REPORT

Intent Meeting: March 6, 2025
Public Hearing: April 3, 2025

27368 Via Industria
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Temecula, CA 92590
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Property Tax Information Line
T.866.807.6864

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ENGINEER'S REPORT AFFIDAVIT

Drainage Maintenance Benefit Assessment District No. 1

City of Indian Wells
Riverside County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Indian Wells

By: _____
Chonney Gano, Project Manager
District Administration Services

By: _____
Tyrone Peter
P.E. # C 81888

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I. INTRODUCTION

The City of Indian Wells (the "City") annually levies and collects special assessments in order to provide and maintain the improvements within the Indian Wells Drainage Maintenance Benefit Assessment District No. 1 (the "District"). In Fiscal Year 2006/2007, the District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218. The District assessments described in this Report are prepared and levied annually pursuant to the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5* of the Government Code of the State of California commencing with section 54703 (the "1982 Act").

Pursuant to the 1982 Act, the City Council previously caused an Engineer's Report to be prepared in connection with the formation and the levy of assessments for the District. The Engineer's Report (the "Original Report") described the proposed services and improvements, identified the properties to be assessed and the amount of the proposed assessments by parcel, and fixed the maximum amount of future annual installments for the District.

Pursuant to the 1982 Act, the City Council conducted the required public hearings necessary to accept property owner protests, public comments and testimony regarding the formation of the District and the proposed annual levy of assessments. In conjunction with the required 1982 Act formation proceedings (Public Hearing), the City conducted property owner protest ballot proceedings for the annual assessments and assessment range formula described in the Original Report in compliance with the substantive and procedural requirements of the California Constitution Article XIII D (the "Article"). The proposed formations and annual assessments for each District were approved and established at the public hearing for the District, and pursuant to the 1982 Act, the City Council may annually determine the cost of the services that are financed by the assessments and by ordinance or resolution order the levy of the annual assessments. However, in accordance with the provisions of the Article, no annual assessment shall exceed the maximum assessment amount established in the Original Report without additional approval of the affected property owners.

This document provides a summary of the District and the proposed budgets and assessments for Fiscal Year 2025/2026. The budget and assessments are based on the City's estimate of the costs and funds necessary to maintain and service the improvements that provide a special benefit to properties within the District.

The word "parcel" refers to an individual property assigned its own Assessment Number by the Riverside County Assessor's Office. The Riverside County Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.



I. DESCRIPTION OF THE DISTRICT

A. DISTRICT BOUNDARY

The District lies on the southeast corner of Cook Street and Highway 111. The legal description is specified as a portion of the Southwest one-quarter of Section 22, Township 6 South, Range 6 East, SBBM, being in the City of Indian Wells, County of Riverside, State of California; to be known as Tract No. 32880.

B. PLANS AND SPECIFICATIONS

The drainage improvements for the District may be generally described as follows:

Installation, construction or maintenance of any authorized improvements under the 1982 Act, including, but not limited to, drainage improvements and any facilities which are appurtenant to any of the aforementioned or which are necessary or convenient for the maintenance or servicing thereof.

Plans and Specifications for the improvements for the District are voluminous and are not bound in this Report but by this reference are incorporated and made a part of this Report. The Plans and Specifications are on file in the office of the City Engineer where they are available for public inspection.

C. IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT

The Article defines “maintenance and operation expenses” as “the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement”. The District funding includes, but is not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the drainage improvements benefiting the District parcels.

The location of the drywell improvements is as follows:

Two or more drywells located at the northeast corner of Desert Horizons Drive and Vista Del Ray Drive.

Maintenance shall include inspections, upkeep, and/or replacement of the pumps necessary to remove the surface nuisance water and to de-water the drywells. Inspection of the drywells, upkeep, or preventative type maintenance shall be performed on a monthly basis. Major maintenance of the drywells and pumps shall be performed on a semi-annual basis.

The improvements identified above, are subject to change. For details and exact locations, refer to the approved development plans on file in the office of the City Engineer.



II. METHOD OF ASSESSMENT

A. BACKGROUND

The Benefit Assessment Act of 1982 provides that assessments may be apportioned upon assessable lots or parcels of land within a district in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, the Article requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit, over and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

The assessed lots or parcels of real property within the District are listed on Assessment Rolls, attached as Exhibit 'A' of this Report. The Assessment Roll states the net amount to be assessed upon assessable lands within the District for Fiscal Year 2025/2026 and shows the assessment upon each lot and parcel within the District and identifies, by assessor parcel number, each assessable lot or parcel of land within the District. These lots or parcels are more particularly described on the County Assessment Roll, which is on file in the office of the Riverside County Assessor and by reference is made a part of this Report.

B. SPECIAL BENEFIT

Each parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements.

First, all of the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City of Indian Wells required the developer to install and guarantee the maintenance of storm water control structures and appurtenant facilities to serve the parcels. Therefore, the parcels within the District could not have been developed in the absence of the installation and promised maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the District because of the nature of the improvements. The proper maintenance of storm water, nuance water control and appurtenant facilities provide special benefit to parcels within the District by alleviating excess water. This allows individual parcels to be used to their fullest extent. The above-mentioned contributes to a specific enhancement of each of the parcels within the District.



C. APPORTIONMENT

For Fiscal Year 2006/2007 the assessment rate was the total assessment divided by the ratio of each existing parcel to the total area. For subsequent future fiscal years, the assessment rate will be divided equally by the proposed total number of parcels.

D. ASSESSMENT RANGE FORMULA

Commencing with Fiscal Year 2007/2008, the amount of the assessment for the District is proposed to increase each year, based upon the Consumer Price Index (the "CPI"), All Urban Consumers, for the Los Angeles-Riverside-Orange County Area from January to January. As of January 2018, the Bureau of Labor Statistics ("BLS") split the Los Angeles-Riverside-Orange County Area for All Urban Consumers to the Los Angeles-Long-Beach-Anaheim Area and Riverside-San Bernardino-Ontario Area. Currently, the District uses the Riverside-San Bernardino-Ontario Area CPI index to measure the CPI percentage difference.

Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI for January of each year and the CPI for the previous January, and then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index, or a comparable system as approved by the City Council for determining fluctuations in the cost of living. The percentage difference between January 2024 CPI and January 2025 CPI is 2.94%.

III. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

Maintenance costs

Labor, Material, and Equipment - Includes all labor, material, and equipment required to properly maintain and service the drainage structures, and appurtenant facilities within the District. All improvements within the District will be maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required; but generally, the operations will occur monthly.

Utilities

Gas and Electric - The furnishing of electricity and gas required for the operation of the drainage structures, and appurtenant facilities such as pumps.



Capital Replacement Cost/Renovations

This may include repairs that are unforeseen and not normally included in the yearly maintenance cost. Repairs may include replacement or refurbishing of damaged amenities due to vandalism, storms, die off, and frost. Planned upgrades of the improvements that provide a direct benefit to the district/zone could also be included in capital replacement/renovation costs. Examples of upgrades include planned replacement of plant materials and/or renovation of irrigation or lighting systems that are necessary or requested by property owners.

Personnel/Overhead

The cost of City staff for providing the coordination for maintenance and servicing, responding to public concerns, and levying and collecting assessments. This includes reimbursement for time spent by Finance and Accounting, the City Attorney, the City Manager, and the Public Works staff.

Professional Fees

These are the costs of contracting with professionals for maintenance services and for professionals to provide any additional administrative or engineering services specific to the District such as the cost to prepare and mail notices of the public meeting and hearing, or preparation of assessment diagrams.

County Administration Fees

The costs charged by the County to place the assessments on the property tax rolls.

Reserve Fund - The Reserve Fund reflects funds being added or deleted from the Reserve Account for the current fiscal year. The Reserve Account provides for collection by the District of funds to operate the District from the time period of July 1 (Beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. The Reserve Account reduces the need for the City to transfer funds from non-district accounts to pay for District charges during the first seven (7) months of the fiscal year.

Other Revenue Sources - Additional funds designated for use by the District that are not District assessments. These funds are added to the District account and may be from either non-District or District sources

City Contribution - Any funds added to the District account by the City from the City's General Fund Account.

Balance to Levy - This is the total amount to be levied to the parcels within the District for the current fiscal year. The Balance to Levy represents the sum of the Total Direct and Administration Costs, plus any revenue adjustments resulting from



the Reserve Fund, Beginning Balance, City Contributions or Other Revenue Sources. This dollar amount represents the total funds to be collected from the parcels through assessments on the property tax bills.

Total Equivalent Benefit Unit (EBU) - The Equivalent Benefit Unit (EBU) is a numeric value calculated for each parcel based on the parcel's land use and size. The EBU shown in the District Budget represent the sum total of all individual parcel EBUs that receive benefit from the improvements.



B. DISTRICT BUDGET

DRAINAGE BENEFIT ASSESSMENT DISTRICT NO. 1 2025/2026 PROJECTED DISTRICT BUDGET	
DIRECT COSTS	
Maintenance Costs	\$40,000
Capital Replacement Costs	30,000
Utilities	0
Direct Subtotal	\$70,000
ADMINISTRATION COSTS	
Administrative Personnel Overhead	\$500
Public Works Personnel Overhead	500
Professional Fees	2,000
County Admin. Fees	50
Administration Subtotal	\$3,050
Total Direct and Administration Costs	\$73,050
LEVY ADJUSTMENTS	
Reserve Fund Contribution	(\$57,000)
Personnel/Overhead - City of Indian Wells Subsidy	0
Annual City Operating Contribution	0
City of Indian Wells Contribution and Subsidy Subtotal	(\$57,000)
Remaining Balance to Levy	\$16,050
DISTRICT STATISTICS	
Total Parcels	151
Total Parcels Levied	133
Total Equivalent Benefit Unit (EBU)	133
FY 2025/2026 Levy Rate per EBU (projected)	\$120.68
FY 2025/2026 Maximum Levy Rate per EBU Allowed	\$730.5200
Total Assessment Allowable Assessment	\$97,159.17
FY 2024/2025 Levy Rate per EBU	\$120.68
FY 2024/2025 Maximum Levy Rate per EBU Allowed	\$709.6820
FUND BALANCE INFORMATION	
Beginning Reserve Balance	\$589,618
Reserve Fund Collection/(Reduction)	(57,000)
Ending Reserve Fund Balance 6/30/2026	\$532,618



APPENDIX A - ASSESSMENT DIAGRAM

**CITY OF INDIAN WELLS
DRAINAGE MAINTENANCE BENEFIT ASSESSMENT DISTRICT NO. 1**





APPENDIX B - 2025/2026 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor Parcel Maps and/or the Riverside County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land, public utility owned property, land principally encumbered with public right-of-ways or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the District, along with the proposed assessment amounts, have been submitted to the City Clerk, and by reference, are made part of this Report.

Upon approval of the Engineer's Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2025/2026. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

City of Indian Wells
 Drainage Maintenance Benefit Assessment District No. 1
 Fiscal Year 2025/2026
 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-870-001	75060 PROMONTORY PL	SFR	1.0	\$120.68	\$730.52
633-870-002	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-870-003	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-870-004	45199 MANOR WAY	SFV	1.0	120.68	730.52
633-870-005	75052 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-006	75049 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-010	75228 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-011	75212 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-012	75196 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-013	75180 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-014	75164 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-015	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-870-016	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-870-017	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-870-018	75100 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-019	75084 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-020	75068 HANCOCK PL	SFV	1.0	120.68	730.52
633-870-021	75065 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-022	75081 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-023	75097 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-024	75113 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-025	75129 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-026	75145 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-027	75161 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-028	75177 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-029	75193 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-030	75209 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-031	75225 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-032	75216 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-057	75200 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-058	75184 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-059	75168 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-060	75152 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-061	75136 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-062	75120 PROMONTORY PL	SFV	1.0	120.68	730.52
633-870-063	75104 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-064	75088 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-065	75072 PROMONTORY PL	SFR	1.0	120.68	730.52
633-870-066	75071 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-067	75087 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-068	75103 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-069	75119 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-070	75135 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-071	75151 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-072	75167 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-073	75183 MANSFIELD DR	SFV	1.0	120.68	730.52
633-870-074	75199 MANSFIELD DR	SFV	1.0	120.68	730.52
633-880-001	45285 MANOR WAY	SFV	1.0	120.68	730.52
633-880-002	45369 MANOR WAY	SFV	1.0	120.68	730.52
633-880-003	45405 MANOR WAY	SFV	1.0	120.68	730.52
633-880-004	45435 MANOR WAY	SFV	1.0	120.68	730.52
633-880-005	75041 CITADEL PL	SFV	1.0	120.68	730.52
633-880-006	75057 CITADEL PL	SFV	1.0	120.68	730.52
633-880-007	75048 CITADEL PL	SFV	1.0	120.68	730.52
633-880-008	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-009	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-010	75053 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-012	75073 CITADEL PL	SFV	1.0	120.68	730.52
633-880-013	75089 CITADEL PL	SFV	1.0	120.68	730.52
633-880-014	75105 CITADEL PL	SFV	1.0	120.68	730.52
633-880-015	75121 CITADEL PL	SFV	1.0	120.68	730.52
633-880-016	75185 CITADEL PL	SFV	1.0	120.68	730.52
633-880-017	75201 CITADEL PL	SFV	1.0	120.68	730.52
633-880-018	75217 CITADEL PL	SFV	1.0	120.68	730.52
633-880-019	75233 CITADEL PL	SFV	1.0	120.68	730.52
633-880-020	75224 CITADEL PL	SFV	1.0	120.68	730.52

City of Indian Wells
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Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-880-021	75208 CITADEL PL	SFV	1.0	120.68	730.52
633-880-022	75192 CITADEL PL	SFV	1.0	120.68	730.52
633-880-023	75112 CITADEL PL	SFV	1.0	120.68	730.52
633-880-024	75096 CITADEL PL	SFV	1.0	120.68	730.52
633-880-025	75080 CITADEL PL	SFV	1.0	120.68	730.52
633-880-026	75064 CITADEL PL	SFV	1.0	120.68	730.52
633-880-027	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-028	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-029	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-030	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-031	75195 PALISADES PL	SFV	1.0	120.68	730.52
633-880-032	75211 PALISADES PL	SFV	1.0	120.68	730.52
633-880-033	75227 PALISADES PL	SFV	1.0	120.68	730.52
633-880-034	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-035	75210 PALISADES PL	SFV	1.0	120.68	730.52
633-880-036	75194 PALISADES PL	SFV	1.0	120.68	730.52
633-880-037	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-038	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-039	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-040	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-041	75069 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-042	75085 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-043	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-044	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-045	75197 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-046	75213 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-047	75229 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-052	75137 CITADEL PL	SFV	1.0	120.68	730.52
633-880-053	75153 CITADEL PL	SFV	1.0	120.68	730.52
633-880-054	75169 CITADEL PL	SFV	1.0	120.68	730.52
633-880-055	75176 CITADEL PL	SFV	1.0	120.68	730.52
633-880-056	75160 CITADEL PL	SFV	1.0	120.68	730.52
633-880-057	75144 CITADEL PL	SFV	1.0	120.68	730.52
633-880-058	75128 CITADEL PL	SFV	1.0	120.68	730.52
633-880-059	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-060	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-061	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-062	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-063	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-064	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-065	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-066	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-067	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-068	NO SITUS AVAILABLE	SFV	1.0	120.68	730.52
633-880-069	75165 HANCOCK PL	SFV	1.0	120.68	730.52
633-880-070	75181 HANCOCK PL	SFV	1.0	120.68	730.52
633-890-001	75268 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-002	75284 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-003	75300 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-004	75316 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-005	75332 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-006	75348 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-007	75364 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-008	75380 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-009	75396 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-010	75412 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-011	75419 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-012	75403 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-013	75387 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-014	75371 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-015	75355 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-016	75339 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-017	75323 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-018	75307 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-019	75291 MANSFIELD DR	SFV	1.0	120.68	730.52
633-890-020	75275 MANSFIELD DR	SFV	1.0	120.68	730.52

City of Indian Wells
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 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Description	EBU	Applied Assessment	Maximum Assessment
633-890-021	75259 MANSFIELD DR	SFV	1.0	120.68	730.52

Summary Fields	Value
Parcel Count:	133
EBU Total:	133.00
Applied Assessment Total:	\$16,050.44



INDIAN WELLS CITY COUNCIL

April 3, 2025

To: City Council
From: Public Works Department
Prepared by: Ken Seumalo, P.E., Public Works Director
Subject: **City Monument at Indian Wells Lane**

RECOMMENDED ACTIONS:

Council **SELECTS** an option for the replacement of City monument sign located on Indian Wells Lane at Highway 111; and

Council **APPROVES** a preliminary budget to fund the project, commensurate with the option selected, if appropriate; and

FINDS the project to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as not a project pursuant to Section 15378.

DISCUSSION:

The intersection of Indian Wells Lane and Highway 111 is the gateway to the City's resort campus. The monument sign currently located at Indian Wells Lane on the north side of Highway 111 is a temporary fixture that was installed to replace the original monument that was damaged in an automobile accident. This sign provides advertising for the Indian Wells Golf Resort (IWGR) and Kestrel. Staff constructed the temporary monument as a placeholder while an evaluation was conducted to determine how best to replace the sign.

In 2024, the City Council directed staff to seek bids for a newly designed monument sign (Attachments No. 1). Bids for the project came in more than expected. Bids for the project were close to \$200,000. The budget for the project is \$100,000, which includes an insurance settlement of \$90,000.

Indian Wells Fountains

It is also important to note that the Indian Wells Campus fountains along the north side of Highway 111 and Indian Wells Lane are in need of rehabilitation and will be a subject of the City's budget discussions later this year. The fountains are part of a Lighting, Landscape, and Lighting Maintenance District (LLMD) that consists of the City, Grand

Hyatt, and Renaissance Esmerelda. Initial discussions with Renaissance began several months ago on the need to repair or replace the fountains. Costs for the repair or replacement would be funded by the LLMD. However, LLMD does not currently have the fund balance to fund a significant rehabilitation or capital replacement of the fountains. A separate vote of the LLMD partners would be required to generate the funds needed to complete rehabilitation or replacement.

At the January 30, 2025, City Council Meeting, Council instructed staff to meet with both Hyatt and Renaissance to ascertain their interest in a complete redesign of the fountains at the entrance to the Indian Wells Campus, prior to making any decision on moving forward with the replacement of the monument sign.

Staff recently met with the General Managers of both properties, who are very happy with the current fountains. They did express a willingness to investigate the redesigning of the fountains, if the City wishes to do so. They first want to understand the cost to rehabilitate the current fountains and consult their ownership to see if they wish to rehabilitate or investigate a redesign of the fountains. Staff is developing estimated costs for the fountain rehabilitation. The process of developing the estimated costs and to seek ownership input is likely to take several months to complete.

Mayor Whitman asked that a discussion on replacing the monument sign be re-agendized for discussion, rather than awaiting the outcome of the ownership meetings. This will allow the IWGR to better promote the campus, especially Kestrel, sooner than later.

Staff are seeking Council direction as to move forward with a replacement of the monument sign at this time or to await replacement until the fountain redesign matter has been addressed. Staff recommend the Council select from one of the options provided below.

OPTIONS:

The City Council has the following options:

1. Approve the public art monument presented by staff (Attachment No. 2) and appropriate a preliminary budget of \$250,000 in Public Art Funds.
2. Approve the redesigned monument (Attachment No. 1) and appropriate \$200,000 in General Funds for the project.
3. Instruct staff to conduct a Request for Proposals to develop alternative sign designs from the art community that complement the existing fountains.
4. Construct a permanent monument sign that replicates the current temporary sign and appropriate \$100,000 in General Funds for the project.
5. Await replacement until the fountain redesign matter has been addressed; or
6. Provide alternative directions.

FISCAL IMPACT:

The fiscal impact is dependent on the direction of the City Council. There is sufficient funding in the General Fund and Art in Public Places Fund to cover these expenses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

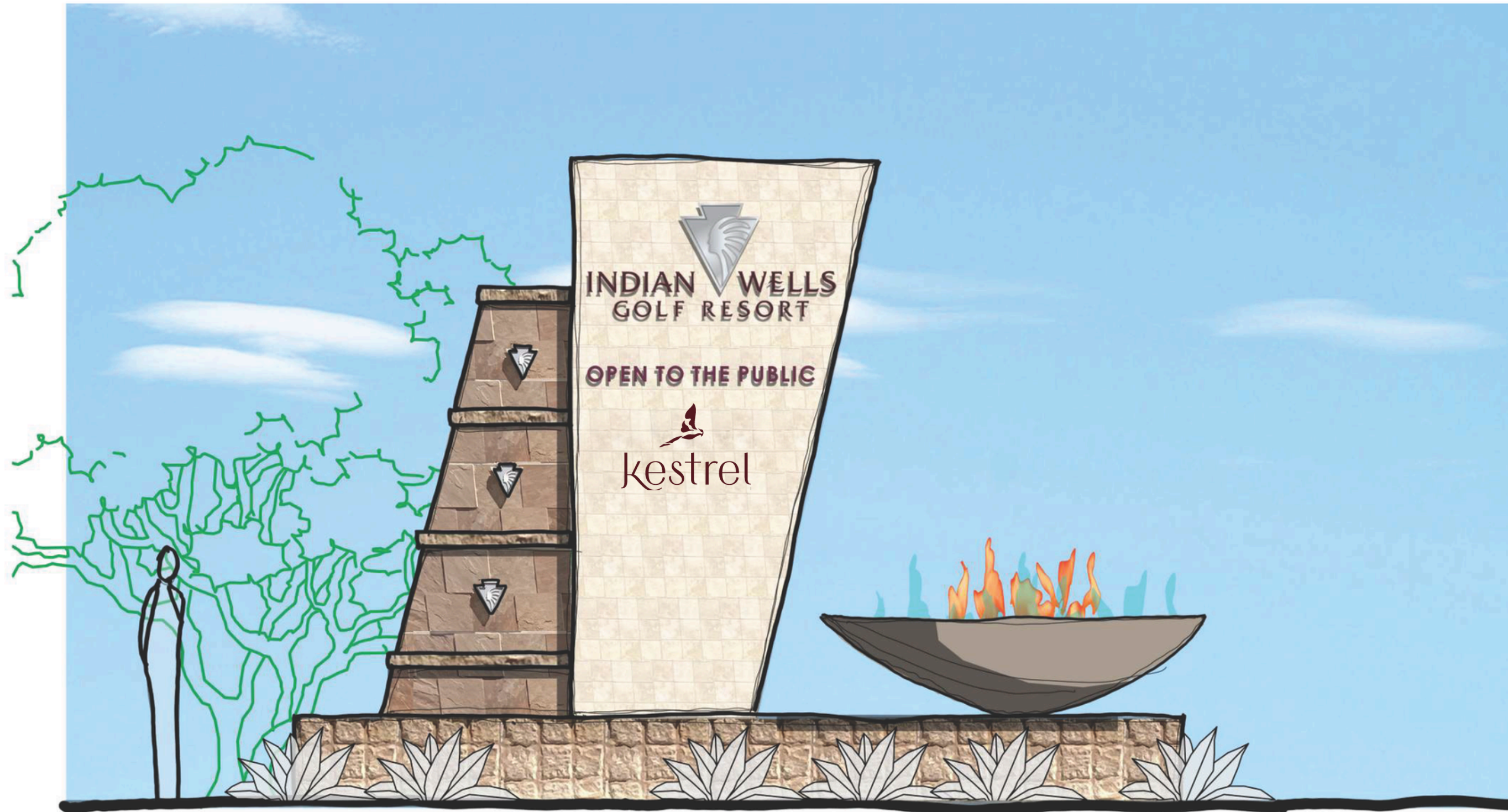
"This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The location of this monument is currently developed and the project, as a re-build, qualifies as being Categorically Exempt from CEQA pursuant to Section 15378.

ATTACHMENTS:

1. Attachment 1 Fountain Design
2. Attachment 2 Bronze Public Art Design



ATTACHMENT #1



ATTACHMENT #2

