AGENDA

JOINT MEETING OF THE CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCE AUTHORITY, PUBLIC UTILITY AUTHORITY, HOUSING AUTHORITY, PERRIS JOINT POWERS AUTHORITY AND PERRIS COMMUNITY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF PERRIS

Tuesday, May 29, 2018
6:30 P.M.
City Council Chambers
(corner of San Jacinto and Perris Boulevard)
101 North “D” Street
Perris, California

1. CALL TO ORDER: 6:30 P.M.

2. ROLL CALL:

Corona, Rabb, Rogers, Burke, Vargas

3. INVOCATION:

Reverend C. Mark Ely
The Church of the New Covenant
328 E. 6th Street
Perris, California 92570

4. PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Corona will lead the Pledge of Allegiance.

5. REPORT ON CLOSED SESSION ITEMS:

6. PRESENTATIONS/ANNOUNCEMENTS:

At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

A. Presentation of Certificate of Recognition to Reverend C. Mark Ely, The Church of the New Covenant.
B. Presentation of Certificates to the recipients of the 2018 Tri-Lake Consultants Science and Engineering Scholarship Award.

7. **APPROVAL OF MINUTES:**

A. Approve the Minutes of the Regular Joint Meeting held on May 8, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

8. **CONSENT CALENDAR:**

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. Public comment is limited to three (3) minutes.

A. Approve the Memorandum of Understanding (MOU) between the City of Perris and the Riverside County Transportation Commission (RCTC) for the Placentia Avenue Widening project.

B. Approve the Agreement and allocate $175,000 from DIF portion of RBBD funds for the Ethanac Corridor Development Study Agreement.

C. Adopt Resolution Numbers (next in order) for the General Municipal Election being held November 6, 2018.

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CALLING FOR AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, FOR THE ELECTION OF CERTAIN OFFICERS OF THE CITY AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; AND, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO § 10403 OF THE ELECTIONS CODE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE, PERTAINING TO CANDIDATES STATEMENTS
D. Receive and File the Quarterly Investment Report for the Quarter Ended March 31, 2018.

E. Approve the Annual Financial Audits and Engagement Letters for Fiscal Year 2017-2018 with the City of Perris Audit Firm Teaman, Ramirez & Smith, Inc.

F. Receive and File the SAS 114 Audit Planning Letter from Teaman, Ramirez & Smith, Inc.

G. Approve the Contract Agreement between the City of Perris and Riverside County Transportation Department to perform traffic signal inspections and other services as needed throughout the City.

H. Approval to purchase a replacement man lift vehicle used in Streets, Parks and Facility divisions.

I. Approve extending existing contracts with Bill and Dave's Landscape, Inc., Adame Landscape, Inc., and Hernandez Landscape, Inc. for Landscape Benefit Zone Maintenance Services for Parks and South Portion of the City for a one year period, beginning July 11, 2019.

J. Adopt Resolution Numbers (next in order) regarding Annexation of DPR 06-0059 to Maintenance District No. 84-1. DPR 06-0059 is a 9.09 acre industrial project located. Harley Knox Boulevard is located along the project's north boundary, Nance Street is located along the project's south boundary and Indian Avenue is located approximately 520 lineal feet to the east. (Ownership: Interinsurance Exchange of the Automobile Club).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 06-0059 INTO MAINTENANCE DISTRICT NUMBER 84-1
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 06-0059 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 06-0059 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

K. Adopt Resolution Numbers (next in order) regarding Annexation of DPR 06-0059 to Landscape Maintenance District No. 1 (LMD 1). DPR 06-0059 is a 9.09 acre industrial project. Harley Knox Boulevard is located along the project's north boundary, Nance Street is located along the project's south boundary and Indian Avenue is located approximately 520 lineal feet to the east. (Ownership: Interinsurance Exchange of the Automobile Club).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 133 (DPR 06-0059) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 133, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 133, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 133, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 133, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 133, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

I. Adopt Resolution Number (next in order) regarding Annexation of DPR 06-0059 to Flood Control Maintenance District No. 1. DPR 06-0059 is a 9.09 acre industrial project. Harley Knox Boulevard is located along the project's north boundary, Nance Street is located along the project's south boundary and Indian Avenue is located approximately 520 lineal feet to the east. (Ownership: Interinsurance Exchange of the Automobile Club).

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF DPR 06-059 TO BENEFIT ZONE 102, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

M. Adopt Resolution Numbers (next in order) regarding Annexation of Tracts 36988, 36989 and 37262 to Maintenance District No. 84-1. Tracts 36988, 36989 and 37262 are three tract within the Green Valley Specific Plan consisting of 512 dwelling units. Tracts 36988
and 37262 consists of 367 of the 512 dwelling units under the ownership of Green Valley Recovery Acquisition, LLC. Tract 36989 consists of 145 of the 512 dwelling units under the ownership of KB Home Coastal, LLC. For Tract 36988, Murrieta Road is located along the project's east boundary, Romoland Channel is located along the project's west boundary, Ethanaac Road is located along the project's south boundary, and Green Valley Parkway is located along the project's north boundary. For Tract 36989, West Elm Parkway is located along the project's north-western boundary, Green Valley parkway is located along the project's north-eastern boundary, Romoland Channel is located along the project's east boundary, and Ethanaac Road is located along the project's south boundary. For Tract 37262, Goetz Road is located along the project's west boundary, Green Valley parkway is located along the project's east boundary, and West Elm Parkway is located along the project's south boundary.

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO
MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

N. Adopt Resolution Numbers (next in order) regarding Annexation of Tracts 36988, 36989 and 37262 to Landscape Maintenance District No. 1 (LMD). Tracts 36988, 36989 and 37262 are three tract within the Green Valley Specific Plan consisting of 512 dwelling units. Tracts 36988 and 37262 consists of 367 of the 512 dwelling units under the ownership of Green Valley Recovery Acquisition, LLC. Tract 36989 consists of 145 of the 512 dwelling units under the ownership of KB Home Coastal, LLC. For Tract 36988, Murrieta Road is located along the project's east boundary, Romoland Channel is located along the project's west boundary, Ethanac Road is located along the project's south boundary, and Green Valley Parkway is located along the project's north boundary. For Tract 36989, West Elm Parkway is located along the project's north-western boundary, Green Valley parkway is located along the project's north-eastern boundary, Romoland Channel is located along the project's east boundary, and Ethanac Road is located along the project's south boundary. For Tract 37262, Goetz Road is located along the project's west boundary, Green Valley parkway is located along the project's east boundary, and West Elm Parkway is located along the project's south boundary.

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 127 (TRACTS 36988, 36989 AND 37262) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF TRACTS 36988, 36989 AND 37262 TO
BENEFIT ZONE 127, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 127, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 127, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACTS 36988, 36989 AND 37262 TO BENEFIT ZONE 127, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

O. Adopt Resolution Numbers (next in order) regarding Annexation of Tracts 36988, 36989 and 37262 to Flood Control Maintenance District No. 1. Tracts 36988, 36989 and 37262 are three tract within the Green Valley Specific Plan consisting of 512 dwelling units. Tracts 36988 and 37262 consists of 367 of the 512 dwelling units under the ownership of Green Valley Recovery Acquisition, LLC. Tract 36989 consists of 145 of the 512 dwelling units under the ownership of KB Home Coastal, LLC. For Tract 36988, Murrieta Road is located along the project's east boundary, Romoland Channel is located along the project's west boundary, Ethanac Road is located along the project's south boundary, and Green Valley Parkway is located along the project's north boundary. For Tract 36989, West Elm Parkway is located along the project's north-western boundary, Green Valley Parkway is located along the project's north-eastern boundary, Romoland Channel is located along the project's east boundary, and Ethanac Road is located along the project's south boundary. For Tract 37262, Goetz Road is located along the project's west boundary, Green Valley Parkway is located along the project's east boundary, and West Elm Parkway is located along the project's south boundary.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF TRACTS 36988, 36989
AND 37262 TO BENEFIT ZONES 97, 98, AND 99, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

P. Approve the Signing/Striping Plans prepared by STC Traffic for the South "A" Street Revised Traffic Study.

Q. Adopt Resolution Numbers (next in order) regarding Annexation of Parcel Map 37187 to Maintenance District No. 84-1. Parcel Map 37187 is a 30.75 acre industrial project. Indian Avenue is located along the project's west boundary, Markham Street is located along the project's north boundary, Barrett Avenue is located along the project's east boundary, and Perry Street is located along the project's south boundary. (Ownership: Duke Realty Limited Partnership).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF PARCEL MAP 37187 INTO MAINTENANCE DISTRICT NUMBER 84-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL MAP 37187 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 37187 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE
TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

R. Adopt Resolution Numbers (next in order) regarding Annexation of Parcel Map 37187 to Landscape Maintenance District No. 1 (LMD 1). Parcel Map 37187 is a 30.75 acre industrial project. Indian Avenue is located along the project's west boundary, Markham Street is located along the project's north boundary, Barrett Avenue is located along the project's east boundary, and Perry Street is located along the project's south boundary. (Ownership: Duke Realty Limited Partnership).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 134 (PARCEL MAP 37187) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION TO PARCEL MAP 37187 TO BENEFIT ZONE 134, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 134, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 134, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 37187 TO BENEFIT ZONE 134, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND
S. Adopt Resolution Number (next in order) regarding Annexation of Parcel Map 37187 to Flood Control Maintenance District No. 1. Parcel Map 37187 is a 30.75 acre industrial project. Indian Avenue is located along the project's west boundary, Markham Street is located along the project's north boundary, Barrett Avenue is located along the project's east boundary, and Perry Street is located along the project's south boundary. (Ownership: Duke Realty Limited Partnership).

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF PARCEL MAP 37187 TO BENEFIT ZONE 103, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

T. Adopt Resolution Number (next in order) authorizing the City Manager to execute a Perris Park Development Impact Fee Credit/Reimbursement Agreement with KB Home Coastal, Inc. related to KB Home Tract 32262, 31926, 31926-2, and 36343. Approve Change Order request in the amount of $500,000 to the contract awarded to Millsten Enterprises, Inc. for the construction of the Perris Valley Storm Drain Trail.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY OF PERRIS, APPROVING PERRIS PARK DEVELOPMENT IMPACT FEE CREDIT/REIMBURSEMENT AGREEMENT WITH KB HOME COASTAL, INC. RELATED TO KB HOME TRACT 32262, 31926, 31926-2 AND 36343


V. Approve award of Contract for design services to Crane Architectural Group for construction documents for the Senior Center Billiards Room expansion.
W. Approve award of Contract for design services to Crane Architectural Group for the I.T. Studio Room.

X. Approval to purchase a Polaris Ranger Crew all-terrain vehicle for the Community Services Department.

Y. Approve the City of Perris Check Register for April 2018.

9. PUBLIC HEARINGS:

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. Public comment is limited to three (3) minutes.

A. Consideration to either: (1) Adopt Resolution Number (next in order) to deny the proposed Duke Warehouse at Perris Boulevard and Markham Street Project; or (2) Adopt Resolution Numbers (next in order) and introduce the First Reading of Ordinance Number (next in order) regarding Environmental Impact Report No. 17-05100, Specific Plan Amendment No. 17-05074, Tentative Parcel Map (TPM) 37304 (TPM No. 17-05060), and Development Plan Review (DPR) 17-00002, a proposal to develop a 1.2 million square foot warehouse building on 55 acres with a proposed Specific Plan Amendment to change the land use designation of 35 acres of site from Business-Professional Office (BPO) to Light Industrial (LI); a Tentative Parcel Map to consolidate 14 existing parcels and vacate all or parts of three unimproved streets, and a Development Plan Review to analyze the proposed site plan and architectural elevations. The Project is located on Perris Boulevard, south of Markham Street, north of Perris Street and west of Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. (Applicant: Duke Realty).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DENYING CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT 17-05100/SCH NO. 2017081059 SPECIFIC PLAN AMENDMENT 1705074, TENTATIVE PARCEL MAP 17-05060/TPM 37304 AND DEVELOPMENT PLAN REVIEW 17-00002 FOR THE DUKE WAREHOUSE AT PERRIS BOULEVARD AND MARKHAM STREET PROJECT LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET SUBJECT TO THE FINDINGS CONTAINED HEREIN.

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OR:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT 17-05100 (STATE CLEARING HOUSE #2017081059), PREPARED FOR THE DUKE PROJECT, A WAREHOUSE DEVELOPMENT PROJECT TOTALING 1,189,860 SQUARE FEET, BASED UPON THE STATEMENT OF FACTS AND FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION, AND THE MITIGATION MONITORING AND REPORTING PROGRAM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING TENTATIVE PARCEL MAP 17-05060 (TPM 37304) AND DEVELOPMENT PLAN REVIEW 17-00002 TO FACILITATE CONSTRUCTION OF A 1,189,860 SQUARE FOOT INDUSTRIAL BUILDING ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, SUBJECT TO THE CONDITIONS OF APPROVAL AND FINDINGS CONTAINED HEREIN

The First Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINARY OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 17-05074 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 35 ACRES FROM BUSINESS PROFESSIONAL OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE APPROVAL OF AN INDUSTRIAL WAREHOUSE PROJECT ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, AND MAKING FINDINGS IN SUPPORT THEREOF

Introduced by: Dr. Grace Williams, Director of Planning and Economic Development

PUBLIC COMMENT:

B. Consideration to adopt Resolution Numbers (next in order) regarding Annexation of parcels into CFD 2001-3 (North Perris Public Safety District) - Annexation No. 26 for Parcel Map 37187. APNs: 302-070-017, 302-070-018, portion of 302-070-021, portion of 302-070-022,

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 26 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 26


Introduced by: Jennifer Erwin, Director of Finance

PUBLIC COMMENT;

C. Consideration to introduce the First Reading of Ordinance Numbers (next in order) Amending and Adoption/Update of Drainage Fees - Ordinance Amendments to Chapter 18.32 of the Municipal Code adding sections 18.32.21, "Drainage Fees - Homeland/Romoland Area Drainage Plan," and 18.32.22, "Drainage Fees - San Jacinto Area Drainage Plan," for collection of drainage fees for projects within the San Jacinto River Area Drainage Plan and Homeland/Romoland Area Drainage Plan, for the purpose of construction master drainage improvements to alleviate flooding issues in the respective areas and the adopting the above-mentioned area drainage plans; Adoption/Update Resolutions (next in order) updating/adopting of the drainage fees for the above-mentioned area drainage plans.

The First Reading of Proposed Ordinance Numbers (next in order) are entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADDING SECTION 18.32.021 TO
CHAPTER 18.32 OF TITLE 18 RELATING TO FEES COLLECTED TO FUND THE CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION TO THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE HOMEAND/ROMOLAND DRAINAGE PLAN AREA

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADDING SECTIONS 18.32.022 TO CHAPTER 18.32 OF TITLE 18 RELATING TO FEES COLLECTED TO FUND THE CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION TO THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE SAN JACINTO RIVER AREA DRAINAGE PLAN

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AN UPDATE TO THE DRAINAGE FEES FOR THE HOMEAND/ROMOLAND AREA DRAINAGE PLAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AND ADOPTING THE DRAINAGE FEES FOR THE SAN JACINTO RIVER AREA DRAINAGE PLAN

Introduced by: Clara Miramontes, Assistant City Manager

PUBLIC COMMENT:

D. Consideration to adopt Resolution Numbers (next in order) authorizing and approving the Board of the Successor Agency to the Redevelopment Agency of the City of Perris to refund certain existing Tax Allocation Bonds.

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PERRIS, AUTHORIZING THE ISSUANCE OF REFUNDING BONDS TO REFUND CERTAIN OUTSTANDING OBLIGATIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF PERRIS, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE, A BOND PURCHASE AGREEMENT, AND THREE ESCROW AGREEMENTS AND TAKING OTHER ACTIONS RELATED THERETO
A RESOLUTION OF THE PERRIS PUBLIC FINANCING AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF THREE ESCROW AGREEMENTS IN CONNECTION WITH THE REFINANCING OF CERTAIN OUTSTANDING OBLIGATIONS OF THE REDEVELOPMENT AGENCY OF THE CITY OF PERRIS

Introduced by: Jennifer Erwin, Director of Finance

PUBLIC COMMENT:

10. **BUSINESS ITEMS: (not requiring a “Public Hearing”):**

Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Mayor or City Council requests further clarification of your statement. **Public Comment is limited to three (3) minutes.**

A. Consideration for placing a Measure on the Ballot for District-Based City Council Elections.

Introduced by: Eric Dunn, City Attorney

PUBLIC COMMENT:

11. **PUBLIC COMMENT/CITIZEN PARTICIPATION:**

This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor’s, City Council’s and staff’s ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. **Public comment is limited to three (3) minutes.**
12. **COUNCIL COMMUNICATIONS:**

(Committee Reports, Agenda Items, Meeting Requests and Review etc.)

*This is an opportunity for the Mayor and City Councilmembers to report on their activities and the actions of the Committees upon which they sit, to bring a matter to the attention of the full Council and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. NO ACTION CAN BE TAKEN AT THIS TIME.*

13. **CITY MANAGER’S REPORT:**

14. **ADJOURNMENT:**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official (951) 443-1029. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*
TO: The Honorable Mayor and Members of the City Council
FROM: Nancy Salazar, City Clerk
DATE: May 29, 2018
SUBJECT: Approval of Minutes

BACKGROUND: None.

FISCAL IMPACT: None.

- RECOMMENDATION: Motion to approve the Minutes of the Regular Joint Meeting held on May 8, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority

Prepared by: Judy L. Haughney, CMC, Assistant City Clerk
Approved by: Nancy Salazar, City Clerk

Attachments:
- Minutes of the Regular Joint Meeting held on May 8, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority
CITY OF PERRIS

MINUTES:

Date of Meeting: May 8, 2018
06:30 PM

Place of Meeting: City Council Chambers

CLOSED SESSION

Mayor Vargas called the Closed Session to order at 6:01 p.m.

ROLL CALL

Present: Burke, Corona, Rabb (via teleconference), Rogers, Vargas

Staff Present: City Manager Belmonte, City Attorney Dunn and City Clerk Salazar

Mayor Vargas noted that Councilmember Rabb was joining the meeting, via teleconference, from the Hyatt Regency Hotel, 1107 Jamboree Road, Newport Beach, California.

A. Conference with Real Property Negotiators – Government Code Section 54956.8
Property: APN#313-263-034 Vacant Land, SW Corner of Perris Blvd. and 9th Street
City Negotiator: Richard Belmonte, City Manager Negotiating Parties: Jose Luis and Silva Esperanza Morales Under Negotiation: Price and terms of Payment

The City Council adjourned to Closed Session at 6:02 p.m.

1. CALL TO ORDER: 6:30 P.M.

Mayor Vargas called the Regular City Council meeting to order at 6:32 p.m.

2. ROLL CALL: Burke, Corona, Rabb, Rogers, Vargas

Present: Burke, Corona, Rabb (via teleconference), Rogers, Vargas

Mayor Vargas noted that Councilmember Rabb was joining the meeting, via teleconference, from the Hyatt Regency Hotel, 1107 Jamboree Road, Newport Beach, California.

Staff Members Present: City Manager Belmonte, City Attorney Dunn, City Engineer Motlagh, Assistant City Manager Madkin, Assistant City Manager Miramontes, Director of Planning and Economic Development Williams, Director of Administrative Services Carlos, Director of Community Services and Housing Chavez, Director of Finance Erwin, Director of Public Works Hartwill, Public Information Officer Vargo and City Clerk Salazar.
3. INVOCATION: Pastor Conner Smith Temple Baptist Church 745 North Perris Blvd. Perris, CA 92570

4. PLEDGE OF ALLEGIANCE:

Councilwoman Burke led the Pledge of Allegiance.

5. REPORT ON CLOSED SESSION ITEMS:

City Attorney Dunn reported that the City Council met in Closed Session to discuss the items listed on the agenda. He noted that an update was given, direction was given to staff, but no reportable action was taken.

6. PRESENTATIONS/ANNOUNCEMENTS:

A. Presentation by Bill Chamberlain regarding the West Coast Thunder event being held on Memorial Day, Monday, May 28, 2018.

B. Presentation by Christie Martino, RN Administrator, on Telecare Mental Health Services.

C. Proclamation proclaiming May 16, 2018 as “Do Something Good for your Neighbor Day”.

D. Presentation by Grant Bennett, Superintendent, Perris Union High School District, regarding the possibility of an upcoming school bond measure.

7. APPROVAL OF MINUTES:

A. Approved the Minutes of the Regular Joint Meeting held on April 24, 2018 and the Special Meeting held on April 28, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

The Mayor called for a motion.

M/S/C: Moved by Tonya Burke, seconded by Malcolm Corona to Approve the Minutes as presented.

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES: 

ABSENT: 

ABSTAIN: 

8. CONSENT CALENDAR:

Councilmember Rabb requested that Item 8.P. be pulled for separate consideration.

The Mayor called for Public Comment on the balance of the Consent
Calendar.
There was no Public Comment.

A. Adopted Resolution Numbers 5258 and 5259 regarding Annual Engineer’s Report for Maintenance District No. 84-1 (MD 84-1). Maintaince District No. 84-1 includes residential tracts and commercial developments throughout the City.

Resolution Number 5258 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ENGINEER’S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2018-2019 FOR CITY OF PERRIS MAINTENANCE DISTRICT 84-1

Resolution Number 5259 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2018-2019 IN CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JUNE 12, 2018 AS THE TIME AND PLACE FOR HEARING OBJECTIONS THERETO

B. Adopted Resolution Numbers 5260 and 5261 regarding Annual Engineer’s Report for Landscape Maintenance District No. 1 (FY 2018-2019). Landscape Maintenance District No. 1 includes residential tracts and commercial developments throughout the City.

Resolution Number 5260 is entitled:

Resolution Number 5261 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2018-2019 IN CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JUNE 12, 2018 AS A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

C. Adopted Resolution Number 5262 regarding Annual Engineer’s Report for Flood Control Maintenance District No. 1 (FY 2018-2019). Flood Control Maintenance District No. 1 includes residential tracts and commercial developments throughout the City.

Resolution Number 5262 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING
INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2018-2019 IN CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING JUNE 12, 2018 AS A TIME AND PLACE FOR HEARING OBJECTIONS THERE TO

D. Approved Contract Services Agreement with Pineda General Construction, Inc. for the repair and replacement of steel fencing around perimeters of flood control areas in the Monument Ranch Tract Development.

E. Adopted Resolution Number 5263 approving and authorizing the City Manager to execute, subject to the City Attorney approval as to form, 1) Equipment Lease/Purchase Agreement with Banc of America Leasing and Capital, LLC; 2) Escrow and Account Control Agreement with Banc of America Leasing and Capital, LLC, and Wilmington Trust, National Association Bank; 3) Paying Agent Agreement with Banc of America Leasing and Capital, LLC, Western Riverside Council of Governments and Wilmington Trust, National Association Bank; and 4) Implementation Agreement with Western Riverside Council of Government relating to the financing and implementation agreements for the purchase and retrofit of Southern California Edison Streetlights with any changes therein or additions thereto which are deemed advisable by the City Manager.

Resolution Number 5263 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AUTHORIZING THE EXECUTION AND DELIVERY OF (1) EQUIPMENT LEASE/PURCHASE AGREEMENT WITH BANC OF AMERICA LEASING & CAPITAL, LLC; (2) ESCROW AND ACCOUNT CONTROL AGREEMENT WITH BANC OF AMERICA LEASING & CAPITAL, LLC, AND WILMINGTON TRUST, NATIONAL ASSOCIATION BANK; (3) PAYING AGENT AGREEMENT WITH BANC OF AMERICA LEASING & CAPITAL, LLC, WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS AND WILMINGTON TRUST, NATIONAL ASSOCIATION BANK; (4) IMPLEMENTATION AGREEMENT WITH WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

F. Adopted Resolution Number 5264 declaring certain City-owned real properties to be surplus and authorizing offers of said properties for purchase.

Resolution Number 5264 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING CERTAIN CITY-OWNED REAL PROPERTIES TO BE SURPLUS AND AUTHORIZING OFFERS OF SAID PROPERTIES FOR PURCHASE

G. Adopted Resolution Number 5265 approving participation in the County of Riverside Mortgage Credit Certificate (MCC) Program.

Resolution Number 5265 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, PARTICIPATING WITH THE COUNTY OF RIVERSIDE MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM

H. Adopted Resolution Number 5266 declaring the City’s intention to annex certain territory into CFD 2001-3 (North Perris Public Safety District) – Annexation No. 27.

Resolution Number 5266 is entitled:

I. Approved Final Parcel Map 37187 (FPM 37187) to consolidate six (6) lots into one (1) parcel at the southeast corner of Indian Avenue and Markham Street. (Applicant: Adam Schmidt, Duke Realty)

J. Approved Contract Services Agreement with Albert A. Webb Associates for Environmental Engineering Services for Phase 2 of the Perris Valley Storm Drain Channel Trail Project.

K. Approved Extension of Time No. 18-05046 for Tentative Tract Map 33973, located north of San Jacinto River, west of McPherson Road, south of Ethanac Road and east of Sophie Street. (Applicant: Howard Mitzman).

L. Approved Extension of Time No. 18-05001 for Tentative Tract Map 34267, located on Dunlap Drive, between San Jacinto Avenue and Nuevo Road. (Applicant: Yousef Audi).

M. Approved Extension of Time No. 18-05014 for Tentative Tract Map 33900, located at the southeast corner of Ethanac Road and McPherson Road. (Applicant: Richland Communities, Inc.)

N. Approved Extension of Time No. 18-05033 for Tentative Parcel Map 35268, located north of Rider Street between Johnson Avenue and Redlands Avenue. (Applicant: Steve Hollis)

O. Adopted Resolution Number 5267 approving Amendment Number Three (3) to the Joint Use and Maintenance of Facilities Agreement between the Perris Union High School District and the City of Perris.

Resolution Number 5267 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AMENDMENT NUMBER THREE TO THE JOINT USE AND MAINTENANCE OF FACILITIES AGREEMENT BETWEEN THE PERRIS UNION HIGH SCHOOL DISTRICT AND THE CITY OF PERRIS.

P. Approved Amendment to the Contract Services Agreement with LEEDAV, Co., Inc. (Safe Swim) for Lifeguard Services for the Perris Summer
Aquatics Program.

The following Councilmember's spoke on this item:
Rabb
Vargas
Rogers
Burke
Corona

The Mayor called for Public Comment on this item. There was no Public Comment.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve the contract as presented with the following amendments: addition of swimming lessons, addition of Saturday open play and closure 1 weekday.
AYES: Malcolm Corona, David Starr Rabb
NOES: Tonya Burke, Rita Rogers, Michael Vargas
ABSENT:
ABSTAIN:

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Michael Vargas to Approve the contract as presented with the following amendment: swimming lessons offered 6 days per week.
AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas
NOES:
ABSENT:
ABSTAIN:


Resolution Number 5268 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE ANNUAL STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2018-19

R. Approved and authorized the City Manager to execute agreements for the Protective Factors Enacted to Advance Capable and Empowered (PEACE) Project using California Violence Intervention and Prevention (CalVIP) Grant funds.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by Rita Rogers to Approve the balance of the Consent Calendar with the exception of Item 8.P.
AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

9. PUBLIC HEARINGS:

A. **This item was continued to a future meeting.**

Consideration to Introduce the First Reading of Ordinance Numbers (next in order) to amend Title 18 of the Perris Municipal Code relating to fees collected to fund the construction of drainage facilities; and adopt Resolution Numbers (next in order) adopting the drainage fees within the Homeland/Romoland and San Jacinto drainage plan areas.

The Proposed Ordinance Numbers (next in order) are entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADDING SECTION 18.32.021 TO CHAPTER 18.32 OF TITLE 18 RELATING TO FEES COLLECTED TO FUND THE CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION TO THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE HOMELAND/ROMOLAND DRAINAGE PLAN AREA.

City Attorney Dunn noted that the Building Industry Association (BIA) had requested that this item be continued.

A consensus of the City Council agreed to continue this item to a future City Council meeting.

The Mayor opened the Public Hearing at 7:26 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 7:26 p.m.

B. **Adopted Resolution Numbers 5269, 5270 and 5271 regarding Annexation of CUP 16-05189 to the City’s Landscape Maintenance District No. 1.**

CUP 16-05189 is a 3.25 acre industrial project. La Bonita Avenue is located along the project’s west boundary. Redlands Avenue is located along the north and easterly boundaries and San Jacinto Avenue is located along the project’s south boundary. (Owners: Buckel Investments, LLC and RB Johnson Investments, LLC).

Resolution Number 5269 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF CUP 16-05189 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER’S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2018-2019

Resolution Number 5270 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF CUP 16-05189 TO BENEFIT ZONE 132, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL
OF THE ENGINEER’S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEARS 2018-2019


Roxanne Shepherd, Willdan Financial, gave the presentation on this item.

The Mayor opened the Public Hearing at 7:31 p.m. There was no Public Comment.
The Mayor closed the Public Hearing at 7:31 p.m.

The Mayor asked the City Clerk to open the Ballots. City Clerk Salazar opened the 3 Ballots and reported that they were all marked YES.

Councilmember Rogers left the City Council Chambers at 7:33 p.m. and returned at 7:35 p.m.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by Rita Rogers to Approve Resolution Numbers 5269, 5270 and 5271 as presented.
AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas
NOES:
ABSENT:
ABSTAIN:

10. BUSINESS ITEMS:

A. Presentation of Public Service Day being held Saturday, May 11, 2018.

This item was presented by Counter Services Supervisor Arana.

The Mayor called for Public Comment. There was no Public Comment.

The following Councilmember spoke:
Corona

B. Presentation of the Senior Citizen’s Prom being held Friday, May 19, 2018.

This item was presented by Recreation Supervisor Mendez.
The Mayor called for Public Comment. There was no Public Comment.

The following Councilmember spoke:
Burke

11. PUBLIC COMMENT/CITIZEN PARTICIPATION:

The following people spoke at Public Comment:
Bill Lamb
Mike Weir
Shirley Johnson

12. COUNCIL COMMUNICATIONS:

The following Councilmember's spoke:
Rabb
Burke
Rogers
Corona
Vargas

13. CITY MANAGER'S REPORT.

14. ADJOURNMENT:

There being no further business Mayor Vargas adjourned the Regular City Council meeting at 8:00 p.m. in memory of former Governor George Deukmejian, who passed away May 8, 2018.

Respectfully Submitted,

______________________________
Nancy Salazar, City Clerk
SUBJECT: Placentia Avenue Widening

REQUESTED ACTION: Approve the Attached Memorandum of Understanding (MOU) Between City of Perris and Riverside County Transportation Commission (RCTC)

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: The construction of Phase 1 of the Mid County Parkway (MCP) Placentia Interchange is expected to start within the next 16 months and completed by January 2022. RCTC project includes installation of interchange at Placentia and extension of this road to Indian Avenue.

Not included in RCTC project is extension of Placentia between Indian and Perris Boulevard. The attached MOU requires RCTC to obtain all necessary right-of-way including relocation and/or removal of existing structures (buildings) at southwest corner of Perris Boulevard and Placentia Avenue at no cost to City. City in return will be in charge of environmental work and for the construction of Placentia Avenue between Indian and Perris Boulevard. The City’s project is expected to also be completed by January 2022 subject to availability of right-of-way.

BUDGET (or FISCAL) IMPACT: All costs associated with MCP is paid by RCTC. The cost for right-of-way and relocation for Placentia between Perris Boulevard and Indian Avenue is also paid by RCTC. RBBD funds will be utilized to offset the design/environmental and construction costs of Placentia between Indian & Perris Boulevard.

Reviewed by:

City Attorney
Assistant City Manager
Director of Finance

Attachments: MOU

Consent: Yes
Public Hearing: 
Business Item: 
Other:
MEMORANDUM OF UNDERSTANDING
BETWEEN THE
RIVERSIDE COUNTY TRANSPORTATION COMMISSION
AND THE CITY OF PERRIS
RELATED TO THE
PLACENTIA AVENUE WIDENING PROJECT

I. PARTIES AND TERM

A. This Memorandum of Understanding ("MOU") is entered into by and between the RIVERSIDE COUNTY TRANSPORTATION COMMISSION ("RCTC") and the CITY OF PERRIS ("CITY") (and together the "PARTIES") on ________________, 2018 ("Effective Date").

B. The Term of this MOU will commence on the Effective Date and, unless terminated early as provided in Section V(B), terminate upon the date a notice of completion is recorded for the Placentia Avenue Widening Project ("PROJECT"), as more fully described in Exhibit A attached hereto and incorporated herein, or January 1, 2022, whichever is earlier.

II. RECITALS

A. WHEREAS, RCTC is currently obtaining portions of the right of way necessary for the Mid County Parkway project ("MCP Project"), which includes excess right of way between Indian Avenue and Perris Boulevard necessary to construct the PROJECT.

B. WHEREAS, in the interests of good transportation planning and efficiency, RCTC desires to make such excess right of way (the "ROW") available to the CITY in accordance with the terms of this MOU.

C. RCTC has awarded a design contract for improvements to the I-215 Placentia Avenue Interchange ("Placentia IC"), which is a portion of the MCP Project.

D. WHEREAS, the PARTIES are entering into this MOU for the purpose of documenting the terms and conditions of cooperation between the PARTIES towards the completion of the PROJECT.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the PARTIES hereby agree as follows:

III. RCTC'S RESPONSIBILITIES

A. RCTC will provide necessary ROW for the PROJECT as it acquires parcels needed for the MCP Project and the PROJECT, and will grant those portions acquired and necessary for the PROJECT to the CITY to the extent that those parcels are acquired by RCTC.

B. RCTC shall have sole discretion over all aspects of the acquisition of ROW under this MOU, including without limitation the timing and price paid for the ROW.

C. RCTC will not be reimbursed for the ROW acquisition.
D. RCTC will assign a qualified member of its staff to coordinate with the CITY to facilitate the acquisition and transfer of ROW to the CITY.

E. RCTC will endeavor to complete the IC Interchange improvements by January 1, 2022.

IV. CITY’S RESPONSIBILITIES

A. CITY will be responsible for completing all necessary environmental reviews as the designated lead agency for the PROJECT.

B. CITY will be responsible for completing the plans, specifications and estimates, utility conflict identification and relocation, advertise, award, and administration the completion of construction of the PROJECT in accordance with all applicable laws, rules and regulations, including those applicable due to any funding used to construct the PROJECT.

C. CITY will be responsible for funding the PROJECT.

D. RCTC will not be reimbursed for the ROW acquisition.

E. CITY will cooperate and assist RCTC concerning the acquisition of any property determined to be necessary for the completion of the PROJECT.

F. CITY will endeavor to complete the PROJECT by January 1, 2022.

G. CITY will assign a qualified member of its staff to coordinate with RCTC to facilitate the acquisition and transfer of ROW to the CITY.

V. MISCELLANEOUS

A. Recitals. The Recitals stated above are integral parts of this MOU and are hereby incorporated into the terms of this MOU.

B. Termination. Both RCTC and CITY shall have the right at any time, to terminate this MOU, with or without cause, by giving thirty (30) calendar days written notice to the other party, specifying the date of termination.

C. Notification. Each party will designate a person to be responsible for communications regarding the PROJECT. For RCTC, that person will be Alex Menor, RCTC Capital Projects Manager. For CITY, that person will be Habib Motlagh, City Engineer. All notices and communications regarding this MOU, interpretation of the terms of this MOU, or changes thereto will be provided as follows:

<table>
<thead>
<tr>
<th>RCTC</th>
<th>CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address:</td>
<td>24 S. D Street</td>
</tr>
<tr>
<td>4080 Lemon St 3rd Floor</td>
<td>Suite 100</td>
</tr>
<tr>
<td>Riverside, CA 92501</td>
<td>Perris, CA 92570</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>Attn: Habib Motlagh</td>
</tr>
<tr>
<td>P.O. Box 12008</td>
<td>Phone: 951-943-6504</td>
</tr>
</tbody>
</table>
D. **Amendment.** In the event the PARTIES determine the provisions of this MOU should be altered, the PARTIES may execute an amendment to add, delete, or amend any provision of this MOU. All such amendments must be in the form of a written instrument signed by the authorized representatives of the PARTIES and with any necessary governing board approvals.

E. **No Third Party Beneficiaries.** There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

F. **Governing Law; Venue.** This MOU shall be governed by the laws of the State of California. Venue shall be in Riverside County.

G. **Counterparts.** This MOU may be signed in counterparts, each of which shall constitute an original.

[Signatures on following page]
IN WITNESS WHEREOF, the PARTIES have executed this MOU and this MOU is effective on the date first set forth above.

RIVERSIDE COUNTY TRANSPORTATION COMMISSION

                                  ________________________________
                                Executive Director

CITY OF PERRIS

                                  ________________________________
                                City Manager

Reviewed and Approved as to Form:

Best Best & Krieger, LLP

                                  ________________________________
                                RCTC Legal Counsel

City Attorney
EXHIBIT A

PROJECT Description

The Project includes the following improvements:

In the city of Perris, widen Placentia Avenue from 2 lanes to 4 lanes with single left turn lane at Barrett Avenue, add a single right and dual left turn lanes in the westbound direction at Indian Avenue, add a single right turn and dual left turn lanes in the eastbound direction at Perris Boulevard, roadway drainage system, and curb, gutter, sidewalks and appurtenances.
Meeting Date: May 29, 2018

SUBJECT: Ethanac Corridor Development Study Agreement

REQUESTED ACTION: Approve the Agreement and Allocate $175,000 from DIF Portion of RBBD Funds

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: The County of Riverside and Cities of Perris, Menifee, and Lake Elsinore are working as a unit to determine the feasibility of extension of Nichols Road and Ethanac Road Interchange between I-15 and I-215. This work includes preparation of environmental and engineering services necessary to complete the Corridor Development Planning study. This study is estimated to cost approximately $2 Million. The County has entered into an agreement with Michael Baker International to prepare the study. A series of meetings between various agencies and local stakeholders have been accomplished to date and additional meetings may be necessary in the future. A formal Council presentation shall be expected prior to completion of the study.

BUDGET (or FISCAL) IMPACT: Riverside County Transportation has committed up to $2 Million towards this project. Each city is expected to commit $175,000 and the Council will contribute $475,000. The DIF portion of RBBD funds shall be utilized for City’s contribution.

Reviewed by:
City Attorney
Assistant City Manager
Director of Finance

Attachments: Agreement

Consent: Yes
Public Hearing: Business Item:
Other:
Lake Elsinore, Perris and Menifee Agreement for the Nichols Road & Ethanac Road Corridor Study

AGREEMENT BY AND BETWEEN

RIVERSIDE COUNTY

AND

THE CITIES OF LAKE ELSINORE, PERRIS AND MENIFEE

FOR

A CORRIDOR DEVELOPMENT PLANNING STUDY

CONNECTING

THE I-15 & NICHOLS ROAD INTERCHANGE TO THE I-215 & ETHANAC ROAD INTERCHANGE

This AGREEMENT, effective on ______________, by and between the County of Riverside, acting through its Transportation Department, referred to hereinafter as COUNTY, and the Cities of Lake Elsinore, Perris and Menifee, hereinafter individually referred to as a CITY and collectively referred to as CITIES. COUNTY AND CITIES are sometimes collectively referred to hereinafter as PARTIES, and individually as a PARTY.

RECITALS

A. On January 17, 2017, COUNTY entered into an agreement with the Riverside County Transportation Commission (RCTC) titled “Agreement with the County of Riverside for the Funding of Measure A Western County New Corridors Improvement Study of the Ethanac Road/State Route 74 (SR-74)/Nichols Road Corridor Project”. The terms of that agreement provide funding in the amount of $2,000,000 to perform the study. The funding required for the full study is split with RCTC providing $2,000,000 and Local Agencies providing the remaining $1,000,000.

B. On March 7, 2017, COUNTY entered into an agreement with Michael Baker International titled “Engineering Services Agreement for El Toro Ethanac Expressway Project Corridor Development Planning Study between County of Riverside • Transportation Department and Michael Baker International”. The terms of the agreement stipulate that the firm of Michael Baker International will provide environmental and engineering consulting services necessary to complete the Corridor Development Planning Study (referred to hereinafter as CORRIDOR STUDY) for a fee not to exceed $1,500,000.

C. The proposed CORRIDOR STUDY area is located within the jurisdictional boundaries of the COUNTY and CITIES as shown on the map attached as Exhibit “A” and incorporated herein by reference.

D. East-west traffic within western Riverside County is currently carried primarily on Interstate 10 and State Routes 60 and 91. These corridors are already experiencing significant gridlock and the situation is projected
Lake Elsinore, Perris and Menifee Agreement for the Nichols Road & Ethanac Road Corridor Study

to worsen. The CORRIDOR STUDY is intended to provide guidance on implementing transportation projects that will improve east-west mobility to the benefit of the PARTIES to this AGREEMENT.

E. PARTIES desire to share in the cost of the Local Agency funding contribution of $1,000,000 ("Local Agency Contribution"). The Local Agency Contribution shares will be split with the COUNTY contributing $475,000 and each City contributing $175,000.

F. COUNTY will act as the Lead Agency and will coordinate the CORRIDOR STUDY with CITIES.

G. The initial focus of the CORRIDOR STUDY will be to evaluate extending Ethanac Road to connect to State Route 74 and to evaluate connecting the Nichols Road and Interstate 15 Interchange to State Route 74 by means of new road segments as shown on the map attached as Exhibit “B” and incorporated herein by reference. Subsequent analysis will determine the impacts to other segments of the corridor and will make recommendations for improvements that are needed to make the corridor function efficiently between Interstate 15 and Interstate 215.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises contained herein, the PARTIES hereto agree as follows:

1. All recitals are true and correct and incorporated herein by reference.

2. COUNTY will contribute $475,000 in funding towards the Local Agency Contribution.

3. The CITIES will each contribute $175,000 in funding towards the Local Agency Contribution, which shall be deposited with COUNTY within thirty (30) days of full execution of this AGREEMENT.

4. Any savings recognized will be credited or reimbursed, when allowed by policy or law, in proportion to the amount obligated by each PARTY.

5. Nothing in this AGREEMENT is intended to commit either the COUNTY or CITIES to funding any portion of CORRIDOR STUDY beyond the funds specifically identified for the CORRIDOR STUDY as described in this AGREEMENT, nor shall this AGREEMENT be construed as obligating COUNTY or CITIES to continue with the CORRIDOR STUDY, if funds are not available.

6. COUNTY will coordinate with CITIES’ staff, CITIES’ councils, community groups and the general public as part of the outreach effort for the CORRIDOR STUDY. An outreach schedule showing the intended outreach effort is attached as Exhibit “C” to this AGREEMENT and is incorporated herein by reference.

7. CITIES will issue, upon proper application and where deemed appropriate by CITIES and not unreasonably
Lake Eisinore, Perris and Menifee Agreement for the Nichols Road & Ethanac Road Corridor Study

without, the encroachment permits required for the CORRIDOR STUDY within CITIES' right-of-way. The
encroachment permits, or equivalent permits, that are provided pursuant to this Section 7 shall be provided by
CITIES to COUNTY (including its contractors, subcontractors, consultants and agents) at no cost.

8. Nothing in this AGREEMENT shall be construed to prevent or preclude COUNTY from expending funds on
the CORRIDOR STUDY prior to the execution of the AGREEMENT, or from being reimbursed for such
expenditures. However, COUNTY understands and acknowledges that any expenditure of funds on the
CORRIDOR STUDY prior to the execution of the AGREEMENT is made at the COUNTY's sole risk, and that
some expenditures by the COUNTY may not be eligible for reimbursement under this AGREEMENT.

9. The COUNTY shall require, at a minimum, all persons or entities hired to perform the CORRIDOR STUDY
(including their subcontractors, consultants and agents) to obtain insurance of the types and in the amounts
described below. Such insurance shall be maintained throughout the term of this AGREEMENT, or until
completion of the CORRIDOR STUDY, whichever occurs last:

a) Occurrence version commercial general liability insurance or equivalent form with a combined single
limit of not less than $1,000,000.00 per occurrence. If such insurance contains a general aggregate
limit, it shall apply separately to the work contemplated under this AGREEMENT ("WORK") or be no
less than two times the occurrence limit.

b) Business automobile liability insurance or equivalent form with a combined single limit of not less than
$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned
automobiles.

c) Errors and omissions liability insurance with a limit of not less than $1,000,000 per occurrence.
Professional liability insurance shall only be required of design or engineering professionals.

d) Workers' compensation insurance with statutory limits and employers' liability insurance with limits of
not less than $1,000,000 each accident.

10. For the term of this AGREEMENT, no member, officer or employee of the COUNTY or CITIES, during the
term of his or her service with the COUNTY or CITIES, as the case may be, shall have any direct interest in
this AGREEMENT, or obtain any present or anticipated material benefit arising therefrom.

11. CITIES and COUNTY shall retain or cause to be retained for audit for a period of three (3) years from the date
of final payment, all records and accounts relating to the WORK or the execution of this AGREEMENT.

12. Neither COUNTY nor any officer or employee thereof shall be responsible for any damage or liability

Interagency Cooperative Agreement
Lake Eisinore, Perris and Menifee Agreement for the Nichols Road & Ethanac Road Corridor Study

occurring by reason of anything done or omitted to be done by CITIES under or in connection with any work, authority or jurisdiction delegated to CITIES under this AGREEMENT. It is further agreed that pursuant to Government Code Section 895.4, each City shall fully indemnify and hold COUNTY harmless from any liability imposed for injury (as defined by Government Code Section 810.8) occurring by reason of anything done by such CITY under or in connection with any work, authority or jurisdiction delegated to CITIES under this AGREEMENT.

13. Neither CITIES nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or omitted to be done by COUNTY (or its contractors, subcontractors, consultants, or agents) under, or in connection with any work, authority or jurisdiction delegated to COUNTY under this AGREEMENT. It is further agreed that pursuant to Government Code Section 895.4, COUNTY shall fully indemnify and hold CITIES harmless from any liability imposed for injury (as defined by Government Code Section 810.8) occurring by reason of anything done or omitted to be done by COUNTY (or its contractors, subcontractors, consultants, or agents) under or in connection with any work, authority or jurisdiction delegated to COUNTY (or its contractors, subcontractors, consultants, or agents) under this AGREEMENT.

14. This AGREEMENT shall be governed by and construed under the laws of the State of California. Venue shall be in Riverside County, California.

15. If any PARTY commences an action against another PARTY arising out of or in connection with this AGREEMENT, the prevailing party in such litigation shall be entitled to have and recover from the losing party, reasonable attorneys’ fees and costs of suit.

16. This AGREEMENT constitutes the entire agreement between the PARTIES relating to the subject matter hereof and supersedes any previous agreements or understandings.

17. The invalidity in whole or in part of any provision of this AGREEMENT shall not void or affect the validity of any other provision of this AGREEMENT.

18. All rights and obligations hereunder that by their nature are to be performed after any expiration or termination of this AGREEMENT shall survive any such expiration or termination.

19. There are no intended third party beneficiaries of any right or obligation assumed by the PARTIES.

20. No alteration or variation of the terms of this AGREEMENT shall be valid unless made in writing and signed by all PARTIES and no oral understanding or other agreement not incorporated herein shall be binding on the

Interagency Cooperative Agreement
PARTIES.

21. This AGREEMENT may be executed in one or more counterparts, and when a counterpart shall have been signed by each PARTY hereto, each shall be deemed an original, but all of which constitute one and the same instrument.
ARTICLE VIII • APPROVALS

CITY OF LAKE ELSINORE:

____________________ Dated: ________

____________________

PRINTED NAME

____________________

TITLE

____________________

ATTEST:

____________________ Dated: ________

____________________

PRINTED NAME

____________________

TITLE

____________________

CITY OF PERRIS:

____________________ Dated: ________

____________________

PRINTED NAME

____________________

TITLE

____________________

ATTEST:

____________________ Dated: ________

____________________

PRINTED NAME

____________________

TITLE

____________________

CITY OF MENIFEE:

____________________ Dated: ________

____________________

PRINTED NAME

____________________

TITLE

____________________

ATTEST:

____________________ Dated: ________

____________________

PRINTED NAME

____________________

TITLE

____________________

Chairman, Riverside County Board of Supervisors

KECIA HARPER-IHEM

Clerk of the Board (SEAL)

Interagency Cooperative Agreement
<table>
<thead>
<tr>
<th>Phase</th>
<th>Proposal Development</th>
<th>Outreach &amp; Engagement</th>
<th>Project Preparation</th>
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<tbody>
<tr>
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</tbody>
</table>

**Public Outreach**

- City Council
- Public Hearings
- Community Forums
- Social Media
- News Releases

**Preparation**

- Draft of project proposal
- Review of project objectives
- Identification of project partners

**Completion**

- Approval of project proposal
- Funding secured
- Project launched

**Exhibit C: Outreach Schedule**

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<tr>
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</table>

**County Review Team**

- Review and refine project proposal
- Ensure compliance with county guidelines
- Coordination with county departments

**Project Team**

- Execution of project tasks
- Monitoring of project progress
- Reporting of project outcomes

**Outreach Team**

- Engagement with stakeholders
- Communication of project updates
- Coordination of public events

**Support Team**

- Administrative support
- Fiscal management
- Risk management
CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT
AGENCY/PUBLIC FINANCE AUTHORITY/PUBLIC UTILITY
AUTHORITY/HOUSING AUTHORITY/PERRIS JOINT POWERS
AUTHORITY/PERRIS COMMUNITY ECONOMIC DEVELOPMENT
CORPORATION

AGENDA SUBMITTAL

<table>
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<th>SUBJECT:</th>
<th>General Municipal Election Resolutions for November 6, 2018</th>
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<tbody>
<tr>
<td>CONTACT:</td>
<td>Nancy Salazar, City Clerk</td>
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DISCUSSION:
The City Council, by adoption of Resolution Number 5216, called a General Municipal Election on January 9, 2018, relating to a tax upon certain commercial marijuana operations.
However, in order to initiate the election process for a general municipal election to be held on Tuesday, November 6, 2018, for the election of certain Municipal Officers, two resolutions are presented for consideration by the Mayor and City Council. These two resolutions are pursuant to the provisions of law relating to elections in General Law Cities, in the State of California.

The first resolution calls and gives notice of the General Municipal Election to be held on November 6, 2018, for the election of the position of two members of the City Council and City Clerk, and further requests that the County Board of Supervisors consolidate the General Municipal Election with the statewide general election to be held on the same date.

The second resolution adopts regulations pertaining to candidate’s statements to be submitted to the electorate prepared by any candidate for a municipal election, including the costs of such materials, foreign language translations as required by state law, and provision that the candidate’s statements be 200 words (the City Council may authorize an increase from 200 words to 400 words, pursuant to Election Code § 13307(a)(1)).

**BUDGET (or FISCAL) IMPACT:**

The cost of the election of Municipal Officers is estimated to be $50,000 and is included in the 2018/2019 adopted budget.

Reviewed by:
City Attorney: Yes
Assistant City Manager: [Signature]
Director of Finance: [Signature]
Prepared by: Judy Haughney, CMC, Assistant City Clerk

**Attachments:**  Copy of Proposed Resolution Calling for, and Consolidating, the Election
Copy of Proposed Resolution Regarding Candidate Statements

Consent: Yes
Public Hearing:  
Business Item:
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CALLING FOR, AND GIVING NOTICE OF, THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, FOR THE ELECTION OF CERTAIN OFFICERS OF THE CITY AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; AND, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO § 10403 OF THE ELECTIONS CODE

WHEREAS, a General Municipal Election on November 6, 2018, has been called by Resolution Number 5216, adopted on January 9, 2018; and

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall also be held on November 6, 2018, for the election of Municipal Officers; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General election to be held on the same date and that within the City of Perris the precincts, polling places and election officers of the two elections be the same, and that the county elections department of the County of Riverside canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That pursuant to the requirements of the laws of the State of California relating to general law cities, there is called and ordered to be held in the City of Perris, California, on Tuesday, November 6, 2018, a General Municipal Election for the purpose of electing two (2) Members of the City Council for the full term of four (4) years for those seats currently held by Councilwoman Tonya Burke and Councilman David Starr Rabb and for the purpose of electing the City Clerk for a full term of four (4) years for the seat currently held by City Clerk Nancy Salazar.

Section 2. That pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Riverside is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide
General election on Tuesday, November 6, 2018, for the purpose of electing two (2) Members of the City Council for the full term of four (4) years for those seats currently held by Councilwoman Tonya Burke and Councilman David Starr Rabb and for the purpose of electing the City Clerk for a full term of four (4) years for the seat currently held by City Clerk Nancy Salazar.

Section 3. That the ballots to be used at the Election shall be in form and content as required by law.

Section 4. That the City Clerk is authorized, instructed and directed to coordinate with the Registrar of Voters of the County of Riverside ("Registrar") to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election; and, further that, pursuant to the consolidation request herein, the City of Perris requests the Registrar to perform, and which such officer is hereby authorized and directed to perform, the following specified services: the preparation, printing and mailing of sample ballots and polling place cards; the establishment or appointment of precincts, polling places and election officers; the furnishing of ballots, voting booths and other necessary supplies or materials for polling places; and the performance of such other election services as may be requested by the City Clerk which may be necessary in order to properly and lawfully conduct the said Election, as more specifically detailed in Exhibit A of this Resolution.

Section 5. That the Election shall be held in all respects as if there were only one election, and only one form of ballot shall be used, and the Registrar is authorized to canvass the returns of the General Municipal Election and furnish the results of such canvassing to the City Clerk of the City of Perris, as provided by law. The election will be held and conducted in accordance with the provisions of law regulating the statewide election.

Section 6. That the City Council of the City of Perris, pursuant to Elections Code section 320, hereby designates Nancy Salazar, City Clerk, or her designee, as the City of Perris Elections Official for purposes of this election and its related process.

Section 7. That the Board of Supervisors of the County of Riverside is requested to issue instructions to the Registrar to take any and all steps necessary for the holding of the consolidated election.

Section 8. The City of Perris recognizes that additional costs will be incurred by the County of Riverside by reason of this consolidation, and agrees to reimburse the County of Riverside for services rendered, upon presentation of a properly detailed invoice to the City Clerk of the City of Perris.

Section 9. That the polls for said Election shall be opened at seven o’clock a.m. (7:00 a.m.) of the day of said Election and shall remain open continuously from said time until eight o’clock p.m. (8:00 p.m.) of the same day, when said polls shall be closed, pursuant to Elections Code section 10242, except as provided in Section 14401 of the Elections Code.
Section 10. That in all particulars not recited in this Resolution, said Election shall be held and conducted as provided by law for holding municipal elections in said City and that pursuant to Elections Code sections 10403 and 10418, the City Council of the City of Perris hereby acknowledges that the consolidated election shall be held and conducted in the manner prescribed in Elections Code section 10418 and in accordance with the provisions of law regulating the statewide election;

Section 11. That the City Clerk of the City of Perris is hereby directed to file a certified copy of this Resolution with the Registrar of Voters of the County of Riverside.

Section 12. That the notice of time and place of holding said Election is hereby given and the City Clerk is authorized, instructed and directed to give such further or additional notice of said Election, in time, form and manner as required by law.

Section 13. That the City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions of the City of Perris; and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council of the City of Perris, in the minutes of the meeting at which same is passed and adopted.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  §  
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number xxxx was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 29th day of May, 2018, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
EXHIBIT A

Detailed list of services to be provided by the Riverside County Registrar of Voters:

1) Prepare all up-to-date election process forms.
2) Provide signature verification services for all nomination papers.
3) Prepare sample ballot materials including candidate statements and translations for review by the City Clerk, prior to distribution.
4) Distribute sample ballots to all qualified City of Perris registered voters.
5) Establish polling places for voting precincts.
6) Provide voting equipment, ballot boxes, ballots, and all other necessary supplies and paraphernalia, for each established polling place.
7) Select, train and issue payment to poll workers and alternate poll workers as required by law for each polling place established. The City shall have the opportunity to review the final list of poll workers assigned to serve in City precincts.
8) Provide training for “Range Inspectors” hired by the County to provide technical support on Election Days.
9) Provide an alphabetical listing of each voter in the City, including their appropriate polling place location, on CD if available.
10) Provide the necessary voter registration lists for all polling locations.
11) Publish and post required notices regarding polling places and poll workers.
12) Provide the County tabulation equipment and the qualified and trained County personnel to operate the same.
13) Provide County personnel for security during the ballot counting and tabulation process.
14) Provide sufficient personnel to deliver, process, count and tabulate the ballots on the night of the general municipal election.
15) Distribute and process all vote by mail ballots.
16) Distribute and process all provisional ballots.
17) Prepare and deliver the election returns of the votes cast at the general municipal election to the Perris City Clerk, to enable the City Clerk to canvass the returns and declare the results.
18) Provide voting precinct maps for use by the City Clerk’s Office and City poll workers, in assisting voters to determine their precinct polling locations.
19) Provide itemized written Invoice prior to December 31, 2018.
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE, PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE ELECTORATE AND THE COSTS THEREOF FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON NOVEMBER 6, 2018.

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials to be submitted to the electorate prepared by any candidate for a municipal election, including costs thereof;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. General Provisions. That pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for in the General Municipal Election to be held in the City of Perris on November 6, 2018, may prepare a candidate’s statement on an appropriate form provided by the City Clerk. The form, contents, and distribution of this statement shall comply with Elections Code sections 13307 – 13312. The statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate’s education and qualifications expressed by the candidate herself or himself. Such statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. Such statement shall be filed in the office of the City Clerk at the time the candidate’s nomination papers are filed and may be withdrawn until 5:00 p.m. of the next working day after the close of the nomination period.

Section 2. Foreign Language Policy.

A. Pursuant to the Federal Voting Rights Act, candidate’s statements will be translated into all languages required by law for the City of Perris in the County of Riverside, California.

B. The County will mail separate sample ballots and candidate statements in those languages required by law for the City of Perris to only those voters who are on the county voter file as having requested a sample ballot in a particular language. The County will make the sample ballots and candidates statements in the required languages available at all polling places, on the County’s website, and in the City Election Official’s office.
Section 3. Payment.

A. Translations. The candidate shall be required to pay for the cost of translating the candidate’s statement into any required foreign language as specified in (A) and (B) of Section 2 above pursuant to Federal and/or State law.

B. Printing. The candidate shall be required to pay the cost of printing the candidate’s statement in the voter’s pamphlet in all required languages pursuant to Federal and State law. The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidate’s statement filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the City his or her estimated pro rata share as a condition of having his or her statement included in the voter’s pamphlet. The estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the Clerk is not bound by the estimate. The City Clerk shall bill each candidate for any cost in excess of the deposit and shall refund any unused portion of any deposit.

Section 4. Miscellaneous.

A. All translations shall be provided by professionally-certified translators.

B. Pursuant to Election Code section 13307(a)(3) and (b)(1) the statement of each candidate shall be printed in type of uniform size, darkness, and with uniform spacing.

C. The City Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

Section 5. That the City Clerk shall provide each candidate or the candidate’s representative a copy of this Resolution at the time nominating petitions are issued.

Section 6. That no candidate will be permitted to include additional materials in the sample ballot package.

Section 7. That all previous resolutions establishing Council policy on candidate’s statements are repealed.

Section 8. That this resolution shall apply only to the election to be held on November 6, 2018 and shall then be repealed.

Section 9. That the City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions of said City; and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.
ADOPTED, SIGNED AND APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS        )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number xxxx was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 29th day of May, 2018, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
**Meeting Date:** May 29, 2018

**SUBJECT:** Investment Report – Quarter Ended March 31, 2018

**REQUESTED ACTION:** Receive and File Quarterly Investment Report for the Quarter Ended March 31, 2018

**CONTACT:** Jennifer Erwin, Director of Finance

**BACKGROUND/DISCUSSION:** The California Government Code establishes requirements for Treasurer’s Investment Reports and investment practices. Section 53646 of the Code states that the City’s Treasurer shall render a quarterly report to the City Manager and City Council.

The earnings for the third quarter of 2017-18, as presented in this report, are ($144,923.67).

The City continues to employ an investment strategy of maximizing yield while maintaining security of the City's invested funds as specified in the investment policy adopted by the Council.

**BUDGET (or FISCAL) IMPACT:** Interest income earned for the first quarter of Fiscal Year 2017-2018 as reported is ($144,923.67). The projected interest income for the General Fund is ($26,655.03).

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Assistant City Manager

Director of Finance

Attachments:
- Memorandum
- Quarterly Investment Report

Consent: X
Memorandum

TO: Honorable Mayor and Members of the Perris City Council
FROM: Adrienne Morales, Accountant I
PREPARED BY: Adrienne Morales, Accountant I
APPROVED BY: Jennifer Erwin, Finance Director
DATE: May 29, 2018
SUBJECT: Quarterly Investment Report as of March 31, 2018

We hereby certify that this quarterly investment report (see attached Exhibit A) accurately reflects all investments and is in compliance with the City's Investment Policy (see Compliance Table Exhibit B). Sufficient investment liquidity and anticipated revenues are available to meet budgeted expenditures for the next six months.

Submitted by: Adrienne Morales, Accountant I
Approved by: Jennifer Erwin, Finance Director

5/15/18  5/16/18
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Average Quarterly Cash Balance per Investment Account

1/14/152 41

Total Interest Earning for Period Ending March 31, 2018

Current Quarter Ending March 31, 2018

Quarterly Investment Report

City of Peris

EXHIBIT A
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<tr>
<th>FUND #</th>
<th>FUND NAME</th>
<th>Projected Balances as of 03/31/2018</th>
<th>Projected Interest Income for quarter ending 03/31/2018</th>
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<td>001</td>
<td>GENERAL FUND*</td>
<td>26,475,219.89</td>
<td>(26,655.03)</td>
</tr>
<tr>
<td>106</td>
<td>RAILWAY DEPOT RESTORATION</td>
<td>129,443.91</td>
<td>(130.32)</td>
</tr>
<tr>
<td>109</td>
<td>AQMD - AIR QUALITY MANAGEMENT</td>
<td>328,998.01</td>
<td>(331.23)</td>
</tr>
<tr>
<td>112</td>
<td>TRAFFIC SAFETY</td>
<td>1,255,458.61</td>
<td>(1,263.99)</td>
</tr>
<tr>
<td>115</td>
<td>OFFICE OF TRAFFIC SAFETY</td>
<td>167,031.71</td>
<td>(168.17)</td>
</tr>
<tr>
<td>121</td>
<td>STREET LIGHTING - PROPERTY TAX</td>
<td>1,800,904.52</td>
<td>(1,813.14)</td>
</tr>
<tr>
<td>124</td>
<td>STREET LIGHTING - MD 84-1</td>
<td>1,137,040.82</td>
<td>(1,144.76)</td>
</tr>
<tr>
<td>127</td>
<td>LANDSCAPE MAINTENANCE DISTRICT 1</td>
<td>3,780,433.57</td>
<td>(3,806.11)</td>
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<tr>
<td>130</td>
<td>FLOOD CONTROL MAINTENANCE DISTRICT</td>
<td>8,035,159.10</td>
<td>(8,089.73)</td>
</tr>
<tr>
<td>133</td>
<td>ROAD &amp; BRIDGE BENEFIT DISTRICT</td>
<td>41,286,890.90</td>
<td>(41,567.29)</td>
</tr>
<tr>
<td>136</td>
<td>GAS TAX</td>
<td>6,075,774.28</td>
<td>(6,117.04)</td>
</tr>
<tr>
<td>140</td>
<td>RMRA GRANT</td>
<td>185,005.61</td>
<td>(186.26)</td>
</tr>
<tr>
<td>142</td>
<td>MEASURE A</td>
<td>4,434,978.49</td>
<td>(4,465.10)</td>
</tr>
<tr>
<td>157</td>
<td>CITY PROJECTS - EXTERNAL CONTRIBUTIONS</td>
<td>7,375,925.96</td>
<td>(7,425.02)</td>
</tr>
<tr>
<td>160</td>
<td>STORM DRAIN DEVELOPER FEES</td>
<td>11,998,122.40</td>
<td>(12,077.59)</td>
</tr>
<tr>
<td>163</td>
<td>DEVELOPMENT FEES</td>
<td>16,276,853.05</td>
<td>(16,387.40)</td>
</tr>
<tr>
<td>165</td>
<td>COMM ECONOMIC DEV CORP</td>
<td>3,683,476.25</td>
<td>(3,708.49)</td>
</tr>
<tr>
<td>170</td>
<td>HUD - NSP3 - FEDERAL</td>
<td>233,800.09</td>
<td>(235.39)</td>
</tr>
<tr>
<td>171</td>
<td>HCD - HOME - FEDERAL</td>
<td>40,332.53</td>
<td>(40.61)</td>
</tr>
<tr>
<td>180</td>
<td>HOUSING AUTHORITY</td>
<td>1,132,787.10</td>
<td>(1,140.48)</td>
</tr>
<tr>
<td>204</td>
<td>CFD 90-2 GREEN VALLEY</td>
<td>23,471.14</td>
<td>(23.63)</td>
</tr>
<tr>
<td>206</td>
<td>CFD 93-1R MAY RANCH</td>
<td>53,596.44</td>
<td>(53.96)</td>
</tr>
<tr>
<td>208</td>
<td>CFD 93-2R PERRIS PLAZA</td>
<td>57,047.88</td>
<td>(57.44)</td>
</tr>
<tr>
<td>212</td>
<td>CFD 2001-1 MAY FARMS IA #4-7</td>
<td>66,292.27</td>
<td>(66.74)</td>
</tr>
<tr>
<td>216</td>
<td>CFD 200X WILLOWBROOK #2</td>
<td>47,266.05</td>
<td>(47.59)</td>
</tr>
<tr>
<td>219</td>
<td>CFD 2004-5 AMBER OAKS II</td>
<td>18,997.73</td>
<td>(19.13)</td>
</tr>
<tr>
<td>222</td>
<td>CFD 2004-3 MONUMENT RANCH IA#2</td>
<td>26.76</td>
<td>(0.03)</td>
</tr>
<tr>
<td>226</td>
<td>CFD 2006-3 ALDER</td>
<td>346,062.58</td>
<td>(348.41)</td>
</tr>
<tr>
<td>228</td>
<td>CFD 2006-2 MONUMENT PARK</td>
<td>31,053.71</td>
<td>(31.26)</td>
</tr>
<tr>
<td>230</td>
<td>CFD 200S-1 #3 CENTEX</td>
<td>22,253.40</td>
<td>(22.40)</td>
</tr>
<tr>
<td>232</td>
<td>CFD 2001-1 MAY FARMS #5</td>
<td>66,720.45</td>
<td>(67.17)</td>
</tr>
<tr>
<td>237</td>
<td>CFD 88-1 (NEW)</td>
<td>74,087.29</td>
<td>(74.59)</td>
</tr>
<tr>
<td>238</td>
<td>CFD 88-3 (NEW)</td>
<td>26,817.04</td>
<td>(27.00)</td>
</tr>
<tr>
<td>239</td>
<td>CFD 90-1 (NEW)</td>
<td>55,585.94</td>
<td>(55.96)</td>
</tr>
<tr>
<td>240</td>
<td>CFD 2007-2 PACIFIC HERITAGE</td>
<td>92,340.54</td>
<td>(92.97)</td>
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<tr>
<td>241</td>
<td>CFD 2002-1R WILLOWBROOK</td>
<td>42,137.34</td>
<td>(42.42)</td>
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<tr>
<td>242</td>
<td>CFD 2001-1 #1R MAY FARMS</td>
<td>16,349.21</td>
<td>(16.46)</td>
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<tr>
<td>243</td>
<td>CFD 2001-1 #2R MAY FARMS</td>
<td>21,671.21</td>
<td>(21.82)</td>
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<tr>
<td>244</td>
<td>CFD 2001-1 #3R MAY FARMS</td>
<td>32,498.13</td>
<td>(32.72)</td>
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<tr>
<td>245</td>
<td>CFD 2001-2R VIL OF AVALON</td>
<td>578,844.63</td>
<td>(582.78)</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Amount</td>
<td>Rate</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------------</td>
<td>-------------</td>
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</tr>
<tr>
<td>246</td>
<td>CFD 2006-1R MERITAGE</td>
<td>34,830.93</td>
<td>(35.07)</td>
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<td>247</td>
<td>CFD 2014-1 AVELINA</td>
<td>4,752.27</td>
<td>(4.78)</td>
</tr>
<tr>
<td>248</td>
<td>CFD 2004-3R MONUMENT RANCH</td>
<td>36,873.82</td>
<td>(37.12)</td>
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<td>249</td>
<td>CFD 2004-2R CLC</td>
<td>25,699.25</td>
<td>(26.08)</td>
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<td>250</td>
<td>CFD 2001-1 #6R MAY FARMS</td>
<td>19,345.88</td>
<td>(19.48)</td>
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<td>251</td>
<td>CFD 2001-1 #7R MAY FARMS</td>
<td>19,607.28</td>
<td>(19.94)</td>
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<td>CFD 2004-1R AMBER OAKS</td>
<td>9,647.57</td>
<td>(9.71)</td>
</tr>
<tr>
<td>253</td>
<td>CFD 2003-1R CHAPARRAL RIDGE</td>
<td>44,373.45</td>
<td>(44.67)</td>
</tr>
<tr>
<td>254</td>
<td>CFD 2005-2R HARMONY GROVE</td>
<td>69,873.26</td>
<td>(70.35)</td>
</tr>
<tr>
<td>255</td>
<td>CFD 2004-3R MONUMENT RANCH IA2</td>
<td>25,439.24</td>
<td>(25.61)</td>
</tr>
<tr>
<td>256</td>
<td>CFD 2014-2 SPECTRUM</td>
<td>371,277.43</td>
<td>(373.80)</td>
</tr>
<tr>
<td>257</td>
<td>CFD 2005-1R PERRIS VALLEY VISTAS #3</td>
<td>12,534.14</td>
<td>(12.62)</td>
</tr>
<tr>
<td>258</td>
<td>CFD 2005-4R STRATFORD RANCH</td>
<td>117,641.40</td>
<td>(118.44)</td>
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<td>259</td>
<td>CFD 2001-1 MAY FARMS #4R</td>
<td>15,455.57</td>
<td>(15.56)</td>
</tr>
<tr>
<td>260</td>
<td>CFD 2005-1 #4R CENTEX</td>
<td>1,061.53</td>
<td>(1.07)</td>
</tr>
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<td>271</td>
<td>AD 86-1 93 SERIES A</td>
<td>52,579.21</td>
<td>(52.94)</td>
</tr>
<tr>
<td>272</td>
<td>CFD 2014-1 AVELINA IA-2</td>
<td>79,930.58</td>
<td>(80.47)</td>
</tr>
<tr>
<td>273</td>
<td>CFD 2014-1 AVELINA IA 3</td>
<td>34,030.02</td>
<td>(34.26)</td>
</tr>
<tr>
<td>431</td>
<td>JPA 2013 SERIES A</td>
<td>46,723.37</td>
<td>(47.04)</td>
</tr>
<tr>
<td>511</td>
<td>SEWER FUND - CITY</td>
<td>716,906.62</td>
<td>(721.78)</td>
</tr>
<tr>
<td>512</td>
<td>SEWER FUND - MCCANNA</td>
<td>138,953.79</td>
<td>(139.90)</td>
</tr>
<tr>
<td>521</td>
<td>SOLID WASTE FUND - CITY</td>
<td>1,199,371.00</td>
<td>(1,207.52)</td>
</tr>
<tr>
<td>751</td>
<td>DEBT SERVICE FUNDS/SUCCESSOR</td>
<td>2,304,656.14</td>
<td>(2,320.31)</td>
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<tr>
<td>801</td>
<td>TRUST FUND</td>
<td>1,059,339.02</td>
<td>(1,086.53)</td>
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<tr>
<td><strong>Total:</strong></td>
<td><strong>143,946,062.39</strong></td>
<td><strong>(144,923.67)</strong></td>
<td></td>
</tr>
</tbody>
</table>
Meeting Date: May 29, 2018

SUBJECT: Annual Financial Audit and Engagement Letters for Fiscal Year 2017-2018

REQUESTED ACTION: Approve the Teaman, Ramirez & Smith, Inc. engagement letters to be signed by one Council Member and the Director of Finance

CONTACT: Jennifer Erwin, Director of Finance

BACKGROUND/DISCUSSION:
The City has contracted with Teaman, Ramirez & Smith, Inc. (TRS) to perform the annual financial audit for the fiscal year ending June 30, 2018 (attached is the 3-year approved contract). As part of the audit planning process, the independent accounting firm (TRS) reviews the scope of the audit with the Director of Finance and provides engagement letters detailing the duties and obligations of those parties charged with governance (City Council Members and City Management Staff). Each engagement letter reiterates the approved contract rates for each financial report compiled by TRS and also outlines the audit procedures to be used in the course of their work.

In prior years, TRS has asked staff to sign the engagement letters as approval to commence audit duties. However, because the independent audit firm reports directly to the City Council TRS has asked that at least one Council Member sign the engagement letter as well. This is a universal request for all TRS clients, not specific to just Perris, and is used by TRS to make certain the City Council is duly informed of the audit process and cost to be incurred.

Staff has confirmed the contract amounts outlined in both the approved 3-year contract and the engagement letters presented for approval are the same.

City staff recommends that the City Council approve the engagement letters and authorize one City Council Member (does not have to be designated at this time) and the Director of Finance to sign the document.

BUDGET (or FISCAL) IMPACT: The cost of the annual audit is already covered in the FY 2017-2018, 2018-2019 budget.

Reviewed by:
Assistant City Manager
Director of Finance

Attachments:
1. Engagement Letter for Annual Audit
2. Engagement Letter for State Controller Reports
3. Engagement Letter for Annual Appropriations Limit (GANN Limit)
4. 3-year contract with TRS approved by City Council in 2016

Consent
April 30, 2018

City Council and Jennifer Erwin, Director of Finance
City of Perris
101 N. D Street
Perris, California 92570

We are pleased to confirm our understanding of the services we are to provide the City of Perris (the "City"), the Perris Public Financing Authority, the Perris Public Utility Authority, the Perris Housing Authority, the Perris Joint Powers Authority and the Perris Community Economic Development Corporation (a nonprofit public benefit corporation) for the year ended June 30, 2018. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City of Perris, the Perris Public Financing Authority, the Perris Public Utility Authority, the Perris Housing Authority, the Perris Joint Powers Authority and the Perris Community Economic Development Corporation as of and for the year ended June 30, 2018. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the City’s and component units’ basic financial statements. Such information, although not part of the basic financial statements, is required by the Government Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City’s and component unit’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

<table>
<thead>
<tr>
<th>Management’s Discussion &amp; Analysis</th>
<th>City</th>
<th>PFA</th>
<th>UA</th>
<th>HA</th>
<th>JPA</th>
<th>CEDC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budgetary Comparison Schedules</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule of Changes in the City’s Net OPEB Liability and Related Ratios</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule of Contributions - CPRHP</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule of the Proportionate Share of the Net Pension Liability</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule of Contributions - CalPERS Pension Plan</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

We have also been engaged to report on supplementary information other than RSI that accompanies the City’s basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole in a separate report accompanying our auditor’s report on the financial statements or in a report combined with our auditor’s report on the financial statements:

Richard A. Teaman, CPA  •  David M. Ramirez, CPA  •  Javier H. Carrillo, CPA  •  Bryan P. Daugherty, CPA  •  Joshua J. Calhoun, CPA
4201 Brockton Avenue Suite 100 Riverside CA 92501  951.274.9500 TEL  951.274.7828 FAX  www.trscpas.com
<table>
<thead>
<tr>
<th></th>
<th>City</th>
<th>PFA</th>
<th>UA</th>
<th>HA</th>
<th>JPA</th>
<th>CEDC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combining Statements</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Budgetary Comparison Schedules (Other than those in RSI )</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule of Expenditures of Federal Awards</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combining Statement and Statements of Changes in Fiduciary Assets and Liabilities</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditors' report will not provide an opinion or any assurance on that other information.

<table>
<thead>
<tr>
<th></th>
<th>City</th>
<th>PFA</th>
<th>UA</th>
<th>HA</th>
<th>JPA</th>
<th>CEDC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introductory Section</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Statistical Section</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on—

- Internal control over financial reporting and compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the City Council of the City of Perris. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If
our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report on agreed upon procedures performed on the City’s calculation of its annual appropriations limit as required by Article XIII B of the California State Constitution. We will perform the procedures in the Article XIII B Appropriations Limit Uniform Guidelines as published by the League of California Cities (see separate engagement letter). This report will include a statement that the report is intended solely for the information and use of management, City Council and specific legislative or regulatory bodies and is not intended to be and should not be used by anyone other than these specified parties.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the City or to acts by management or employees acting on behalf of the City. Because the determination of abuse is subjective, Government Auditing Standards do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and Government Auditing Standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures - Internal Controls

Our audit will include obtaining an understanding of the City and its environment, including internal control sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to Government Auditing Standards.
As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, Government Auditing Standards, and the Uniform Guidance.

Audit Procedures - Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City’s compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to Government Auditing Standards.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of test of transactions and other applicable procedures described in the OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the City’s major programs. The purpose of those procedures will be to express an opinion on the City’s compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the City in conformity with U.S. generally accepted accounting principles and the Uniform Guidance, prepare the State Controller Reports (see separate engagement letter) in conformity of the requirements of the California State Controller’s Office, GASB 68 net pension liability and related deferred outflows/inflows calculation, and federal and state information returns based on information provided by you. These nonaudit services do not constitute an audit under Government Auditing Standards and such services will not be conducted in accordance with Government Auditing Standards. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, related notes, State Controller’s Reports, GASB 68 net pension liability and related deferred outflows/inflows calculation, and information returns services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for (1) designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements, and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

B-IA
Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the City involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the City received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by the Uniform Guidance, it is management’s responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review during our interim fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period or if they have changed, the reasons for such changes; and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is used with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for preparation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period or if they have changed, the reasons for such changes; and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.
Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those actions, attestation engagements, performance audits, or studies. You are also responsible for providing management views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations and schedules we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Teaman, Ramirez & Smith, Inc. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to grantor agencies or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Teaman, Ramirez & Smith, Inc.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a grantor, federal agency, or pass-through entity. If we are aware that a federal awarding agency pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our final audit fieldwork on approximately October 1, 2018 and to issue our reports no later than December 2018. Richard A. Teaman is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.
Our fee for these services will be as follows: $64,000, $7,400, $6,600, $3,600, $6,000 and $6,200 for the City of Perris, the Perris Public Financing Authority, the Perris Public Utility Authority, the Perris Housing Authority, the Perris Joint Powers Authority and the Perris Community Economic Development Corporation, respectively. The fee for preparing the federal and state information tax returns for the Perris Community Economic Development Corporation is $1,200, which is included in the above fees. For the GASB 68 net pension liability and related deferred outflows/inflows calculation, the fee is $1,500 and for the preparation of the Annual Street Report, the fee is $2,300. If a single audit is necessary there will be an additional fee of $5,000. Our invoices for these fees will be rendered as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if have not completed our report. You will be obligated to compensate us for all time expended through the date of termination. The above fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication form us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We appreciate the opportunity to be of service to the City of Perris and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

TEAMAN, RAMIREZ & SMITH, INC.

[Signature]

Richard A. Teaman
Certified Public Accountant

RESPONSE:

This letter correctly sets forth the understanding of the City of Perris, the Perris Public Financing Authority, the Perris Public Utility Authority, the Perris Housing Authority, the Perris Joint Powers Authority and the Perris Community Economic Development Corporation (a nonprofit public benefit corporation).

Management Signature:________________________________________

Title: Director of Finance

Date: __________________________

Governance Signature:________________________________________

Title: __________________________

Date: __________________________

B-1A
Attachment #2
April 30, 2018

Jennifer Erwin, Assistant Finance Director
City of Perris
101 N. D Street
Perris, California 92570

Dear Jennifer:

We are pleased to confirm our acceptance and understanding of the services we are to provide for the year ended June 30, 2018.

You have requested that we will prepare the Annual Financial Transactions Report (State Controller’s Report) of the City of Perris (the “City”), the Perris Public Financing Authority, Perris Public Utility Authority, the Perris Housing Authority and the Perris Joint Powers Authority, as of and for the year ended June 30, 2018 in the forms prescribed by the California State Controller and perform a compilation engagement with respect to the State Controller’s Report.

The supplementary information accompanying the compiled State Controller’s Report will be presented for purposes of additional analysis. The supplementary information (U.S. Bureau of the Census form) will be compiled from information that is the representation of management. We will not compile the Government Compensation in California (GCC) Report, parcel tax reporting or other supplementary information. We will not audit or review the supplementary information. We will not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

We will assist the Finance Department in adjusting the books of accounts with the objective that the Finance Department will be able to prepare a working trial balance from which the State Controller’s Reports can be prepared. The Finance Department will provide us with a detailed trial balance and any supporting schedules we require.

Our Responsibilities

The objective of our engagement is to—

1) prepare the State Controller’s Reports in accordance with the format prescribed by the California State Controller based on information provided by you and in accordance with accounting principles generally accepted in the United States of America, and

2) apply accounting and financial reporting expertise to assist you in the presentation of the State Controller’s Reports without undertaking to obtain or provide any assurance that there are no material modifications that should be made to those forms in order for them to be in accordance with the format prescribed by the California State Controller and accounting principles generally accepted in the United States of America.

We will conduct our compilation engagement in accordance with Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services Committee of the AICPA and comply with applicable professional standards, including the AICPA’s Code of Professional Conduct and its ethical principles of integrity, objectivity, professional competence, and due care, when performing the compilation engagement.

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion nor provide any assurance on the State Controller’s Reports.
Our engagement cannot be relied upon to identify or disclose any misstatements in the State Controller’s Reports, including those caused by fraud or error, or to identify or disclose any wrongdoing within the City and its component units’ or noncompliance with laws and regulations.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Your Responsibilities

The engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to assist you in the preparation of the State Controller’s Reports in accordance with the format prescribed by the California State Controller and accounting principles generally accepted in the United States of America and assist you in the presentation of the State Controller’s Reports in accordance with the format prescribed by the California State Controller and accounting principles generally accepted in the United States of America. You have the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARS:

1) The selection of the format prescribed by the California State Controller and accounting principles generally accepted in the United States of America as the financial reporting framework to be applied in the preparation of the State Controller’s Reports.

2) The preparation and fair presentation of the State Controller’s Reports in accordance with the format prescribed by the California State Controller and the accounting principles generally accepted in the United States of America.

3) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the State Controller’s Reports that are free from material misstatement, whether due to fraud or error.

4) The prevention and detection of fraud.

5) To ensure that the City and its component units’ comply with the laws and regulations applicable to its activities.

6) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement.

7) To provide us with—
   • access to all information of which you are aware that is relevant to the fair presentation of the State Controller’s Reports and supplementary information, such as records, documentation, and other matters.
   • additional information that we may request from you for the purpose of the compilation engagement.
   • unrestricted access to persons within the entity of whom we determine it necessary to make inquiries.

You are also responsible for all management decisions and responsibilities and for designating an individual with suitable skills, knowledge, and experience to oversee our services and the preparation of your State Controller’s Reports. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

Our Report

As part of our engagement, we will issue a report that will state that we did not audit or review the State Controller’s Reports and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them. There may be circumstances in which the report differs from the expected form and content. If, for any reason, we are unable to complete the compilation of your State Controller’s Reports, we will not issue a report on such prescribed forms as a result of this engagement.
Our reports will disclose that the State Controller’s Reports are presented in a prescribed form in accordance with the requirements of the California State Controller and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

You agree to include our accountant’s compilation report in any document containing the State Controller’s Reports that indicates we have performed a compilation engagement on such prescribed forms and, prior to inclusion of the report, to ask our permission to do so.

Other Relevant Information

Richard Teaman is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fees for preparation of these reports are listed below. These fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

<table>
<thead>
<tr>
<th>Authority</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Perris SCR</td>
<td>$3,000</td>
</tr>
<tr>
<td>Perris Public Financing Authority SCR</td>
<td>$1,000</td>
</tr>
<tr>
<td>Perris Utility Authority SCR</td>
<td>$900</td>
</tr>
<tr>
<td>Perris Joint Powers Authority SCR</td>
<td>$900</td>
</tr>
</tbody>
</table>

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney’s fees, resulting from management’s knowing misrepresentations to us.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

TEAMAN, RAMIREZ & SMITH, INC.

[Signature]

Richard A. Teaman
Certified Public Accountant
RESPONSE:

This letter correctly sets forth the understanding of the City of Perris and its component units.

Management Signature: ________________________________

Title:    Director of Finance

Date: ________________________________________

Governance Signature: ________________________________

Title: ________________________________

Date: ________________________________________
Attachment #3
April 30, 2018

Jennifer Erwin, Assistant Finance Director
City of Perris
101 N. D Street
Perris, California 92570

Dear Jennifer:

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for the City of Perris (the “City”).

We will apply the agreed-upon procedures which were agreed to by the City and the League of California Cities (as presented in the League publication entitled Article XIIIB Appropriations Limitation Uniform Guidelines), listed in the attached schedule, to review the Appropriations Limit documents as of June 30, 2018 (prepared in accordance with Section 1.5 of Article XIIIB of the California Constitution). Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the specified parties and will require an acknowledgment in writing of that responsibility. Consequently, we make no representation regarding the sufficiency of the procedures described in the attached schedule either for the purpose for which this report has been requested or for any other purpose.

Because the agreed-upon procedures listed in the attached schedule do not constitute an examination or review, we will not express an opinion on the City’s Appropriation Limit documents. In addition, we have no obligation to perform any procedures beyond those listed in the attached schedule.

We plan to begin our procedures on approximately on October 1, 2018 and, unless unforeseeable problems are encountered, the engagement should be completed by December 2018.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the City of Perris City Council. If, for any reason, we are unable to complete any of the procedures, we will describe in our report any restrictions on the performance of the procedures, or not issue a report and withdraw from this engagement. You understand that the report is intended solely for the information and use of the City, and should not be used by anyone other than the specified party. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

An agreed upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, we will communicate to you any known and suspected fraud and noncompliance with laws or regulations affecting the City’s Appropriations Limit documents that come to our attention. In addition, if, in connection with this engagement, matters come to our attention that contradicts the City’s Appropriations Limit documents, we will disclose those matters in our report.

You are responsible for the presentation of the Appropriations Limit documents in accordance with Section 1.5 of Article XIIIB of the California Constitution; and for selecting the criteria and procedures are appropriate for your purposes. You are also responsible for, and agree to provide us with, a written assertion about the City’s...
Appropriations Limit documents. In addition, you are responsible for providing us with (1) access to all information of which you are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request for the purposes of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from management that, among other things, will confirm management's responsibility for the City's Appropriations Limit documents in accordance with Section 1.5 of Article XIIIB of the California Constitution.

Richard A. Teaman is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fees for these services are included as part of the audit fees in a separate engagement letter.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional services arises, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we will require that they acknowledge in writing their responsibility for the sufficiency of procedures.

Very truly yours,

TEAMAN, RAMIREZ & SMITH, INC.

[Signature]

Richard A. Teaman
Certified Public Accountant

RESPONSE:

This letter correctly sets forth the understanding of the City of Perris.

Management Signature: 

Title: Director of Finance

Date: ______________________________________________________________________

Governance Signature: 

Title: 

Date: ______________________________________________________________________
Appropriations Limit Agreed-Upon Procedures

1. We obtained the completed worksheets and compared the limit and annual adjustment factors included in those worksheets to the limit and annual adjustment factors that were adopted by resolution of the City Council. We also compared the the population and inflation options included in the aforementioned worksheets to those that were selected by a recorded vote of the City Council.

2. For the accompanying Appropriations Limit worksheet, we added last year's limit to total adjustments and agreed the resulting amount to this year's limit.

3. We agreed the current year information presented in the accompanying Appropriations Limit worksheet to the other documents referenced in #1 above.

4. We agreed the prior year appropriations limit presented in the accompanying Appropriations Limit worksheet to the prior year appropriations limit adopted by the City of Council during the prior year.
Attachment #4
CITY OF PERRIS

CONTRACT SERVICES AGREEMENT FOR

AUDIT SERVICES

This Contract Services Agreement ("Agreement") is made and entered into this 10th day of May, 2016, by and between the City of Perris, a municipal corporation ("City"), and Teaman Ramirez & Smith, Inc., a California Corporation ("Consultant").

NOW, THEREFORE, the parties hereto agree as follows:

1.0 SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, Consultant shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by reference. Consultant warrants that all work or services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of the City and any federal, state or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Consultant shall obtain, at its sole cost and expense, such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "A" and incorporated herein by this reference, but not exceeding the maximum contract amount of three hundred sixteen thousand nine hundred dollars ($316,900) ("Contract Sum").

2.2 Method of Payment. Provided that Consultant is not in default under the terms of this Agreement, Consultant shall be paid as work progresses.
3.0 COORDINATION OF WORK

3.1 Representative of Consultant. Richard A. Teaman is hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work or services specified herein and make all decisions in connection therewith.

3.2 Contract Officer. The City's City Manager is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City may designate another Contract Officer by providing written notice to Consultant.

3.3 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

3.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth on Exhibit "A". Consultant shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City.

4.0 INSURANCE AND INDEMNIFICATION

4.1 Insurance. Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01, with an edition date prior to 2004, or the exact equivalent. Coverage for an additional insured shall not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits shall be no less than $1,000,000.00 per occurrence for all covered losses and no less than $2,000,000.00 general aggregate.

(b) Workers' Compensation Insurance. A policy of workers' compensation insurance on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than $1,000,000 per accident for all covered losses.

(c) Automotive Insurance. A policy of comprehensive automobile liability insurance written on a per occurrence basis in an amount not less than $1,000,000.00 per accident, combined single limit. Said policy shall include coverage for owned, non owned, leased and hired cars.
(d) **Professional Liability or Error and Omissions Insurance.** A policy of professional liability insurance in an amount not less than $1,000,000.00 per claim with respect to loss arising from the actions of Consultant performing professional services hereunder on behalf of the City.

All of the above policies of insurance shall be primary insurance. The general liability policy shall name the City, its officers, employees and agents ("City Parties") as additional insureds and shall waive all rights of subrogation and contribution it may have against the City and the City's Parties and their respective insurers. All of said policies of insurance shall provide that said insurance may be not cancelled without providing thirty (30) days prior written notice by registered mail to the City. In the event any of said policies of insurance are cancelled or amended, Consultant shall, prior to the cancellation or amendment date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement shall commence until Consultant has provided City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by City.

Consultant agrees that the provisions of this Section 4.1 shall not be construed as limiting in any way the extent to which Consultant may be held responsible for the payment of damages to any persons or property resulting from Consultant's activities or the activities of any person or persons for which Consultant is otherwise responsible.

The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances.

In the event that the Consultant is authorized to subcontract any portion of the work or services provided pursuant to this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to this Section 4.1.

4.2 **Indemnification.**

(a) **Indemnity for Professional Liability.** When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless City and the City's Parties from and against any and all losses, liabilities, damages, costs and expenses, including attorneys' fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees of subcontractors (or any entity or individual for which Consultant shall bear legal liability) in the performance of professional services under this Agreement.

(b) **Indemnity for Other Than Professional Liability.** Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City and City's Parties from and against any liability
(including liability for claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, defense costs and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

5.0 TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement shall continue in full force and effect for the services provided in auditing Fiscal Years ending 2016, 2017, and 2018 (see attached Exhibit “A”).

5.2 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to the other party. Upon receipt of the notice of termination, the Consultant shall immediately cease all work or services hereunder except as may be specifically approved by the Contract Officer. In the event of termination by the City, Consultant shall be entitled to compensation for all services rendered prior to the effectiveness of the notice of termination and for such additional services specifically authorized by the Contract Officer and City shall be entitled to reimbursement for any compensation paid in excess of the services rendered.

6.0 MISCELLANEOUS

6.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through it, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin or ancestry.

6.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

6.3 Conflict of Interest. No officer or employee of the City shall have any financial interest in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement. When requested by the Contract Officer, prior to the City's execution of this Agreement, Consultant shall provide the City with an executed statement of economic interest.

6.4 Notice. Any notice or other communication either party desires or is required to give to the other party or any other person shall be in writing and either served
personally or sent by prepaid, first class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer, City of Perris, 101 North “D” Street, Perris, CA 92570, and in the case of the Consultant, to the person at the address designated on the execution page of this Agreement.

6.5 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

6.6 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and that this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by a writing signed by both parties.

6.7 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

6.8 Waiver. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

6.9 Attorneys' Fees. If either party to this Agreement is required to initiate, defend or make a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, shall be entitled to reasonable attorneys' fees, whether or not the matter proceeds to judgment.

6.10 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[SIGNATURES ON NEXT PAGE]
IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

ATTEST:

By: Nancy Salazar, City Clerk

By: Richard Belmudez, City Manager

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: Eric L. Dunn, City Attorney

"CITY"
CITY OF PERRIS

"CONSULTANT"
TEAMAN RAMIREZ & SMITH, INC., a California Corporation

By: Richard A. Teaman

Signature

RICHARD A. TEAMAN PRESIDENT
Print Name and Title

By: Javier Carrillo

Signature

Javier Carrillo, Secretary
Print Name and Title

(Corporations require two signatures; one from each of the following: A. Chairman of Board, President, any Vice President; AND B. Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, or Chief Financial Officer.)

[END OF SIGNATURES]
EXHIBIT "A"

SCOPE OF SERVICES

[See Attached]
March 14, 2016

Ron Carr, Assistant City Manager  
City of Perris  
101 North D Street  
Perris, California 92570

Dear Ron:

Pursuant to your request, we are pleased to submit this proposal to perform the audit of the City of Perris and its related component units for the years ending June 30, 2016, 2017 and 2018. This proposal was made, based on our conversations with you and Jennifer Erwin, Assistant Finance Director, recently, with the understanding that we will assist the City in preparing their Comprehensive Annual Financial Report (CAFR), component unit financial statements, State Controller Reports (SCR), and the Perris Community Economic Development Corporation’s federal and state information returns. However, the management discussion and analysis section or other unaudited sections of the CAFR will be completed by City staff without our assistance.

For June 30 fiscal years, we propose the following fees:

<table>
<thead>
<tr>
<th>Services</th>
<th>2015-16</th>
<th>2016-17</th>
<th>2017-18</th>
</tr>
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<tbody>
<tr>
<td>City of Perris</td>
<td></td>
<td></td>
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<tr>
<td>Audit Fee</td>
<td>$62,400</td>
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<td>$64,000</td>
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<td>SCR Preparation Fee</td>
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<tr>
<td>Perris Public Utility Authority</td>
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<td>Perris Housing Authority</td>
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<tr>
<td>SCR Preparation Fee</td>
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<tr>
<td>Perris Community Economic Development Corporation</td>
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<tr>
<td>Audit Fee</td>
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<td>$5,000</td>
<td>$5,000</td>
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<tr>
<td>Information Returns Fee</td>
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<td>$105,500</td>
<td>$107,000</td>
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</table>
The above fees for single audit are based on the assumption that the single audit will include no more than two major programs, in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). This Single Audit fee will be increased by $1,500 for each additional major federal program in a given year.

We can appreciate your concern over any costs incurred by the City and would be happy to talk to you personally and explain in more detail our position regarding this matter.

Sincerely,

Teaman, Ramirez & Smith, Inc.

[Signature]

Richard A. Teaman
Certified Public Accountant
EXHIBIT "B"

SPECIAL REQUIREMENTS

[None]
Meeting Date: May 29, 2018

SUBJECT: SAS 114 Audit Planning Letter from Teaman, Ramirez & Smith, Inc. (City Audit Firm)

REQUESTED ACTION: Receive and file planning letter prior to FY 17-18 audit commencement

CONTACT: Jennifer Erwin, Director of Finance

BACKGROUND/DISCUSSION:

Statements on Auditing Standards (SASs) are issued by the Auditing Standards Board (ASB), the senior technical body of the AICPA designated to issue pronouncements on auditing matters applicable to the preparation and issuance of audit reports. Effective for audits of financial statements for periods beginning on or after December 15, 2006, SAS 114 requires each audit firm to communicate clearly with those charged with governance (City Council and management) the responsibilities of the auditor in relation to the financial statement audit, and an overview of the scope and timing of the audit. Teaman, Ramirez, & Smith, Inc., the City’s audit firm, is providing that communication in accordance with SAS 114 prior to the commencement of the FY 2017-2018 audit.

Staff recommends that the City Council receive and file the SAS 114 letter.

BUDGET (or FISCAL) IMPACT: No fiscal impact.

Reviewed by:
Assistant City Manager

Director of Finance

Attachments:
1. SAS 114 letter addressed to City Council

Consent
April 30, 2018

City Council
City of Perris
Perris, CA

We are engaged to audit the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Perris (the “City”) for the year ended June 30, 2018. Professional standards require that we provide you with the following information related to our audit. We would also appreciate the opportunity to meet with you to discuss this information further since a two-way dialogue can provide valuable information for the audit process.

Our Responsibilities under U.S. Generally Accepted Auditing Standards, Government Auditing Standards, and the Uniform Guidance

As stated in our engagement letter dated April 30, 2018, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

In planning and performing our audit, we will consider the City’s internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. We will also consider internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance.

As part of obtaining reasonable assurance about whether the City’s financial statements are free of material misstatement, we will perform tests of its compliance with certain provisions of laws, regulations, contracts, and grants. However, providing an opinion on compliance with those provisions is not an objective of our audit. Also in accordance with the Uniform Guidance, we will examine, on a test basis, evidence about the City’s compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on the City’s compliance with those requirements. While our audit will provide a reasonable basis for our opinion, it will not provide a legal determination on the City’s compliance with those requirements.

Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.
We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Generally accepted accounting principles provide for certain required supplementary information (RSI) to supplement the basic financial statements. Our responsibility with respect to management's discussion and analysis, budgetary comparison schedules, schedule of changes in the City’s net OPEB liability and related ratios, schedule of contributions - CPRHP, schedule of proportionate share of the net pension liability, and schedule of contributions - CalPERS pension plan, which supplements the basic financial statements, is to apply certain limited procedures in accordance with generally accepted auditing standards. However, the RSI will not be audited and, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance, we will not express an opinion or provide any assurance on the RSI.

We have been engaged to report on the combining statements, budgetary comparison schedules (other than RSI), schedule of expenditures of federal awards and, combining statement and statements of changes in fiduciary assets and liabilities, which accompany the financial statements but are not RSI. Our responsibility for this supplementary information, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

We have not been engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Our responsibility with respect to this other information in documents containing the audited financial statements and auditor's report does not extend beyond the financial information identified in the report. We have no responsibility for determining whether this other information is properly stated. This other information will not be audited and we will not express an opinion or provide any assurance on it.

As part of the audit, we will assist with the preparation of the State Controller Reports, federal and state information tax returns, schedule of expenditures of federal awards, GASB 68 net pension liability and related deferred outflows/inflows calculation, financial statements and related notes. However, this assistance does not constitute an audit under Government Auditing Standards and is considered nonaudit services. Management is responsible for overseeing and accepting responsibility for these services.

Planned Scope, Timing of the Audit, and Other

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit will include obtaining an understanding of the City and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental
regulations that are attributable to the City or to acts by management or employees acting on behalf of the City. We will generally communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

We expect to begin our final audit fieldwork on approximately October 1, 2018 and issue our report approximately in December 2018. Richard Teaman is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

This information is intended solely for the use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Teaman, Ramirez & Smith, Inc.
CITY OF PERRIS
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Contract Agreement with Riverside County Transportation Department to perform traffic signal inspections and other services as needed throughout the City.

REQUESTED ACTION: Approve Agreement between City of Perris and Riverside Transportation Department.

CONTACT: Daryl Hartwill, Director of Public Works

BACKGROUND/DISCUSSION: The City of Perris continues to experience anticipated growth and development. The City requires traffic signal inspections, currently services are performed by Tri Lake Consultant as well as Riverside County Transportation Department. The City of Perris will contract with the County for inspections of traffic signals and other services. The Public Works Department will collaborate with the County and Tri Lake and serve as Contract Administrator.

City Engineering will monitor services provided by County to insure signals are installed to standards and accepted by both City and County. Invoices will be processed through Public Works, once inspection back up documentation is reviewed and approved by City Engineering.

BUDGET (or FISCAL) IMPACT:
There will be no budgetary impact, funding for the agreement will come from Engineering Services.

Reviewed by:

City Attorney

c
Assistant City Manager

Director of Finance

Attachments: Agreement

Consent:
AGREEMENT FOR TRAFFIC SIGNAL AND
SAFETY LIGHTING INSPECTION
BETWEEN THE COUNTY OF RIVERSIDE
AND THE CITY OF PERRIS
FY 2018-2019

This Agreement for Traffic Signal and Safety Lighting Inspection ("Agreement") is entered into as of __________, 2018, by and between the County of Riverside, California (hereinafter "COUNTY"), and the City of Perris, California (hereinafter "CITY").

RECITALS

A. CITY desires that the COUNTY, by and through COUNTY'S Transportation Department, provide, upon request, certain inspection services for CITY. Services by other COUNTY departments or agencies are not the subject of this Agreement.

B. COUNTY and CITY desire to define herein the scope of the inspection services to be provided and the terms and conditions pursuant to which COUNTY will provide the inspection services.

NOW THEREFORE, the parties hereto mutually agree as follows:

SECTION 1 - RECITALS INCORPORATED

The foregoing recitals are incorporated herein and made a part of this Agreement by this reference.

SECTION 2 - ADMINISTRATION

COUNTY'S Director of Transportation, or his or her designee, shall administer this Agreement on behalf of COUNTY (hereinafter "COUNTY'S Contract Administrator"). CITY'S City Manager, or his or her designee, shall administer this Agreement on behalf of CITY (hereinafter "CITY'S Contract Administrator").
SECTION 3 - SCOPE OF SERVICES
Upon CITY'S request and COUNTY'S approval as set forth herein, COUNTY will provide inspection services as described in Attachment A-1 to this Agreement. COUNTY inspection services shall be provided in compliance with all CITY codes, ordinances, resolutions, regulations and policies (hereinafter "City codes"). COUNTY shall work directly with CITY and its staff in providing the inspection services. COUNTY staff shall consult with CITY staff if CITY staff requests such consultation. COUNTY shall not be required to, and shall not, respond to any person or entity other than CITY concerning the inspection services it provides. CITY shall be responsible for responding to all such persons or entities as set forth herein.

SECTION 4 - REQUESTS FOR SERVICES
CITY may request inspection services for a single project or program or a group or class of projects or programs. CITY shall make all requests for inspection services in writing and CITY'S Contract Administrator, shall send such requests to COUNTY'S Contract Administrator. Before requesting inspection services, CITY'S Contract Administrator may ask COUNTY'S Contract Administrator for a written estimate of the cost of the services and any established procedure COUNTY may have for providing the services (hereinafter "service delivery procedure").

SECTION 5 - APPROVAL OF REQUESTS
If COUNTY agrees to provide the inspection services requested, COUNTY'S Contract Administrator shall notify CITY'S Contract Administrator in writing. The written notification to CITY shall include the service delivery procedure, if necessary or requested by CITY. Services shall be provided in accordance with the service delivery procedure unless the parties mutually agree to a different procedure. Except as provided in Section 6 of this Agreement, COUNTY shall not provide inspection services if the request for such services is not made and approved in the manner described above.

SECTION 6 - DANGEROUS CONDITION EXCEPTION
Notwithstanding the provisions of Sections 4 and 5 of this Agreement, COUNTY is hereby authorized to immediately remedy any dangerous condition it encounters in the course of providing inspection services, and CITY hereby agrees to pay the reasonable costs incurred by COUNTY for such remediation. For purposes of this Agreement, a dangerous condition shall be any condition that may result in imminent personal injury or property damage. If COUNTY encounters a dangerous condition, COUNTY shall notify CITY’S Contract Administrator as soon as practical.

SECTION 7 - PERTINENT INFORMATION

Once a request for inspection services has been made and approved in the manner described in Sections 4 and 5 above, CITY’S Contract Administrator shall transmit to COUNTY’S Contract Administrator all pertinent information concerning the project or program or group or class of projects or programs.

SECTION 8 - PERSONNEL

In providing the inspection services described in this Agreement, COUNTY and its staff shall be considered independent contractors and shall not be considered CITY employees for any purpose, including but not limited to retirement, health care or any other benefits which may otherwise accrue to CITY employees. COUNTY expressly waives any claim COUNTY may have to any such rights. COUNTY staff shall at all times be under COUNTY’S exclusive direction and control and shall be located at COUNTY facilities. Neither CITY, its officials, officers, employees or agents, shall have control over the conduct of COUNTY or any of COUNTY’S officials, officers, employees, or agents except as set forth in this Agreement. COUNTY shall have no authority to bind CITY in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred by this Agreement. COUNTY shall not at any time or in any manner represent that COUNTY or any of COUNTY’S officials, officers, employees or agents are in any manner officials, officers, employees or agents of CITY. COUNTY shall pay all wages, salaries and other amounts due its personnel in connection with their provision of the professional services hereunder and as required
by law.

SECTION 9 - VEHICLES
COUNTY shall provide all vehicles and equipment necessary to provide services requested by CITY.

SECTION 10 - COST OF SERVICES
Unless the parties have mutually agreed in writing to a set fee for professional services when requested by CITY and agreed to by COUNTY, CITY shall pay COUNTY for all such services, including staff-to-staff consultations, at the hourly rates set forth in Attachment B to this Agreement. CITY shall pay COUNTY for each hour of services it provides, or each fraction of an hour billed at 1/10th increments, including any required travel time. Work done by the COUNTY after regular working hours, such as responding to emergency calls, shall be paid at 1.5 times the hourly labor rate component as shown in Attachment B. CITY shall not pay COUNTY for any inspection services not described in Attachment A-1 to this Agreement, unless those services have been mutually agreed to in writing as provided in Section 3 of this Agreement.

SECTION 11 - BILLING
COUNTY'S Contract Administrator shall submit to CITY'S Contract Administrator a monthly invoice which shall include an itemized accounting of all services performed and the cost thereof.

SECTION 12 - PAYMENTS
CITY shall pay each monthly invoice within thirty (30) days of the date CITY'S Contract Administrator receives the invoice. CITY may dispute any monthly invoice by submitting a written description of the dispute to COUNTY'S Contract Administrator within ten (10) days of the date CITY'S Contract Administrator receives the invoice. CITY may defer the payment of the portion of the invoice in dispute until such time as the dispute is resolved; however, all portions of the invoice not in dispute shall be paid within the thirty (30)-day period set forth herein.
SECTION 13 – RECORD MAINTENANCE

COUNTY shall maintain all documents and records relating to the inspection services provided pursuant to this Agreement, including, but not limited to, any and all ledgers, books of account, invoices, vouchers, canceled checks, and other expenditure or disbursement documents. Such documents and records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the inspection services provided by COUNTY pursuant to this Agreement. Such documents and records shall be maintained for three years from the date of execution of this Agreement and to the extent required by laws relating to public agency audits and expenditures.

SECTION 14 – RECORD INSPECTION

All documents and records required to be maintained pursuant to Section 13 of this Agreement shall be made available for inspection, audit and copying, at any time during regular business hours, upon the request of CITY’S Contract Administrator. Copies of such documents or records shall be provided directly to CITY’S Contract Administrator for inspection, audit and copying when it is practical to do so; otherwise, such documents and records shall be made available at COUNTY’S address specified in Section 18 of this Agreement.

SECTION 15 - DUTY TO INFORM AND RESPOND

CITY’S Contract Administrator shall promptly address with COUNTY’S Contract Administrator, as CITY deems appropriate, all complaints and correspondence that CITY receives concerning COUNTY’S inspection services. CITY’S Contract Administrator shall also provide all information concerning dangerous conditions that CITY’S Contract Administrator knows exist. COUNTY’S Contract Administrator shall promptly transmit to CITY’S Contract Administrator all inquiries, complaints, and correspondence that COUNTY receives in the course of providing professional services. CITY shall be responsible for responding to all such inquiries, complaints and correspondence, provided that COUNTY shall cooperate in such responses.
SECTION 16 – STANDARD OF PERFORMANCE

COUNTY represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the inspection services described in this Agreement and that it will perform such services competently. In meeting its obligations under this Agreement, COUNTY shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing the same services to those required of COUNTY under this Agreement.

SECTION 17 – PERMITS AND LICENSES

COUNTY shall obtain any and all permits, licenses and authorizations necessary to perform the inspection services described in this Agreement. Neither CITY, not its officials, officers, employees or agents shall be liable, at law or in equity, as a result of COUNTY’S failure to comply with this section.

SECTION 18 - NOTICES

Any notices required or permitted to be sent to either party shall be deemed given when personally delivered to the individuals identified below or when addressed as follows and deposited in the U.S. Mail, postage prepaid:

County of Riverside
Transportation Department
P.O. Box 1090
Riverside, CA 92502-1090
Attention: Transportation Director

City of Perris
101 D Street
Perris, CA 92570
Attention: City Manager

SECTION 19 - OWNERSHIP OF DATA
Ownership and title to all reports, documents, plans, specifications, and estimates produced or compiled pursuant to this Agreement shall automatically be vested in CITY and become the property of CITY. CITY reserves the right to authorize others to use or reproduce such materials and COUNTY shall not circulate such materials, in whole or in part, or release such materials to any person or entity other than CITY without the authorization of CITY’S Contract Administrator.

SECTION 20 - CONFIDENTIALITY
COUNTY shall observe all Federal and State regulations concerning the confidentiality of records. All information gained or work product produced by COUNTY pursuant to this Agreement shall be considered confidential, unless such information is in the public domain. COUNTY’S Contract Administrator shall promptly notify CITY’S Contract Administrator when COUNTY receives a request for release or disclosure of information or work product. COUNTY shall not release or disclose information or work product to persons or entities other than CITY without prior written authorization from CITY’S Contract Administrator, except when such release or disclosure is required by the California Public Records Act or any other law.

SECTION 21 - INDEMNIFICATION

Indemnification by COUNTY. Excepted as provided below in the paragraph entitled “Special Circumstances”, COUNTY shall indemnify, defend and hold harmless CITY, its officials, officers, employees and agents from all claims and liability for loss, damage, or injury to property or persons, including wrongful death, based on COUNTY’S negligent acts, omissions or willful misconduct arising out of or in connection with the performance of inspection services under this Agreement including, without limitation, the payment of attorney’s fees.

Indemnification by CITY. CITY shall indemnify, defend and hold harmless COUNTY, its officials, officers, employees and agents from all claims and liability for loss, damage, or injury to property or persons, including wrongful death, based on CITY’S negligent acts, omissions or willful misconduct arising out of or in connection with the performance of inspection services under this Agreement including, without limitation, the payment of attorney’s fees.
Special Circumstances. Notwithstanding the above, COUNTY shall not indemnify, defend and hold harmless CITY, its officials, officers, employees and agents, and CITY shall indemnify, defend, and hold harmless COUNTY its officials, officers, employees and agents, from all claims and liability resulting from any of the following:

1. The invalidity of CITY’S codes, ordinances, or regulations
2. How CITY decides to maintain, or prioritize the maintenance of, CITY facilities, including, but not limited to, streets and sidewalks.
3. The design of CITY facilities, including, but not limited to, streets and sidewalks.
4. CITY’S failure to provide pertinent information and inform as provided in Sections 7 and 15 of this Agreement.

Notification and Cooperation. The parties mutually agree to notify each other through their respective contract administrators if they are served with any claims, summons, complaint, discovery request or court order (hereinafter “litigation documents”) concerning this Agreement and the professional services provided hereunder. The parties also mutually agree to cooperate with each other in any third party legal action concerning this Agreement and the professional services provided hereunder. Such cooperation shall include each party giving the other an opportunity to review any proposed responses to litigation documents. This right of review does not, however, give either party the right to control, direct or rewrite the proposed responses of the other party.

SECTION 22 - INSURANCE
The parties agree to maintain the types of insurance and liability limits that are expected for entities of their size and diversity. The types of insurance maintained and the limits of liability for each insurance type shall not limit the indemnification provided by each party to the other.
SECTION 23 - ASSIGNMENT

The expertise and experience of COUNTY are material considerations for this Agreement. CITY has an interest in the qualifications and capabilities of the persons and entities that COUNTY will use to fulfill its obligations under this Agreement. In recognition of that interest, COUNTY shall not assign or transfer this Agreement, in whole or in part, or the performance of any of COUNTY'S obligations under this Agreement without prior written consent of the CITY'S Contract Administrator. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling CITY to any and all remedies at law or in equity, including summary termination of this Agreement. CITY acknowledges, however, that COUNTY, in the performance of its duties under this Agreement, may utilize subcontractors, and such use shall not be considered a violation of this provision.

SECTION 24 - IMMUNITIES

Nothing in this Agreement is intended to nor shall it impair the statutory limitations and/or immunities applicable or available to the parties under State laws and regulations.

SECTION 25 - MODIFICATIONS

This Agreement may be amended or modified only by mutual agreement of the parties. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.

SECTION 26 - WAIVER

Any waiver by a party of any breach of one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term hereof. Failure on the part of either party to require exact, full and complete compliance with any terms of this Agreement shall not be construed as changing in any manner the terms hereof, or estopping that party from enforcing the terms hereof.
SECTION 27 - SEVERABILITY

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

SECTION 28 - TERM

This Agreement shall become effective upon its approval by the Riverside County Board of Supervisors and shall remain in effect until June 30, 2019. This Agreement may be terminated by either party upon sixty (60) days written notice to the other party. This Agreement may be extended every twelve (12) months, starting on June 30, 2019 if the parties, through their respective governing bodies, mutually agree to the extension in writing and mutually agree on the hourly rate to be charged for services.

SECTION 29 - ATTORNEYS' FEES

Should either party institute any arbitration, action, proceeding, suite or similar proceeding to enforce or interpret this Agreement or any provision hereof, for damages by reason of any alleged breach of this Agreement or any provision hereof, or for a declaration of rights hereunder, the prevailing party in any such action or proceeding shall be entitled to receive from the other party all costs and reasonable attorneys' fees incurred by the prevailing party in connection with such action or proceeding.

SECTION 30 - ENTIRE AGREEMENT

This Agreement is intended by the parties as a final expression of their understanding with respect to the subject matter hereof and supersedes any and all prior and contemporaneous agreements and understandings, written or oral.
APPROVALS

COUNTY Approvals

APPROVED AS TO FORM:

__________________________ Dated: __________
Gregory P. Priamos, County Counsel

APPROVED BY BOARD OF SUPERVISORS:

__________________________ Dated: __________
Chuck Washington, Chairman
Riverside County Board of Supervisors

ATTEST:

CLERK OF THE BOARD:

By: ____________________________
   Kecia Harper-Ihem

(SEAL)

CITY Approvals

APPROVED AS TO FORM:

__________________________ Dated: __________
Eric L. Dunn, City Attorney
City of Perris

APPROVED BY CITY COUNCIL:

__________________________ Dated: __________
Richard Belmudez, City Manager
City of Perris

ATTEST:

CITY CLERK:

By: ____________________________
   Nancy Salazar
ATTACHMENT A-1

Transportation Department Services

Upon request and approval as set forth in this Agreement, the Transportation Department will provide inspection services for new development, including, but not limited to, the following:

**Inspect:**

- New traffic signals
- Modified traffic signals
- New lights or flashers
<p>| Transportation Department/Highway Operations Rates | Assistant District Road Maintenance Supervisor | Non Federal $119.23 |
| Transportation Department/Highway Operations Rates | Bridge Crew Worker | Non Federal $91.91 |
| Transportation Department/Highway Operations Rates | Crew Lead Worker | Non Federal $98.99 |
| Transportation Department/Highway Operations Rates | District Road Maintenance Supervisor | Non Federal $125.79 |
| Transportation Department/Highway Operations Rates | Equipment Operator I | Non Federal $91.45 |
| Transportation Department/Highway Operations Rates | Equipment Operator II | Non Federal $98.94 |
| Transportation Department/Highway Operations Rates | Laborer | Non Federal $68.02 |
| Transportation Department/Highway Operations Rates | Lead Bridge Crew Worker | Non Federal $102.22 |
| Transportation Department/Highway Operations Rates | Lead Traffic Control Painter | Non Federal $105.51 |
| Transportation Department/Highway Operations Rates | Lead Tree Trimmer | Non Federal $100.07 |
| Transportation Department/Highway Operations Rates | Maintenance &amp; Construct Worker | Non Federal $80.48 |
| Transportation Department Highw ay Ops. / Engineering Rates | Office Assistant II | Non Federal $64.84 |
| Transportation Department Highw ay Ops. / Engineering Rates | Principal Eng Tech | Non Federal $168.75 |</p>
<table>
<thead>
<tr>
<th>Department / Division</th>
<th>Position</th>
<th>Non Federal</th>
</tr>
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<tbody>
<tr>
<td>Transportation Dept.</td>
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<td>$94.53</td>
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ATTACHMENT B
HOURLY RATES FOR PROFESSIONAL SERVICES

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<th>Position</th>
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<td>Principal Eng Tech - PLS/PE</td>
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### ATTACHMENT B

#### HOURLY RATES FOR PROFESSIONAL SERVICES

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<td>Med Dmps w/Attach</td>
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<td>Equipment Rental Rates</td>
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<td>Equipment Rental Rates</td>
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## ATTACHMENT B

### HOURLY RATES FOR PROFESSIONAL SERVICES

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<tr>
<th>Transportation Department</th>
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<tr>
<td></td>
<td>Tractor W/Mower</td>
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<td>Elevating Scraper</td>
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<td>Truck Transport</td>
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<td>Roller (Self propelled)</td>
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<td>Aerial Platform Truck</td>
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### ATTACHMENT B

**HOURLY RATES FOR PROFESSIONAL SERVICES**

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<td><strong>Curb Builder</strong></td>
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<td><strong>Paving Machine</strong></td>
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<td>Water Truck</td>
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<td>Lowbed Trailer</td>
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CITY OF PERRIS
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Replacement Purchase of City Man Lift Vehicle

REQUESTED ACTION: Purchase a replacement man lift vehicle used in Streets, Parks and Facility divisions.

CONTACT: Daryl Hartwill, Director of Public Works

BACKGROUND/DISCUSSION: The Public Works Department is committed to providing the best quality of service to the residents of Perris and its visitors. The use of the man lift is critical to the efforts of the department and involves various divisions and serves to provide efficient and effective response times whenever needed. Examples of uses for this vehicle type include, tree trimming, sign installations and removals, street lighting replacement and repairs, graffiti abatement, city beautification, to name a few routine needs.

In December 2017, an accident took place that caused damage to the current man lift vehicle and the repairs needed to the man lift exceeded the vehicle value. Additionally, the man lift could not be certified for safe use without the costly repair. Therefore Public Works is requesting to purchase a replacement man lift vehicle. This will allow staff to resume work load requests related to man lift needs and to no longer rely on contractor or rental equipment to complete routine or immediate requests.

BUDGET (or FISCAL) IMPACT:
The budgetary impact to the general fund for this man lift vehicle is not to exceed $105K. Vendor quotes are attached for reference.

Reviewed by:

City Attorney
Assistant City Manager
Director of Finance

Attachments: Proposals
Consent:
QUOTE

QUOTE# 34 FT WORKING HEIGHT
DATE: MAY 4, 2018
PREPARED BY: JIM DIAZ
PH: 909-322-3972
FAX: 951-674-0957
E-MAIL: JDIAZ@LAKECHEVROLET.COM

FOR: NEW 2019 CHEVROLET LCF 5500XD CHASSIS
19,500GVW DIESEL
BODY: 8 x 12 FLATBED
EQUIPMENT: ETI INSULATED AERIAL DEVICE - 34FT WORKING HEIGHT

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16 WEEK DELIVERY FROM ORDER PLACEMENT

AMOUNT DUE AT DELIVERY | TBD

ALL VEHICLES ARE SUBJECT TO PRIOR SALE

ALL NEW 2016 CHEVROLET LIGHT DUTY VEHICLES HAVE A 5 YEAR 60,000 MILE POWERTRAIN WARRANTY STANDARD
ALL NEW 2016 CHEVROLET LIGHT DUTY VEHICLES HAVE A 5 YEAR 100,000 MILE POWERTRAIN WARRANTY (DIESEL LML)

REBATES/INCENTIVES ARE SUBJECT TO CHANGE WITHOUT NOTICE
VEHICLES ARE ELIGIBLE FOR ALL INCENTIVES IN EFFECT AT TIME OF CONTRACT PREPARATION
PROOF OF BUSINESS REQUIRED FOR SOME REBATES
PAYMENT TERM AND RATES ARE SUBJECT TO LENDER APPROVAL

Thank you for your business!
#IDriveFor
CUSTOMIZED SOLUTION

As part of the insulated product line, this versatile ETO model comes with working heights from 35 feet to 42 feet in an articulating, over-center aerial. The ETO 30/33/37 offers continuous rotation, full pressure hydraulic controls, and a positive chain and rod leveling system as standard on its units. A welcome safety feature is also standard and includes internally mounted holding valves that lock cylinders in place in the event of a hydraulic failure. This model unit comes with a multitude of optional features including emergency hydraulic power, bucket tilt/rescue, a hydraulic tool circuit and more offering the end-user a host of solutions for their need.
GENERAL SPECIFICATIONS*

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<thead>
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<th>ETO 30</th>
<th>ETO 33</th>
<th>ETO 37</th>
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<td>33 ft. - 0 in.</td>
<td>37 ft. - 0 in.</td>
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<td>35 ft. - 0 in.</td>
<td>38 ft. - 0 in.</td>
<td>42 ft. - 0 in.</td>
</tr>
<tr>
<td>Side reach</td>
<td>22 ft. - 6 in.</td>
<td>25 ft. - 6 in.</td>
<td>29 ft. - 6 in.</td>
</tr>
<tr>
<td>Stow height*</td>
<td>9 ft. - 9 in.</td>
<td>9 ft. - 9 in.</td>
<td>9 ft. - 9 in.</td>
</tr>
<tr>
<td>Rated bucket capacity</td>
<td>350 lbs.</td>
<td>350 lbs.</td>
<td>350 lbs.</td>
</tr>
<tr>
<td>Operating pressure (min)</td>
<td>2,000 psi</td>
<td>2,000 psi</td>
<td>2,000 psi</td>
</tr>
<tr>
<td>Operating volume</td>
<td>3.5 gpm</td>
<td>3.5 gpm</td>
<td>4 gpm</td>
</tr>
</tbody>
</table>

MINIMUM VEHICLE SPECIFICATIONS

<table>
<thead>
<tr>
<th></th>
<th>ETO 30</th>
<th>ETO 33</th>
<th>ETO 37</th>
</tr>
</thead>
<tbody>
<tr>
<td>GVWR (dual rear wheels)</td>
<td>11,000 lbs.</td>
<td>15,000 lbs.</td>
<td>15,000 lbs.</td>
</tr>
<tr>
<td>GAWR (front)</td>
<td>4,000 lbs.</td>
<td>5,000 lbs.</td>
<td>5,000 lbs.</td>
</tr>
<tr>
<td>GAWR (rear)</td>
<td>8,250 lbs.</td>
<td>11,000 lbs.</td>
<td>11,000 lbs.</td>
</tr>
<tr>
<td>C.A.</td>
<td>60 in.</td>
<td>60 in.</td>
<td>60 in.</td>
</tr>
</tbody>
</table>

STANDARD FEATURES

- Continuous rotation is standard on all ETO units.
- Full pressure hydraulic controls located at basket and turret with full feathering capabilities from both upper and lower controls.
- Positive chain and rod leveling based on parallelogram system ensuring long life and minimum leveling system maintenance.
- Shear ball rotation with an extended shaft for manual rotation.
- Internally mounted holding valves (integral part of cylinder) lock cylinders in place in the event of hydraulic failure.
- All pins turn on replaceable bushings.

OPTIONS

- Emergency hydraulic power (12 volt DC)
- Engine start/stop system
- Hydraulic tool circuit
- Two speed throttle
- Bucket tilt/rescue
- Single handle control
- 69 KV rating - Category B
- Bucket liner
- Bucket cover
- Lower boom Insert (ETO 33/37 only)
- Air line to bucket
- Oversize bucket (24"x30"x42")

Specifications are subject to change without notice
Note (*): All specifications are based on 40" frame height.
## Selected Options

### Code | Description
--- | ---

**Base Vehicle**

F5G | Base Vehicle Price (F5G)

**Packages**

660A | Order Code 660A  
Includes:  
- Engine: 6.8L 3-Valve SOHC Efi NA V10  
- Transmission: TorqShift 8-Speed Automatic (6R140)  
  Includes SelectShift  
- Tires: 225/70R19.5 G BSW AS  
- Wheels: 19.5" Argent Painted Steel  
- HD Vinyl 40/20/40 Split Bench Seat  
  Includes center armrest, cupholder, storage and driver's side manual lumber.

**Powertrain**

99Y | Engine: 6.8L 3-Valve SOHC Efi NA V10

44P | Transmission: TorqShift 8-Speed Automatic (6R140)  
Includes SelectShift  

X8L | Limited Slip w/ 4.88 Axle Ratio

68M | GVWR: 19,500 lb Payload Plus Upgrade Package  
Includes upgraded frame, rear-axle and low depression high capacity springs. Increases max RGAWR to 14,705.  
NOTE: See Order Guide Supplemental Reference for further details on GVWR.

**Wheels & Tires**

TFB | Tires: 225/70R19.5 G BSW AS

64Z | Wheels: 19.5" Argent Painted Steel

**Seats & Seat Trim**

A | HD Vinyl 40/20/40 Split Bench Seat  
Includes center armrest, cupholder, storage and driver's side manual lumber.

**Other Options**

PAINT | Monotone Paint Application

169WB | 169" Wheelbase

62R | Transmission Power Take-Off Provision  
Includes transmission mounted live drive and stationary mode PTO.

59H | Center High-Mounted Stop Lamp (CHMSL)

872 | Rear View Camera & Prep Kit

*Rear camera will be mandatory starting June 1 in Calif.

---

*Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, packages and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.*

Prepared by: Vikki Garay  Date: 05/09/2018
We are pleased to quote you (1) One UTEM model UTLI 41 A insulated, articulating / telescopic aerial with:

- Height to bottom of basket: 37” nominal
- Working height of: 42” nominal
- Horizontal reach of: 35’ nominal
- Stowed travel height of: 10’2”
- Upper boom articulation of: -14 degrees to +77
- Lower boom articulation of: -4 degrees to +90
- Platform capacity of: 350 lbs.
- Steel lower boom with parallelogram linkage
- Inner boom is high strength steel
- Outer boom is high strength steel with screw in wear pads
- Boom and extension by hydraulic cylinders with holding valves
- Pedestal is welded structure with reservoir mounted inside
- Aerial meets or exceeds ANSI A32.2 2015 Category D insulated to 15 KV
- Fiberglass single man basket is 24”x30”x42”
- Fiberglass basket liner – 50 KVAC
- Soft vinyl bucket cover with lanyard.
- Bucket support installed
- Hydraulic basket rotator supplied
- Single stick upper controls with lever for lower boom actuation
- Manual two speed throttle control at platform
- Hydraulic tool circuit at platform
- Emergency 12 volt lowering system
- 540 degree non continuous rotation (for reduced maintenance)
- Torsion bar under frame installed for stability
- PTO and pump installed for Ford F550
- Diagnostic pressure ports installed
- Boom reit installed
- Aerial device painted UTEM white

Knuckle Flat bed body (to fit 84” CA):
- 132” long x 94” wide (for 84” CA chassis)
- 48” under body boxes, both sides
- Wheel chocks (2) supplied
- LED light kit, including back up lights
- Fabricated tail shelf
- Arch type grab handle at rear
- Cable step installed below tail shelf
- Non-skid bed floor and tailshelf
- Flat Bed Body and Boxes painted black

For mounting in customer supplied 2019 Ford F-550 4x2 with:
- 164.0” wheelbase and 84” CA
- 19,500 lb. GVWR
- Automatic transmission with PTO opening
Selected Options (cont’d)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>942</td>
<td>Daytime Running Lamps (DRL) (LPO)</td>
</tr>
<tr>
<td></td>
<td>REQUIRES valid FIN code.</td>
</tr>
<tr>
<td></td>
<td>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL). Includes on/off cluster controllable.</td>
</tr>
<tr>
<td>585</td>
<td>Radio: AM/FM Stereo/MP3 (LPO) (Fleet)</td>
</tr>
<tr>
<td></td>
<td>REQUIRES valid FIN code.</td>
</tr>
<tr>
<td></td>
<td>Includes 4-speakers.</td>
</tr>
<tr>
<td></td>
<td>Includes:</td>
</tr>
<tr>
<td></td>
<td>- SYNC Communications &amp; Entertainment System</td>
</tr>
<tr>
<td></td>
<td>- Includes enhanced voice recognition with Siri Assist, 4.2” LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.</td>
</tr>
</tbody>
</table>

Fleet Options

*942 (added these for safety reasons)

Emissions

425  

City of Perris  
May 9, 2018  

2019 F-550 with 40’ aerial lift. This is based on an ordered unit per attached specs.

$88,164.00
$10.50 Tire Fee
$8.50 CVR-DMV Fee
$6,832.71 7.75% Sales Tax
$98,015.71 Total Cost this Unit

Thank you,

Vikki Garay
Fritts Ford Fleet
951-353-8800
We are pleased to quote you (1) One UTEL model UTEL 41 A Insulated, articulating / telescopic aerial with:

- Height to bottom of basket: 37' nominal
- Working height of: 42' nominal
- Horizontal reach of: 26' nominal
- Stowed travel height of: 10'2"
- Upper boom articulation of: -14 degrees to +77
- Lower boom articulation of: -4 degrees to +90
- Platform capacity of: 350 lbs.
- Steel lower boom with parallelogram linkage
- Inner boom is high strength steel
- Outer boom is high strength steel with screw in wear pads
- Boom and extension by hydraulic cylinders with holding valves
- Pedestal is welded structure with reservoir mounted inside
- Aerial meets or exceeds ANSI A92.2 2015 Category D insulated to 15 kV
- Fiberglass single man basket is 24"x30"x42"
- Fiberglass basket liner = 50 KVAC
- Soft vinyl bucket cover with lanyard
- Bucket support installed
- Hydraulic basket rotorator supplied
- Single stick upper controls with lever for lower boom actuation
- Manual two speed throttle control at platform
- Hydraulic tool circuit at platform
- Emergency 12 Volt lowering system
- 360 degree non continuous rotation (for reduced maintenance)
- Torsion bar under frame installed for stability
- PTO and pump installed for Ford F550
- Diagnostic pressure ports installed
- Boom rest installed
- Aerial device painted UTEL white

Knapheide Flat bed body (to fit 84" CA):
- 132" long x 94" wide (for 84" CA chassis)
- 48" under body boxes, both sides
- Wheel chocks (2) supplied
- LED light kit, including back up lights
- Fabricated tail shelf
- Arch type grab handle at rear
- Cable step installed below tail shelf
- Non-skid bed floor and tail shelf
- Flat Bed Body and Boxes painted black

For mounting in customer supplied 2019 Ford F-550 4x2 with:
- 164.9" wheelbase and 84" CA
- 19,500 lb. GVWR
- Automatic transmission with PTO opening
City of Perris

ATTN: Ignacio Alvarez

Quote for one (1) Ford F-550 with 40’ Aerial lift, flat bed with Underbody boxes, body and aerial information is attached.

$ 96,177.20
$ 10.50 Tire Fee
$  8.50 CVR-DMV Fee
$ 7,435.73 7.75% Sales Tax
$103,649.93 Total due each unit

Thank you,

Vikily Garay
Fritts Ford Fleet

We had to stay with the 550 for stability and safety concerns.

Wed site to view the aerial device:
www.utembuckets.com
Meeting Date: May 29, 2018

SUBJECT: Landscape Benefit Zone Maintenance Services (Specification No. LMD 1-2017-18-01)

REQUESTED ACTION: Approve extending existing contract for Landscape Benefit Zone Maintenance Services for Parks and South Portion of the City for a one-year period, beginning July 11, 2019.

CONTACT: Daryl Hartwill, Director of Public Works

BACKGROUND/DISCUSSION: On July 11, 2017, City Council approved awards for Landscape Benefit Zone Maintenance Services for North-West, North-East and Ball Field Areas of the City to Bill and Dave’s Landscape, Inc., Adame Landscape, Inc., and Hernandez Landscape Inc. The services provided by said companies has proved to be satisfactory this past year and Staff is recommending extending the existing agreements for a one-year period, effective July 11, 2018. The total combined contract(s) value for said agreements is $693,124.70, breakdown listed below.

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Contract Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bill &amp; Dave’s Landscape, Inc.</td>
<td>$241,673.00</td>
</tr>
<tr>
<td>Adame Landscape, Inc.</td>
<td>$208,363.60</td>
</tr>
<tr>
<td>Hernandez Landscape, Co.</td>
<td>$243,088.12</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$693,124.70</strong></td>
</tr>
</tbody>
</table>

BUDGET (or FISCAL) IMPACT:

Adequate funding was allocated by the City Council in the approved 2017-18/2018-19 budget for Special Districts Flood Control and Landscape Benefit Zones, Special District Parks, General Fund Streets and Parks for a combined contract(s) valued at $693,124.70.

Reviewed by:

City Attorney
Assistant City Manager
Director of Finance
Director of Public Works

Attachments: Change Orders for time extension.
Consent:
CHANGE ORDER

Order No. 3

Date: May 29, 2018

Contract Date: July 11, 2018

Project: LMD 1-2017-18-01 LANDSCAPE MAINTENANCE SERVICES

Contractor: Bill and Dave’s Landscape Maintenance, Inc.

This Change Order #3 changes the Agreement between the City of Perris and Bill and Dave’s Landscape Maintenance, Inc. for the Landscape Maintenance Services Project, please read it carefully.

The following changes are hereby made to the Agreement:

Nature of Change: Extend original contract term for LMD 1-2017-18-01 is due to expire on July 11, 2018. New expiration date will be July 11, 2019; total contract amount is $241,673.00. Contractor shall be paid at the Contract per lump sum/unit price indicated, and shall include full compensation for all work and overhead and profit and no additional compensation will be allowed thereof.

If insurance has since expired prior to the beginning of the new term, updated insurance documents must be submitted, pursuant to the original agreement.

Original Contract Price: $218,306.00

Current Contract Price: $241,673.00

[Adjusted by previous change order(s)]

New Contract Price Including This Change Order: $241,673.00

(Two hundred and forty one thousand six hundred and seventy three 00/100 dollars)
May 29, 2018

APPROVAL REQUIRED:

To be effective, this change order must be approved by the City of Perris and Bill and Dave's Landscape Maintenance, Inc.:

BILL AND DAVE'S LANDSCAPE MAINTENANCE, INC.:

Signature: ________________________________
Typed Name: Dave Leidenfrost
Title: Owner
Date: ____________

CITY OF PERRIS:

Signature: ________________________________
Typed Name: Daryl Hartwill
Title: Director of Public Works
Date: ____________

End of Change Order #3
Nothing Follows
Attn: Carlos Adame  
Adame Landscape, Inc.  
41863 Juniper Street  
Murrieta, CA 92562

CHANGE ORDER

Order No. 2  
Date: May 29, 2018

Contract Date: July 11, 2018

Project: LMD 1-2017-18-01 LANDSCAPE MAINTENANCE SERVICES

Contractor: Adame Landscape, Inc.

This Change Order #2 changes the Agreement between the City of Perris and Adame Landscape, Inc. for the Landscape Maintenance Services Project, please read it carefully.

The following changes are hereby made to the Agreement:

Nature of Change: Extend original contract term for LMD 1-2017-18-01 is due to expire on July 11, 2018. New expiration date will be July 11, 2019; total contract amount is $208,363.60. Contractor shall be paid at the Contract per lump sum/unit price indicated, and shall include full compensation for all work and overhead and profit and no additional compensation will be allowed thereof.

If insurance has since expired prior to the beginning of the new term, updated insurance documents must be submitted, pursuant to the original agreement.

Original Contract Price: $203,708.00

Current Contract Price: $208,363.60  
[Adjusted by previous change order(s)]

New Contract Price Including This Change Order: $208,363.60

(Two hundred and eight thousand three hundred and sixty three 00/100 dollars)

Sheet #1 of 2
Change Order #2
May 29, 2018

APPROVAL REQUIRED:

To be effective, this change order must be approved by the City of Perris and Adame Landscape, Inc.:

BILL AND DAVE'S LANDSCAPE MAINTENANCE, INC.:

Signature: ____________________________
Typed Name: Carlos Adame
Title: General Manager
Date: __________

CITY OF PERRIS:

Signature: ____________________________
Typed Name: Daryl Hartwill
Title: Director of Public Works
Date: 5/18/18

End of Change Order #2
Nothing Follows
CHANGE ORDER

Order No.  1    Date:  May 29, 2018

Contract Date:  July 11, 2018

Project:   LMD 1-2017-18-01 LANDSCAPE MAINTENANCE SERVICES

Contractor:  Hernandez Landscape Co.

This Change Order #1 changes the Agreement between the City of Perris and Hernandez
Landscape Co. for the Landscape Maintenance Services Project, please read it carefully.

The following changes are hereby made to the Agreement:

Nature of Change: Extend original contract term for LMD 1-2017-18-01 is due to expire on July 11,
2018. New expiration date will be July 11, 2019; total contract amount is $243,088.12. Contractor
shall be paid at the Contract per lump sum/unit price indicated, and shall include full compensation
for all work and overhead and profit and no additional compensation will be allowed thereof.

If insurance has since expired prior to the beginning of the new term, updated insurance documents
must be submitted, pursuant to the original agreement.

Original Contract Price:  $243,088.12

[Adjusted by previous change order(s)]

New Contract Price Including This Change Order:  $243,088.12

(Two hundred and forty three thousand and eighty eight 12/100 dollars)
Change Order #1
May 29, 2018

APPROVAL REQUIRED:

To be effective, this change order must be approved by the City of Perris and Hernandez Landscape, Co.:  

BILL AND DAVE’S LANDSCAPE MAINTENANCE, INC.:  

Signature: ___________________________________  Date: __________
Typed Name: Federico Hernandez  
Title: General Manager  

CITY OF PERRIS:

Signature: [Signature]
Typed Name: Dary Hartwill  Date: 5/18/18
Title: Director of Public Works  

End of Change Order #1
Nothing Follows
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Annexation of DPR 06-0059 to Maintenance District No. 84-1

REQUESTED ACTION:
1. Adoption of Resolution Ordering Preparation of the Engineer’s Report
2. Adoption of Resolution Preliminarily Approving Engineer’s Report
3. Adoption of Resolution of Intention to Annex DPR 06-0059 to Maintenance District No. 84-1 and setting a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: DPR 06-0059 is a 9.09-acre industrial project under the ownership of Interinsurance Exchange of the Automobile Club, Harley Knox Boulevard is located along the project’s north boundary, Nance Street is located along the project’s south boundary and Indian Avenue is located approximately 520 lineal feet to the east. As a condition of approval, the project is required to annex into MD 84-1.

This district was formed to finance the annual maintenance of streetlights and traffic signals installed in conjunction with new development. The project specifically benefits from streetlights and the traffic signal located at the intersection of Webster Avenue with Nance Street.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $1,766.88. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.

Reviewed by:
Assistant City Manager
Director of Finance
City Attorney

Attachments: 1. Resolution Ordering Preparation of the Engineer’s Report
2. Engineer’s Report
3. Resolution Preliminarily Approving Engineer’s Report
4. Resolution of Intention to Annex DPR 06-0059 to Maintenance District No. 84-1

Consent:
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 06-0059 INTO MAINTENANCE DISTRICT NUMBER 84-1

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (the "District"); and

WHEREAS, it has been determined by the City Council of the City of Perris, County of Riverside, California, that the public interest, convenience and necessity requires the installation of streetlights, traffic signals and other facilities set forth in Section 22525 of the Streets and Highways Code, State of California, and the maintenance thereof, all within the incorporated boundaries of the City of Perris, California; and

WHEREAS, the City Council has heretofore appointed Habib Motlagh, the City Engineer for the City of Perris, as the "Engineer of Work" for Maintenance District Number 84-1 and Willdan Financial Services has heretofore been appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, State of California.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the public interest, convenience and necessity, requires the annexation to a maintenance district for the purpose of installing, constructing and maintaining the streetlights, traffic signals and other facilities authorized by Section 22525 of the Streets and Highways Code, State of California,

Section 3. That DPR 06-0059 be defined as that area to be annexed to the City of Perris Maintenance District Number 84-1.
Section 4. That the lands to be specially charged for the installation, construction, and maintenance of the facilities shall be the area within the boundaries of the annexation to the district generally indicated on the map entitled “Diagram of Annexation of DPR 06-0059 to Maintenance District Number 84-1, City of Perris, County of Riverside, State of California.”

Section 5. That the proceedings are to be conducted for said annexation to the maintenance district under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

Section 6. That Habib Motlagh, the City Engineer for the City of Perris, is hereby appointed the “Engineer of Work” and all provisions of Division 15 applicable to the Engineer shall apply to said “Engineer of Work” and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

Section 7. That Habib Motlagh, the City Engineer for the City of Perris, is hereby designated to sign all papers and documents in connection with the proceedings for the annexation to said maintenance district, acting in the capacity of the Engineer of Work.

Section 8. That the cost of maintaining the facilities set forth herein in subject annexation to the district shall be borne by the property owners within the subject annexation to the district, said cost to be assessed and collected in accordance with said Landscaping and Lighting Act of 1972.

Section 9. That the Engineer of Work is hereby ordered to prepare a report in accordance with Article 4 of said maintenance act, and is hereby directed to prepare and file such report with the City Clerk.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  )  §
CITY OF PERRIS 

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

Ayes:
Noes:
Absent:
Abstain:

______________________________
City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of DPR 06-0059
To Maintenance District No. 84-1

TO: City Council
   City of Perris
   State of California

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the STATE OF CALIFORNIA, being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

"Annexation of DPR 06-0059
 to Maintenance District No. 84-1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution ____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1. Plans and Specifications. Generally, the work to be performed consists of the annual energy and maintenance costs for 8 new streetlights. The new street lights to be maintained are identified on the plans and specifications prepared by Epic Engineers that are entitled, “Street Light Plans, DPR 06-0059, Oleander Avenue and Nance Street.”

The site of the area to be annexed is shown on the Diagram within Part 4. In addition to the street lights, this area benefits from existing and future traffic signals. Of specific benefit is the traffic signal located at the intersection of Webster Avenue and Nance Street.

The plans and specifications for all facilities are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications sufficiently show and describe the general nature, location and extent of the improvements.

The street light improvements are owned by Southern California Edison (SCE) and, upon construction, will be as shown on the SCE Street Light Atlas Maps. The traffic signals are owned by the City of Perris and are shown on the City of Perris Traffic Signal Location Map. Said Map and Atlas are on file in the City of Perris Office of Community Development and are made a part of this report to the same extent as if said documents were attached hereto.

It is noted that the City of Perris is transitioning ownership of the street lights from SCE to the City of Perris. This pending change in ownership and LED conversion in no manner negates the benefit received.

PART 2. An Estimate of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, materials, electricity, and appurtenances. Incidental costs include engineering, legal, City Clerk, and administration expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

The estimated annual cost for maintenance of the facilities is listed on the following page. Zero costs will be incurred by the area within this annexation for the fiscal year commencing July 1, 2018 to June 30, 2019.
The estimated annual cost for maintenance of the facilities is listed as follows:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Quantity</th>
<th>Annual Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Lights</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9,500 Lumen (95 watts)</td>
<td>4</td>
<td>$150.32</td>
<td>$601.28</td>
</tr>
<tr>
<td>22,000 Lumen (130 watts)</td>
<td>4</td>
<td>204.28</td>
<td>817.12</td>
</tr>
<tr>
<td>Traffic Signals</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Webster Avenue and Nance Street</td>
<td>5%</td>
<td>8,367.55</td>
<td>418.38</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>$1,836.78</td>
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<tr>
<td>Incidental Costs</td>
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<td></td>
<td>275.52</td>
</tr>
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<td>City Contribution for Street Lights</td>
<td>4</td>
<td>-53.96</td>
<td>-215.84</td>
</tr>
<tr>
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</tr>
<tr>
<td>Balance to Assessment</td>
<td></td>
<td></td>
<td>$1,766.88</td>
</tr>
</tbody>
</table>

**PART 3.**

The Assessment Roll shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the Diagram, enclosed herein as Part 4.

Street lighting and the orderly circulation of traffic directly benefits the area to be annexed to Maintenance District No. 84-1. Any share of the benefits received that does not provide a special benefit to the assessed properties is a general benefit provided by the improvements. The cost of the general benefit is not to be assessed to the properties in the district.

The cost of the general benefit is to be contributed by the City. This cost for lights is equal to the unit cost difference between a 9,500 lumen light and a 22,000 (or greater) lumen light. A 9,500 lumen light is the standard required on a local street. Other streets require a standard greater than 9,500 lumens in order to service a capacity greater than the local traffic.

Reference is made to the FY 2017/2018 annual proceedings for Maintenance District No. 84-1, as confirmed and set forth in Resolution 5117 approved on June 13, 2017. Under these proceedings, the benefit for the annual maintenance of streetlight and traffic signals is equal to $46.28 per Benefit Unit, or single family home. For the purposes of this report, this assessment determines the net specific street light and traffic signal benefit.

As a condition of approval, the developer is required by the City to provide certain standard street lighting for the area within the development; and the energy costs for the initial 18-month period. No newly annexed area or portion thereof is assessed prior to the completion of the initial 18-month period.

The method of assessment is based on units, with a residential dwelling or condominium equal to one benefit unit. The relationship between residential lots and non-residential development has been established at 4.2 residential lots to one assessed acre based on the general density of the City as a whole.
The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the improvements and appurtenant facilities is equal to $46.28 per benefit unit, shown as follows:

\[
\frac{1.0 \text{ Assessed Acre}}{4.2 \text{ Benefit Units}} \times \frac{$1,766.68}{9.09 \text{ AC}} = $46.28 \text{ per Benefit Unit}
\]

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No.1.

PART 4. A Diagram of the Annexation. The boundary of the area to be annexed is coincident with the boundary of DPR 06-0059. Said boundary is designated as "Diagram of Annexation of DPR 06-0059 to Maintenance District No. 84-1, City of Perris, County of Riverside, State of California." The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of annexation and benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. A Consent and Waiver for Annexation to the District has been signed by the owners of the area within the proposed annexation. Said consent and waiver is included herein as Attachment No. 3.
Assessment Roll  
Annexation of DPR 06-0059  
To Maintenance District No. 84-1  
City of Perris

<table>
<thead>
<tr>
<th>Assessment Number</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
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<tr>
<td>1</td>
<td>302-020-027</td>
<td>$1,766.88</td>
<td>$00.00</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the “Act”), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the “Maintenance Districts”); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer’s “Report” pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer’s “Report” pertaining to the annexation of the undersigned’s property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit “A” attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” pertaining to such annexation.

Dated: [Date]

[Signature]

Interinsurance Exchange of the Automobile Club
By: ACSC Management Services, Inc.
Its: Attorney-In-Fact

By: [Signature]
Name: Raju T. Varma
Its: Senior Vice President, CFO and Treasurer
333 Fairview Avenue
Costa Mesa, CA 92626

ATTACHMENT 3-1
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of

On _______ before me, ____________________________,

Date

personally appeared ____________________________,

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ________________________________
Document Date: ________________________________
Number of Pages: __________________________
Signer(s) Other Than Named Above: ________________________________

Capacity(ies) Claimed by Signer(s)
Signer’s Name: ________________________________

☐ Corporate Officer — Title(s): ________________________________
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: ________________________________

Signer Is Representing: ________________________________

☐ Corporate Officer — Title(s): ________________________________
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: ________________________________

Signer Is Representing: ________________________________

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Real Property in the City of Perris, County of Riverside, State of California, described as follows:

Lot 7 in Block 3 of Riverside Tract as shown by map on file in Book 14, Page 668 of Maps, Records of San Diego County, California. Excepting therefrom portions conveyed to the City of Perris for street purposes.

Also identified as Assessor Parcel Number 302-020-027 in the Office of the Assessor-County Clerk-Recorder, County of Riverside, State of California.
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER’S REPORT FOR ANNEXATION OF DPR 06-0059 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (the “District”); and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California (“the City Council”) adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act in connection with the annexation of DPR 06-0059; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the “Engineer’s Report”) in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that no portion of the report requires or should be modified in any respect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the Engineer’s estimate prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said report be, and each of them are hereby, preliminary approved and confirmed.

Section 3. That the diagram showing the District referred to and described in said report, the boundaries of the subdivisions of the land within said District as the same existed at the time of passage of said Resolution, is hereby preliminarily approved and confirmed.
Section 4. That the proposed assessment upon the subdivisions of land in said District is in proportion to the estimated benefit to be received by said subdivision, respectively, from said work and of the incidental expenses thereof, as contained in said report is hereby preliminarily approved and confirmed.

Section 5. That said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed District.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

Attest:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS  )

I, Nancy Salazar, City CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 06-0059 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "District"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of
Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are
incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience
requires and it is the intention of the City Council of the City of Perris to annex DPR 06-0059 to
the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of streetlight and
traffic signal facilities as authorized by Section 22525 of the Streets and
Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary
or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and
serviced consist of the streetlights and traffic signals within said annexation.

Section 4. Description of Assessment District: That the contemplated work,
in the opinion of said City Council, is of more local than ordinary public benefit, and this City
Council hereby makes the expense of said work chargeable upon a District, which said District is
assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines
shown upon that certain “Diagram of Annexation of DPR 06-0059 to Maintenance
District Number 84-1” heretofore approved by the City Council of said City by
Resolution No. ____, indicating by said boundary line the extent of the territory included
within the proposed assessment district and which map is on file in the office of the City
Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description
of said assessment district, and the said map so on file shall govern for all details as to the
extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution
Number ____ has preliminarily approved the report of the Engineer of Work which report
indicated the amount of the proposed assessment, the district boundaries, assessment zones,
detailed description of improvements, and the method of assessment. The report titled
“Engineer’s Report for Annexation of DPR 06-0059, to Maintenance District Number 84-1”, is
on file in the office of the City Clerk of said City. Reference to said report is hereby made for all
particulars for the amount and extent of the assessments and for the extent of the work.
Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the streetlights and traffic signals and appurtenant facilities is $46.28 per Benefit Unit (single family home). Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate increase projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on July 31, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by Section 22552 of the California Streets and Highways Code, occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.
Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

Attest:

__________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS  )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
City Clerk, Nancy Salazar
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Annexation of DPR 06-0059 to Landscape Maintenance District No. 1 (LMD 1)

REQUESTED ACTION:
1. Adoption of Resolution Ordering Preparation of the Engineer’s Report
2. Adoption of Resolution Preliminarily Approving Engineer’s Report
3. Adoption of Resolution of Intention to Annex DPR 06-0059 and setting a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: DPR 06-0059 is a 9.09-acre industrial project under the ownership of Interinsurance Exchange of the Automobile Club. Harley Knox Boulevard is located along the project’s north boundary, Nance Street is located along the project’s south boundary and Indian Avenue is located approximately 520 lineal feet to the east.

The landscaping benefit includes maintenance of the irrigation system, landscaping, and appurtenances located in public rights-of-way and easements. In general, the improvements are located as follows:

- Harley Knox Boulevard medians parallel to the north boundary of Benefit Zone 133
- Harley Knox Boulevard parkways and infiltration basins parallel to the north boundary of Benefit Zone 133
- Nance Street parkways and infiltration basins to the south boundary of Benefit Zone 133
- Detention basin located in the southwest corner of Benefit Zone 133 and adjacent to the above-noted Nance Street parkways and infiltration basins

As a condition of approval, the project is required to annex into LMD 1. This district was formed to finance the annual maintenance of landscape improvements installed in conjunction with new development.

BUDGET (or FISCAL) IMPACT: The current maximum annual assessment is $53,302.62. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Reviewed by:
Assistant City Manager
Director of Finance
City Attorney

Attachments: 1. Resolution Ordering Preparation of the Engineer’s Report
2. Engineer’s Report
3. Resolution Preliminarily Approving Engineer’s Report
4. Resolution of Intention to Annex DPR 06-0059 to LMD 1

Consent:
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 133 (DPR 06-0059) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the "District"), and created BENEFIT ZONE 133 therein (hereinafter referred to as the "Benefit Zone 133"); and

WHEREAS, it has been determined by the City Council of the City of Perris, County of Riverside, California, that the public interest, convenience and necessity requires the installation and planting of landscape materials and the installation and construction of an irrigation system and other facilities set forth in Section 22525 of the Streets and Highways Code, State of California, and the maintenance thereof, all within the incorporated boundaries of the City of Perris, California; and

WHEREAS, the City Council has heretofore appointed Habib Motlagh, the City Engineer for the City of Perris, as the "Engineer of Work" for Landscape Maintenance District Number 1 and Willdan Financial Services has heretofore been appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, State of California.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the public interest, convenience and necessity, requires the annexation to a maintenance district for the purpose of installing, constructing and maintaining the installation and planting of landscape materials and the installation and construction of an irrigation system and other facilities authorized by Section 22525 of the Streets and Highways Code, State of California.
Section 3. That Parcel DPR 06-0059 be defined as that area to be annexed to Benefit Zone 133, City of Perris Landscape Maintenance District Number 1.

Section 4. That the lands to be specially charged for the installation, construction, and maintenance of the facilities shall be the area within the boundaries of the annexation to the district generally indicated on the map entitled “Diagram of Annexation of DPR 06-0059, to Benefit Zone 133, Landscape Maintenance District Number 1, City of Perris, County of Riverside, State of California.”

Section 5. That the proceedings are to be conducted for said annexation to the maintenance district under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

Section 6. That Habib Motlagh, the City Engineer for the City of Perris, is hereby appointed the “Engineer of Work” and all provisions of Division 15 applicable to the Engineer shall apply to said “Engineer of Work” and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

Section 7. That Habib Motlagh, the City Engineer for the City of Perris, is hereby designated to sign all papers and documents in connection with the proceedings for the annexation to said maintenance district, acting in the capacity of the Engineer of Work.

Section 8. That the cost of maintaining the facilities set forth herein in subject annexation to the district shall be borne by the property owners within the subject annexation to the district, said cost to be assessed and collected in accordance with said Landscaping and Lighting Act of 1972.

Section 9. That the Engineer of Work is hereby ordered to prepare a report in accordance with Article 4 of said maintenance act, and is hereby directed to prepare and file such report with the City Clerk.
ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS  )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of DPR 06-0059
To Benefit Zone 133, Landscape Maintenance District No. 1

TO: City Council
    City of Perris
    State of California

REPORT PURSUANT TO “LANDSCAPING AND LIGHTING ACT OF 1972”

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the STATE OF CALIFORNIA, being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

"Annexation of DPR 06-0059
To Benefit Zone 133, Landscape Maintenance District No. 1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution _____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SAI AZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1. Plans and Specifications for the improvements to be maintained and/or improved for a fiscal year have been or will be designed for acceptance by the City of Perris. In general, the landscaping, irrigation, and appurtenances to be maintained are within the following:

- Harley Knox Boulevard medians parallel to the north boundary of Benefit Zone 133
- Harley Knox Boulevard parkways and infiltration basins parallel to the north boundary of Benefit Zone 133
- Nance Street parkways and infiltration basins parallel to the south boundary of Benefit Zone 133
- Detention basin located in the southwest corner of Benefit Zone 133 and adjacent to the above-noted Nance Street parkways and infiltration basins

Reference is made to the landscaping plans and specifications prepared by HMC Architects, that are entitled "AAA Auto Reclamation Center LMD Off-Site Landscape Plans, DPR 06-0059". For further information on the location of the improvements and the public right-of-way, reference is made to the plans and specifications prepared by Epic Engineers that are entitled "Street Improvement Plans, DPR 06-0059, Oleander Avenue and Nance Street".

Upon final approval, plans and specifications for the improvements are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications will sufficiently show and describe the general nature, location and extent of all the improvements.

It is noted that the maintenance of all facilities located within the inside property-line is the responsibility of the property owner.

PART 2. An Estimate of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, water, electricity, materials and plant replacement, and appurtenances. Incidental costs include annual engineering, legal, City Clerk, Finance Department, and Public Works expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

Due to the soil, water, exposure, and pedestrian traffic, plant replacement is estimated at a 3% die-off rate at 2.5-feet on-center. Tree trimming is scheduled to occur every other year. Mulch is applied every three years and irrigation replacement/repairs are scheduled to occur every fifth year. Costs have been included to replace/refurbish the mortared rock in 10 years.

The maximum annual assessment is based on the estimated cost of maintaining the improvements at maturity. The annual assessment levied will be based on the actual annual expenses incurred by Benefit Zone 133.
The annual cost for the public improvements are estimated as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Medians</th>
<th>Parkways</th>
<th>Unit</th>
<th>Cost</th>
<th>Medians</th>
<th>Parkways</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Maintenance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance</td>
<td>7,560</td>
<td>53,145</td>
<td>SF</td>
<td>$0.52</td>
<td>$3,931.20</td>
<td>$27,635.40</td>
<td>$31,566.60</td>
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<tr>
<td>Plant Replacement</td>
<td>36</td>
<td>255</td>
<td>each</td>
<td>15.75</td>
<td>567.00</td>
<td>4,016.25</td>
<td>4,583.25</td>
</tr>
<tr>
<td>Tree Trimming</td>
<td>0</td>
<td>127</td>
<td>0.5</td>
<td>80.00</td>
<td>00.00</td>
<td>5,080.00</td>
<td>5,080.00</td>
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<tr>
<td>Irrigation Repairs and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement Fund</td>
<td>1,512</td>
<td>10,629</td>
<td>SF</td>
<td>0.06</td>
<td>90.72</td>
<td>637.74</td>
<td>728.46</td>
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<tr>
<td>30% Mulch</td>
<td>21</td>
<td>148</td>
<td>CY</td>
<td>30.00</td>
<td>630.00</td>
<td>4,440.00</td>
<td>5,070.00</td>
</tr>
</tbody>
</table>

**Total Maintenance Costs**

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
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<tbody>
<tr>
<td>Incidentials</td>
<td>1,043.78</td>
<td>8,361.68</td>
<td></td>
<td></td>
<td>9,405.66</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Costs**

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$6,262.70</td>
<td>$50,171.27</td>
<td></td>
<td></td>
<td>$56,433.97</td>
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<td></td>
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</tbody>
</table>

**Balance to Assessment**

<table>
<thead>
<tr>
<th></th>
<th>50%</th>
<th>100%</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$3,131.35</td>
<td>$50,171.27</td>
<td></td>
<td></td>
<td>$53,302.62</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January. A 6-month tax roll reserve, based on the annual cost of the improvements is $26,651.31.

Benefit Zone 133, for the fiscal year commencing July 1, 2018 to June 30, 2019, will incur zero costs.

**PART 3.**

The **Assessment Roll** shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of Benefit Zone 133, as shown on the Diagram, enclosed herein as Part 4.

The area within Benefit Zone 133 specifically benefits from the maintenance of the parkways and medians along the streets that provide ingress and egress to Benefit Zone 133. The infiltration basins and detention basin specifically benefit the annexation area by providing protection from storm water inundation.

The method of assessment is based on units, with one benefit unit assigned to the net area within Benefit Zone 133. The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the public improvements and appurtenant facilities is equal to $53,302.62 per benefit unit.

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.
For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No. 1.

PART 4. A Diagram of the Annexation. The boundary of the area to be annexed is coincident with boundary of CUP16-05189. Said boundary is designated as "Diagram of Annexation of DPR 06-0059 to Benefit Zone 133, Landscape Maintenance District No. 1, City of Perris, County of Riverside, State of California". The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. A Consent and Waiver for Annexation to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver are included herein as Attachment No. 3.
### Assessment Roll

**Annexation of DPR 06-0059**

**To Benefit Zone 133,**

**Landscape Maintenance District No. 1, City of Perris**

<table>
<thead>
<tr>
<th>Benefit Zone and Assessment Number</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>133</td>
<td>302-020-027</td>
<td>$53,302.62</td>
<td>$00.00</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.
REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

ATTACHMENT 2
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer’s "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer’s "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer’s "Report" pertaining to the annexation of the undersigned’s property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit “A” attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer’s "Report" pertaining to such annexation.

Dated: 3/14/15

Interinsurance Exchange of the Automobile Club
By: ACSC Management Services, Inc.
Its: Attorney-In-Fact

By: ________________________________
Signature

Name: Raju T. Varma
Its: Senior Vice President, CFO and Treasurer
333 Fairview Avenue
Costa Mesa, CA 92626

ATTACHMENT 3-1
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On April 19, 2018 before me, [Name and Title of Officer], personally appeared [Name(s) of Signer(s)], who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ____________________________________________
Document Date: ____________________________________________ Number of Pages: ______
Signer(s) Other Than Named Above: ______________________________

Capacity(ies) Claimed by Signer(s)
Signer's Name: ____________________________________________
☐ Corporate Officer — Title(s): ______________________________
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: ____________________________________________

Signer Is Representing: ____________________________________________

Signer's Name: ____________________________________________
☐ Corporate Officer — Title(s): ______________________________
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: ____________________________________________

Signer Is Representing: ____________________________________________

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ATTACHMENT 3-2
Real Property in the City of Perris, County of Riverside, State of California, described as follows:

Lot 7 in Block 3 of Riverside Tract as shown by map on file in Book 14, Page 668 of Maps, Records of San Diego County, California. Excepting therefrom portions conveyed to the City of Perris for street purposes.

Also identified as Assessor Parcel Number 302-020-027 in the Office of the Assessor-County Clerk-Recorder, County of Riverside, State of California.
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 133, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the "District"), and created BENEFIT ZONE 133 therein (hereinafter referred to as the "Benefit Zone 133"); and

WHEREAS, on the 29th day of May 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number _____ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by Act in connection with the annexation of DPR 06-0059 to Benefit Zone 133; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that no portion of the report requires or should be modified in any respect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the Engineer's estimate prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said report be, and each of them are hereby, preliminary approved and confirmed.

Section 3. That the diagram showing the District referred to and described in said report, the boundaries of the subdivisions of the land within said District as the same existed at the time of passage of said Resolution, is hereby preliminarily approved and confirmed.
Section 4. That the proposed assessment upon the subdivisions of land in said District is in proportion to the estimated benefit to be received by said subdivision, respectively, from said work and of the incidental expenses thereof, as contained in said report is hereby preliminarily approved and confirmed.

Section 5. That said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed District.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

________________________________________
Mayor, Michael M. Vargas

ATTEST:

________________________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) ss
CITY OF PERRIS  )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

________________________________________
City Clerk, Nancy Salazar
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 133, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 133, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 133, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the "District"), and created BENEFIT ZONE 133 therein (hereinafter referred to as the "Benefit Zone 133"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and
WHEREAS, the City now desires to declare its intention to annex certain property into Benefit Zone 133 of the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex DPR 06-0059 to Benefit Zone 133 of the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of landscaping as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced include the irrigation system, landscaping, and appurtenances benefiting DPR 06-0059. The improvements, located in public rights-of-way and easements, are located as follows:

- Harley Knox Boulevard medians parallel to the north boundary of Benefit Zone 133
- Harley Knox Boulevard parkways and infiltration basins parallel to the north boundary of Benefit Zone 133
- Nance Street parkways and infiltration basins to the south boundary of Benefit Zone 133
- Detention basin located in the southwest corner of Benefit Zone 133 and adjacent to the above-noted Nance Street parkways and infiltration basins

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of DPR 06-0059 to Benefit Zone 133, Landscape Maintenance District Number 1" heretofore approved by the City Council of
said City by Resolution No ____, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number ____ has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report for Annexation of DPR 06-0059 to Benefit Zone 133, Landscape Maintenance District Number 1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the public landscaping and appurtenant facilities is equal to $53,302.62 per Benefit Unit. Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on July 31, 2018, at 5:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.
Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by 22552 of the California Streets and Highways Code, with the publication occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 54953 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

__________________________
City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  §
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

__________________________________________
City Clerk, Nancy Salazar
SUBJECT: Annexation of DPR 06-0059 to Flood Control MD No. 1

REQUESTED ACTION: Adoption of Resolution of Intention to Annex DPR 06-0059 to Flood Control Maintenance District No. 1 and set a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: DPR 06-0059 is a 9.09-acre industrial project under the ownership of Interinsurance Exchange of the Automobile Club. Harley Knox Boulevard is located along the project's north boundary, Nance Street is located along the project's south boundary and Indian Avenue is located approximately 520 lineal feet to the east. As a condition of approval, the project is required to annex into FCMD 1. This district provides revenue for the annual maintenance of interior streets (residential only) and flood control improvements installed in conjunction with new development.

The project will benefit from the maintenance and servicing of public flood control facilities that protect the project from inundation. In general, these public improvements include a catch basin, outlet, under sidewalk drain, dikes, 12-, 24- and 72-inch reinforced concrete pipes, and appurtenances.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $5,157.00. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Reviewed by:

Assistant City Manager

Director of Finance

City Attorney

Attachments: 1. Engineer’s Report
              2. Resolution of Intention to Annex DPR 06-0059 to Flood Control MD No. 1

Consent:
AGENCY:  City of Perris

PROJECT:  Annexation of DPR 06-0059
To Benefit Zone 102, Flood Control Maintenance District No. 1

TO:  City Council
     City of Perris
     State of California

REPORT PURSUANT TO "BENEFIT ASSESSMENT ACT OF 1982"

Pursuant to the direction from the City Council of the City of Perris, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Part 1 of Division 2 of Title 5 of the Government Code of the STATE OF CALIFORNIA, being the "Benefit Assessment Act of 1982", as amended, commencing with Section 54703. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

"Annexation of DPR 06-0059
To Benefit Zone 102, Flood Control Maintenance District No. 1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution ____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1. **A General Description** of the flood control improvements includes facilities that will accommodate the storm flow and protect Benefit Zone 102 from inundation. These public improvements are generally described as a catch basin, outlet, under sidewalk drain, dikes and 12-, 24- and 72-inch reinforced concrete pipes and appurtenances that convey the flow from the street to the Perris Valley Flood Control Channel.

Maintenance and upkeep of these storm drainage facilities includes, but is not limited to, general cleanup and debris removal, inspections, stenciling, replacement and repairs. Annual photo documentation is scheduled to take place, along with silt removal as required. Depending on that year’s storm drain flow and the level of debris in the flow, a system cleaning may be required after the first rain and again during or at the end of the rainy season.

It is noted that all private on-site storm drain facilities and basins identified within the property line are to be maintained by the property owner and not the City of Perris.

PART 2. **Plans and Specifications** for the improvements to be maintained for a fiscal year have been approved by the City of Perris. The improvements are identified on the plans and specifications prepared by Epic Engineers that are entitled “City of Perris, California, Nance Street Storm Drain Improvement Plans, Project Name AAA Auto Reclamation Center”, “AAA Auto Reclamation Center, DPR 06-0059, Precise Grading Plan”, and “Street Improvement Plans, DPR 06-0059, Oleander Avenue and Nance Street”.

The plans and specifications have been approved by both the City Engineer for the City of Perris and the Chief Engineer for the Riverside County Flood Control and Water Conservation District and are on file in the City of Perris Office of Community Development. The plans and specifications sufficiently show and describe the general nature, location and extent of the improvements, and by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

PART 3. **An Estimate** of the cost for the public improvements to be maintained and/or improved for a given fiscal year includes labor, equipment, materials, and appurtenances. Incidental items include annual engineering, legal, City Clerk, and finance expenses to the District, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

The maximum annual assessment is based on the estimated cost of maintaining the facilities. The annual assessment levied will be based on the actual expenses incurred by Benefit Zone 102.

The estimated annual cost for maintenance of the facilities maintained under Benefit Zone 102 is listed below.

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drain Maintenance</td>
<td>1</td>
<td>LS</td>
<td>$4,297</td>
</tr>
<tr>
<td>Incidental &amp; Contingency</td>
<td></td>
<td></td>
<td>$860</td>
</tr>
<tr>
<td>Total Benefit Zone 102 Annual Costs</td>
<td></td>
<td></td>
<td>$5,157</td>
</tr>
</tbody>
</table>
With service intervals and staggered maintenance operations, revenue requirements for maintenance will fluctuate year to year. Each year’s maintenance operations will be funded by that year’s assessment plus the fund balance remaining from prior year assessments.

Zero costs will be assessed to Benefit Zone 102 incurred for the fiscal year commencing July 1, 2018 to June 30, 2019.

PART 4

The Assessment Roll shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the Diagram, enclosed herein as Part 5.

The storm drainage facilities will accommodate the storm flow specifically impacting Benefit Zone 102. These improvements specifically benefit the area within the annexation; and, the improvements were required for the approval of, and as of consequence of, development of this area.

The method of assessment is based on units, with one benefit unit assigned to the net area within Benefit Zone 102. The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the public improvements and appurtenant facilities is equal to $5,157.00 per benefit unit.

Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No. 1.

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections are usually distributed by the County of Riverside the following January. A 6-month tax roll reserve for the current maintenance of the flood control facilities and incidental costs is estimated to be $2,578.50.

PART 5

A Diagram of the Annexation. The boundary of the area to be annexed is coincident with DPR 06-0059. Said boundary is designated as “Diagram of Annexation of DPR 06-0059 to Benefit Zone 102, Flood Control Maintenance District No. 1, City of Perris, County of Riverside, State of California”. The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor’s Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor’s Maps for the fiscal year to which the "Report" applies.

PART 6

A Petition for Annexation to the District has been signed by the owners of the area within the proposed annexation. Said petitions are included herein as Attachment No. 3.
**Assessment Roll**  
Annexation of DPR 06-0059  
To Benefit Zone 102,  
Flood Control Maintenance District No. 1, City of Perris

<table>
<thead>
<tr>
<th>Benefit Zone and Assessment Number</th>
<th>Assessor Parcel Number</th>
<th>Estimated Maximum Annual Assessment</th>
<th>Fiscal Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>102</td>
<td>302-020-027</td>
<td>$5,157.00</td>
<td>2018/2019</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by [Engineering News Record](https://www.enr.com). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.
DIAGRAM OF ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 102 FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

Legend

<table>
<thead>
<tr>
<th>Annexation Boundary</th>
<th>Map Reference Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map Reference Number</th>
<th>Assessors Parcel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>302-020-027</td>
</tr>
</tbody>
</table>

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

ATTACHMENT 2
PETITION FOR THE ANNEXATION TO A BENEFIT ASSESSMENT DISTRICT TO FINANCE THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS

BEFORE THE CITY COUNCIL OF THE CITY OF PERRIS,
STATE OF CALIFORNIA

In the matter of the proposed )
Annexation to City of Perris )
Flood Control Maintenance District No. 1 )

TO: The City Council of the City of Perris

We, the undersigned, hereby:

(1) Petition you to initiate and complete all necessary proceedings under the Benefit Assessment Act of 1982, Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code for the annexation to a benefit assessment district for the maintenance of certain flood control improvements which benefit the property described on Exhibit "A" attached hereto and incorporated herein by this reference to the Maintenance District.

(2) Certify that the proposed annexation to a benefit assessment district that will be subject to assessment for maintenance of such improvements, is that real property in the City of Perris, County of Riverside, State of California, generally described on Exhibit "A" attached hereto and incorporated herein by this reference to the Maintenance District.

(3) Certify that we constitute the owners(s), including mortgagees or beneficiaries under any existing mortgage or subject to assessment for the proposed annexation, of the property in the proposed annexation to a benefit assessment district, as shown by the last equalized assessment roll used by the County of Riverside at the time this Petition is filed and also constitute the owner(s) of sixty percent (60%) of the area of all assessable lands within the proposed annexation to a benefit assessment district.

(4) In order to expedite the project, agree to dedicate all necessary rights-of-way or easements as determined necessary for maintenance of the public improvements.

Dated: 

Interinsurance Exchange of the Automobile Club
By: ACSC Management Services, Inc.
Its: Attorney-In-Fact

By: __________________________
Signature

Name: Raju T. Varma
Its: Senior Vice President, CFO and Treasurer
333 Fairview Avenue
Costa Mesa, CA 92626

ATTACHMENT 3-1
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of  

On ___________ before me,  

Date  

Here Insert Name and Title of the Officer  

personally appeared  

Name(s) of Signer(s)  

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  

Signature of Notary Public  

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: ____________________________

Document Date: ____________________________ Number of Pages: ___

Signer(s) Other Than Named Above: ____________________________

Capacity(ies) Claimed by Signer(s)

Signer's Name: 

☐ Corporate Officer — Title(s): ____________________________

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: ____________________________

Signer Is Representing: ____________________________

☐ Corporate Officer — Title(s): ____________________________

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: ____________________________

Signer Is Representing: ____________________________

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ATTACHMENT 3-2
EXHIBIT "A" TO
PETITION TO ANNEXATION
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS,
CALIFORNIA

Real Property in the City of Perris, County of Riverside, State of California, described as follows:

Lot 7 in Block 3 of Riverside Tract as shown by map on file in Book 14, Page 668 of Maps, Records of San Diego County, California. Excepting therefrom portions conveyed to the City of Perris for street purposes.

Also identified as Assessor Parcel Number 302-020-027 in the Office of the Assessor-County Clerk-Recorder, County of Riverside, State of California.
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF DPR 06-0059 TO BENEFIT ZONE 102, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("this City Council"), wishes to provide continued financing for necessary maintenance of certain flood control and drainage improvements within the boundaries of DPR 06-0059 through the levy of benefit assessments pursuant to the provisions of Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code commonly known as the "Benefit Assessment Act of 1982", (the "Act"); and

WHEREAS, Interinsurance Exchange of the Automobile Club (the "Owner") have presented signed petitions to the City Council requesting the annexation of DPR 06-0059 to a benefit assessment district to finance the maintenance of those certain drainage and flood control improvements permitted pursuant to Sections 54710 and 54710.5 of the Act (the "Improvements") which benefit properties within DPR 06-0059; and

WHEREAS, the City Council now proposes to levy benefit assessments under the provisions of the Act to insure continued financing to maintain the Improvements pursuant to the Act, all for the benefit of parcels within DPR 06-0059; and

WHEREAS, to accomplish such purposes, the City Council proposes to annex DPR 06-0059 to Benefit Zone 102, Flood Control Maintenance District No. 1.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. The public interest, convenience, and necessity require, and it is the intention of the City Council pursuant to the provisions of the Act to maintain the Improvements for the benefit of the properties within the area of benefit.

Section 2. Maintenance of the improvements will be of direct benefit to parcels within DPR 06-0059 which are hereby declared to be the properties benefited by the Improvements and to be assessed to pay the cost and expenses thereof. The area of benefit shall be all that part of the City within the boundaries shown on the map entitled "Diagram of Annexation of DPR 06-0059 to Benefit Zone 102, Flood Control Maintenance District Number 1" on file in the office of the City Clerk of the City of Perris, California.
Section 3.  At least forty-five (45) days prior to the date set for the hearing on the proposed assessment, the Assessment Engineer is hereby directed to file with the City Clerk a written report (the “Engineer’s Report”) pursuant to the Act, Government Code Section 53753 and Article XIIIID of the Constitution of the State of California, containing the following:

a. A description of the service proposed to be financed through the revenue derived from the benefit assessments.
b. A description of each lot or parcel of property proposed to be subject to the benefit assessments. The assessor’s parcel number or Tract Map number shall be a sufficient description of the parcel.
c. The amount of the proposed assessment for each parcel.
d. The basis and schedule of the assessments.
e. Other such matters as the Assessment Engineer shall deem appropriate.

Section 4.  On the 31st day of July, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, the City Council will conduct a Protest Hearing at which time any and all persons having any objections to the work or extent of the annexation to the assessment district, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests.

Section 5.  The City Clerk is hereby directed to publish notice of the hearing on the proposed assessment and notice of the filing of the Engineer’s Report once a week for two successive weeks, with at least five days intervening between the respective publication dates, not counting such publication dates, in the Perris City News, a newspaper of general circulation within the area of benefit. The notice shall be 1/8 of a page in size and contain the following information:

a. The amount of the assessment.
b. The purpose of the assessment.
c. The total estimated assessments expected to be generated annually.
d. The method and frequency for collecting the assessment.
e. The date, time, and location of the public hearing.
f. The phone number and address of an individual that interested persons may contact to receive additional information about the assessment.

Section 6.  The City Clerk is also hereby instructed to give additional notice of the hearing and notice of the filing of the Engineer’s Report by posting a copy of this resolution in three public places within the City of Perris.

Section 7.  The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments, including the Owners. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The
form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 8. That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
SUBJECT: Annexation of Tracts 36988, 36989, and 37262 to Maintenance District No. 84-1

REQUESTED ACTION:
1. Adoption of Resolution Ordering Preparation of the Engineer’s Report
2. Adoption of Resolution Preliminarily Approving Engineer’s Report
3. Adoption of Resolution of Intention to Annex Tracts 36988, 36989, and 37262 to Maintenance District No. 84-1 and setting a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: Tracts 36988, 36989, and 37262 are three tracts within the Green Valley Specific Plan consisting of 512 dwelling units. Tracts 36988 and 37262 consist of 367 of the 512 dwelling units under the ownership of Green Valley Recovery Acquisition, LLC. Tract 36989 consists of 145 of the 512 dwelling units under the ownership of KB Home Coastal, LLC.

For Tract 36988, Murrieta Road is located along the project’s east boundary, Romoland Channel is located along the project’s west boundary, Ethanac Road is located along the project’s south boundary, and Green Valley Parkway is located along the project’s north boundary. For Tract 36989, West Elm Parkway is located along the project’s north-western boundary, Green Valley parkway is located along the project’s north-eastern boundary, Romoland Channel is located along the project’s east boundary, and Ethanac Road is located along the project’s south boundary. For Tract 37262, Goetz Road is located along the project’s west boundary, Green Valley Parkway is located along the project’s east boundary, and West Elm Parkway is located along the project’s south boundary.

This district was formed to finance the annual maintenance of streetlights and traffic signals installed in conjunction with new development. The project specifically benefits from street lights and the traffic signals located at the intersections of Goetz Road with West Elm Parkway, Green Valley Parkway with Murrieta Road, Ethanac Road with Goetz Road, and Ethanac Road with Murrieta Road.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $23,695.36. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.

Reviewed by:

Assistant City Manager

Director of Finance
City Attorney __________

Attachments: 1. Resolution Ordering Preparation of the Engineer's Report
2. Engineer's Report
3. Resolution Preliminarily Approving Engineer's Report
4. Resolution of Intention to Annex Tracts 36988, 36989, and 37262 to Maintenance District No. 84-1

Consent:
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "District"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex Tracts 36988, 36989, and 37262 to the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of streetlight and traffic signal facilities as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced consist of the streetlights and traffic signals within said annexation.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain “Diagram of Annexation of Tracts 36988, 36989, and 37262 to Maintenance District Number 84-1” heretofore approved by the City Council of said City by Resolution No. _____, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number _____ has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled “Engineer’s Report for Annexation of Tracts 36988, 36989, and 37262, to Maintenance District Number 84-1”, is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.
Section 6. **Collection of Assessments:** The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the streetlights and traffic signals and appurtenant facilities is $46.28 per Benefit Unit (single family home). Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate increase projected for the upcoming fiscal year.

Section 7. **Time and Place of Public Hearing:** Notice is hereby given that on July 31, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. **Landscaping and Lighting Act of 1972:** All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. **Publication of Resolution of Intention:** The City Clerk shall cause this Resolution of Intention to be published one time as required by Section 22552 of the California Streets and Highways Code, occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. **Mailing of Notice:** The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each
notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

Attest:

______________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) $
CITY OF PERRIS  )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________
City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of Tracts 36988, 36989 and 37262 To Maintenance District No. 84-1

TO: City Council
   City of Perris
   State of California

REPORT PURSUANT TO “LANDSCAPING AND LIGHTING ACT OF 1972”

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the STATE OF CALIFORNIA, being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

"Annexation of Tracts 36988, 36989 and 37262 to Maintenance District No. 84-1”

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer’s "Report" were made on the 31st day of July 2018, by adoption of Resolution _____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer’s "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1. **Plans and Specifications.** In general, the work to be performed consists of the annual energy and maintenance costs for streetlights and traffic signals. The street lights to be maintained are located along the interior and exterior streets within and bordering the area to be annexed, as shown on the Diagram, enclosed herein as Part 4.

The street lights are further identified on the plans and specifications, prepared by Albert A. Webb Associates, that are entitled as follows:

- "Green Valley Specific Plan, Tract Map No. 36988, Street Light Plan, Located in Section T5S, R3W, Section 6"
- "Green Valley Specific Plan, Tract Map No. 36989, Street Light Plan, Located in Section T5S, R3W, Section 6"
- "Green Valley Specific Plan, Tract Map No. 36988 & 36989, Backbone Street Light Plan"

In addition to the above-listed, plans and specifications for the construction of the remaining street lights within and bordering the annexation area are pending design. For further information on the location of these facilities, reference is made to the "Specific Plan 89-25, Green Valley", prepared by Florian Martinez Associates for Perris Green Valley Associates, and adopted by the Perris City Council by Resolution 1781 on March 5, 1990.

This area also benefits from existing and future traffic signals. Of specific benefit are the traffic signals listed in the Estimate, enclosed herein as Part 2.

The plans and specifications for all facilities are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications sufficiently show and describe the general nature, location and extent of the improvements.

The street light improvements are owned by SCE and, upon construction, will be as shown on the SCE Street Light Atlas Maps. The traffic signals are owned by the City of Perris and are shown on the City of Perris Traffic Signal Location Map. Said Map and Atlas are on file in the City of Perris Office of Community Development and are made a part of this report to the same extent as if said documents were attached hereto.

It is noted that the City of Perris is transitioning ownership of the street lights from SCE to the City of Perris. This pending change in ownership and LED conversion in no manner negates the benefit received.

PART 2. **An Estimate** of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, materials, electricity, and appurtenances. Incidental costs include engineering, legal, City Clerk, and administration expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.
The estimated annual cost for maintenance of the facilities is as follows:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Quantity</th>
<th>Annual Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street Lights</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9500 Lumen</td>
<td>134</td>
<td>$150.32</td>
<td>$20,142.88</td>
</tr>
<tr>
<td>22000 Lumen</td>
<td>88</td>
<td>204.28</td>
<td>17,976.64</td>
</tr>
<tr>
<td><strong>Traffic Signals</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goetz Road and West Elm Parkway</td>
<td>50%</td>
<td>8,367.55</td>
<td>4,183.78</td>
</tr>
<tr>
<td>Green Valley Parkway &amp; Murrieta Road</td>
<td>50%</td>
<td>8,367.55</td>
<td>4,183.78</td>
</tr>
<tr>
<td>Ethanac Road &amp; Goetz Road</td>
<td>25%</td>
<td>8,367.55</td>
<td>2,091.89</td>
</tr>
<tr>
<td>Ethanac Road &amp; Murrieta Road</td>
<td>100%</td>
<td>8,367.55</td>
<td>8,367.55</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$56,946.51</strong></td>
</tr>
<tr>
<td><strong>Incidental Costs</strong></td>
<td></td>
<td></td>
<td><strong>$8,541.98</strong></td>
</tr>
<tr>
<td><strong>City Contribution for Street Lights</strong></td>
<td>88</td>
<td>-$53.96</td>
<td>--4,748.48</td>
</tr>
<tr>
<td><strong>Resolution 5117 Adjustment</strong></td>
<td></td>
<td></td>
<td><strong>-37,044.64</strong></td>
</tr>
<tr>
<td><strong>Balance to Assessment</strong></td>
<td></td>
<td></td>
<td><strong>$23,695.36</strong></td>
</tr>
</tbody>
</table>

Street lighting and the orderly circulation of traffic directly benefits the area to be annexed to MD 84-1. Any share of the benefits received that does not provide a special benefit to the assessed properties is a general benefit provided by the improvements. The cost of the general benefit is not to be assessed to the properties in the district.

The cost of the general benefit is to be contributed by the City. This cost for lights is equal to the unit cost difference between a 9,500 lumen light and a 22,000 (or greater) lumen light. A 9,500 lumen light is the standard required on a local street. Other streets require a standard greater than 9,500 lumens in order to service a capacity greater than the local traffic.

Reference is made to the FY 2017/2018 annual proceedings for Maintenance District No. 84-1, as confirmed and set forth in Resolution 5117 approved on June 13, 2017. Under these proceedings, the benefit for the annual maintenance of streetlight and traffic signals is equal to $46.28 per Benefit Unit, or single-family home. For the purposes of this report, this assessment determines the net specific street light and traffic signal benefit.

As a condition of approval, the developer is required by the City to provide certain standard street lighting for the area within the development; and the energy costs for the initial 18-month period. No newly annexed area or portion thereof is assessed prior to the completion of the initial 18-month period.

Zero costs will be incurred by the area within this annexation for the fiscal year commencing July 1, 2018 to June 30, 2019.
PART 3. **The Assessment Roll** shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the Diagram, enclosed herein as Part 4.

The method of assessment is based on units, with a residential dwelling or condominium equal to one benefit unit. The relationship between residential lots and non-residential development has been established at 4.2 residential lots to one assessed acre based on the general density of the City as a whole.

The improvements benefiting the property were required for the approval of, and as a consequence of, development of this area. The benefit units and assessment per Tract are listed below:

<table>
<thead>
<tr>
<th>Tract</th>
<th>Dwelling Units</th>
<th>Benefit Units</th>
<th>Maximum Annual Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 36988</td>
<td>169</td>
<td>169</td>
<td>$7,821.32</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>145</td>
<td>145</td>
<td>6,710.60</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>198</td>
<td>198</td>
<td>9,163.44</td>
</tr>
<tr>
<td>Total</td>
<td>512</td>
<td></td>
<td>$23,695.36</td>
</tr>
</tbody>
</table>

The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the improvements and appurtenant facilities is equal to $46.28 per benefit unit, shown as follows:

\[
\text{Annual Assessment} = \frac{\text{Total Assessment}}{\text{Benefit Units}} = \frac{23,695.36}{512.00} = 46.28 \text{ per Benefit Unit}
\]

Each year the current maximum assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.

PART 4. **A Diagram** of the Annexation. The boundary of the area to be annexed is coincident with the boundary of Tracts 36988, 36989 and 37262. Said boundary is designated as "Diagram of Annexation of Tracts 36988, 36989 and 37262 to Maintenance District No. 84-1, City of Perris, County of Riverside, State of California." The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of annexation and benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. **A Consent and Waiver for Annexation** to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver is included herein as Attachment No. 3.
Assessment Roll

Annexation of Tracts 36988, 36989, and 37262
to Maintenance District No. 84-1
City of Perris

<table>
<thead>
<tr>
<th>Assessment Number/Tract</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 36988</td>
<td>330-150-005</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 36988</td>
<td>330-150-015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 36988</td>
<td>330-150-016</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Tract 36988</td>
<td></td>
<td>$7,821.32</td>
<td>$00.00</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>330-150-011</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 36989</td>
<td>330-150-012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 36989</td>
<td>330-150-013</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Tract 36989</td>
<td></td>
<td>$6,710.60</td>
<td>$00.00</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>330-150-006</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 37262</td>
<td>330-150-007</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 37262</td>
<td>330-150-008</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Tract 37262</td>
<td></td>
<td>$9,163.44</td>
<td>$00.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$23,695.36</td>
<td>$00.00</td>
</tr>
</tbody>
</table>

Each year the current maximum assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer's "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's "Report" pertaining to the annexation of the undersigned's property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit "A" attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" pertaining to such annexation.

Dated: 4/24/18

[Signature]

List Property Owner Name and Mailing Address

Green Valley Recovery Acquisition, LLC
5794 Armada Drive, Suite 375
Carlsbad, CA 92008

ATTACHMENT 3-1
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of __________________________

On ______________ before me, _________________________
(insert name and title of the officer)

personally appeared _________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _________________________ (Seal)

MARSHA ROJAS
Notary Public - State of New York
No. 01RO8004861
Qualified in Suffolk County
My Commission Expires October 1, 2021

ATTACHMENT 3-2
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the “Act”), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the “Maintenance Districts”); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer’s “Report” pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer’s “Report” pertaining to the annexation of the undersigned’s property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit “A” attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” pertaining to such annexation.

Dated: 11/18/18

[Signature]

List Property Owner Name and Mailing Address

KB HOME COASTAL LLC
36310 Inland Valley Drive
Wildomar, CA 92595

ATTACHMENT 3-4
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On April 18, 2018 before me, Brittney Lobo, Notary Public, personally appeared Corinne Mostad, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Brittney Lobo

[Notary Seal]

ATTACHMENT 3-5
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the “Act”), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the “Maintenance Districts”); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer’s “Report” pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's “Report” pertaining to the annexation of the undersigned’s property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit “A” attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” pertaining to such annexation.

Dated: 4/24/18

[Signature]

List Property Owner Name and Mailing Address

Green Valley Recovery Acquisition, LLC
Carlsbad, CA 92008

ATTACHMENT 3-7
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of New York

On April 24, 2018 before me, Marshae Rojas (insert name and title of the officer)

personally appeared Jonathan Shumaker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

MARSHA ROJAS
Notary Public - State of New York
No. 01RO6084861
Qualified in Suffolk County
My Commission Expires October 1, 2021
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (the "District"); and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act in connection with the annexation of Tracts 36988, 36989, and 37262; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that no portion of the report requires or should be modified in any respect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the Engineer's estimate prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said report be, and each of them are hereby, preliminary approved and confirmed.

Section 3. That the diagram showing the District referred to and described in said report, the boundaries of the subdivisions of the land within said District as the same existed at the time of passage of said Resolution, is hereby preliminarily approved and confirmed.
Section 4. That the proposed assessment upon the subdivisions of land in said District is in proportion to the estimated benefit to be received by said subdivision, respectively, from said work and of the incidental expenses thereof, as contained in said report is hereby preliminarily approved and confirmed.

Section 5. That said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed District.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

Attest:

____________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF PERRIS

I, Nancy Salazar, City CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "District"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer’s Report and each and every part thereof, and has found that each and every part of the Engineer’s Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex Tracts 36988, 36989, and 37262 to the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of streetlight and traffic signal facilities as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced consist of the streetlights and traffic signals within said annexation.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of Tracts 36988, 36989, and 37262 to Maintenance District Number 84-1" heretofore approved by the City Council of said City by Resolution No. ____, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number ____ has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report for Annexation of Tracts 36988, 36989, and 37262, to Maintenance District Number 84-1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.
Section 6.  Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the streetlights and traffic signals and appurtenant facilities is $46.28 per Benefit Unit (single family home). Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate increase projected for the upcoming fiscal year.

Section 7.  Time and Place of Public Hearing: Notice is hereby given that on July 31, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8.  Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9.  Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by Section 22552 of the California Streets and Highways Code, occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10.  Mailing of Notice: The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each
notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

Attest:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  §
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Annexation of Tracts 36988, 36989, and 37262 to Landscape Maintenance District No. 1 (LMD 1)

REQUESTED ACTION:
1. Adoption of Resolution Ordering Preparation of the Engineer’s Report
2. Adoption of Resolution Preliminarily Approving Engineer’s Report
3. Adoption of Resolution of Intention to Annex Tracts 36988, 36989, and 37262 and setting a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: Tracts 36988, 36989, and 37262 are three tracts within the Green Valley Specific Plan (GVSP) consisting of 512 dwelling units. Tracts 36988 and 37262 consists of 367 of the 512 dwelling units under the ownership of Green Valley Recovery Acquisition, LLC. Tract 36989 consists of 145 of the 512 dwelling units under the ownership of KB Home Coastal, LLC.

For Tract 36988, Murrieta Road is located along the project’s east boundary, Romoland Channel is located along the project’s west boundary, Ethanac Road is located along the project’s south boundary, and Green Valley Parkway is located along the project’s north boundary. For Tract 36989, West Elm Parkway is located along the project’s north-western boundary, Green Valley parkway is located along the project’s north-eastern boundary, Romoland Channel is located along the project’s east boundary, and Ethanac Road is located along the project’s south boundary. For Tract 37262, Goetz Road is located along the project’s west boundary, Green Valley parkway is located along the project’s east boundary, and West Elm Parkway is located along the project’s south boundary.

The landscaping benefit includes two categories of improvements. Maintenance of the irrigation system, landscaping, and appurtenances located in the GVSP public parks, trails and swales is the first category of improvements. An assessment of $152.00 per dwelling unit allocates these costs to the 4,210 dwelling units within the entire GVSP. An assessment of $463.28 per dwelling unit is assessed to the 512 dwelling units for the maintenance of the irrigation system, landscaping, and appurtenances within the second category of improvements located in public rights-of-way and easements. In general, the second category of improvements are within the parkways and medians adjacent to the tracts and located as follows:

- Ethanac Road, from Goetz Road to Murrieta Road.
- Goetz Road, from Ethanac Road to the northwest corner of Tract 37262.
- Green Valley Parkway, from northeast corner of Tract 37262 to Murrieta Road
- Murrieta Road, from Green Valley Parkway to Ethanac Road
- West Elm Parkway, from Goetz Road to Green Valley Parkway
As a condition of approval, the project is required to annex into LMD 1. This district was formed to finance the annual maintenance of landscape improvements installed in conjunction with new development.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $103,982.32 for Tract 36988, $89,215.60 for Tract 36989, and $121,825.44 for Tract 37262. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Reviewed by:
Assistant City Manager
Director of Finance
City Attorney

Attachments: 1. Resolution Ordering Preparation of the Engineer’s Report
   2. Engineer’s Report
   3. Resolution Preliminarily Approving Engineer’s Report
   4. Resolution of Intention to Annex Tracts 36988, 36989, and 37262 to LMD 1

Consent:
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 127 (TRACTS 36988, 36989, AND 37262) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the "District"), and created BENEFIT ZONE 127 therein (hereinafter referred to as the "Benefit Zone 127"); and

WHEREAS, it has been determined by the City Council of the City of Perris, County of Riverside, California, that the public interest, convenience and necessity requires the installation and planting of landscape materials and the installation and construction of an irrigation system and other facilities set forth in Section 22525 of the Streets and Highways Code, State of California, and the maintenance thereof, all within the incorporated boundaries of the City of Perris, California; and

WHEREAS, the City Council has heretofore appointed Habib Motlagh, the City Engineer for the City of Perris, as the "Engineer of Work" for Landscape Maintenance District Number 1 and Willdan Financial Services has heretofore been appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, State of California.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the public interest, convenience and necessity, requires the annexation to a maintenance district for the purpose of installing, constructing and maintaining the installation and planting of landscape materials and the installation and construction of an irrigation system and other facilities authorized by Section 22525 of the Streets and Highways Code, State of California.
Section 3. That Tracts 36988, 36989, and 37262 be defined as that area to be annexed to Benefit Zone 127, City of Perris Landscape Maintenance District Number 1.

Section 4. That the lands to be specially charged for the installation, construction, and maintenance of the facilities shall be the area within the boundaries of the annexation to the district generally indicated on the map entitled "Diagram of Annexation of Tracts 36988, 36989, and 37262, to Benefit Zone 127, Landscape Maintenance District: Number 1, City of Perris, County of Riverside, State of California."

Section 5. That the proceedings are to be conducted for said annexation to the maintenance district under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

Section 6. That Habib Motlagh, the City Engineer for the City of Perris, is hereby appointed the "Engineer of Work" and all provisions of Division 15 applicable to the Engineer shall apply to said "Engineer of Work" and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

Section 7. That Habib Motlagh, the City Engineer for the City of Perris, is hereby designated to sign all papers and documents in connection with the proceedings for the annexation to said maintenance district, acting in the capacity of the Engineer of Work.

Section 8. That the cost of maintaining the facilities set forth herein in subject annexation to the district shall be borne by the property owners within the subject annexation to the district, said cost to be assessed and collected in accordance with said Landscaping and Lighting Act of 1972.

Section 9. That the Engineer of Work is hereby ordered to prepare a report in accordance with Article 4 of said maintenance act, and is hereby directed to prepare and file such report with the City Clerk.
ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

__________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) $
CITY OF PERRIS  )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

__________________________
City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of Tracts 36988, 36989 and 37262 To Benefit Zone 127, Landscape Maintenance District No. 1

TO: City Council
City of Perris
State of California

REPORT PURSUANT TO “LANDSCAPING AND LIGHTING ACT OF 1972”

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the STATE OF CALIFORNIA, being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

“Annexation of Tracts 36988, 36989 and 37262, To Benefit Zone 127, Landscape Maintenance District No. 1”

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer’s "Report" were made on the 31st day of July 2018, by adoption of Resolution ____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer’s "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1.  Plans and Specifications for the improvements to be maintained and/or improved for a fiscal year are in the process of being designed for acceptance by the City of Perris. All improvements to be maintained will be located in public rights-of-way and easements.

Reference is made to the following:

- "Specific Plan 89-25, Green Valley", (GVSP) prepared by Florian Martinez Associates for Perris Green Valley Associates, and adopted by the Perris City Council by Resolution 1781 on March 5, 1990


- "Green Valley RWUP, WO 15554", prepared by Albert A. Webb Associates for Eastern Municipal Water District

In general, the landscaping, irrigation, hardscape and appurtenances to be maintained are in the area bound by the Green Valley Specific Plan (GVSP). The improvements are to be constructed in accordance with the GVSP, the Design Guidelines, and the Conditions of Approval for Tracts 36988, 36989 and 37262, all as approved and amended. There are two categories of improvements to be maintained.

The first category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located in the parks, trails and swales identified in the GVSP. The parks are identified on Figure 16, Conceptual Landscape Plans; the trails are identified on Figure 14, Pedestrian Circulation System; and the swales are identified on Figure 7, Drainage Plan, all within the GVSP.

It is noted that:
1. The location of these improvements is subject to change.
2. Lots designated for tot lots, swimming pools and other recreational use are to be maintained by the Homeowners Association and are not the responsibility of Benefit Zone 127 or the City of Perris.
3. The park acreage to be maintained under Benefit Zone 127, as shown on the "Green Valley RWUP", is greater than the acreage listed for these land uses in the GVSP. The estimated maintenance costs and assessments calculated herein are based on the acreage in the GVSP.

The second category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located within the parkways and medians adjacent to the tracts. Medians are to be fully improved. Parkways adjacent to and entering Tracts 36988, 36989 and 37262 are to be fully improved.

The following page lists information on the location and extent of the improvements. Noted are interim parkway improvements to be fully improved in the future by others.
**Ethanac Road**, from Goetz Road to Murrieta Road
- Medians, fully improved
- North Parkway
  Partially improved from Goetz Road to the southwest corner of Tract 36989 with 3-inch thick mulch within future 9-foot wide trail
  Fully improved from the southwest corner of Tract 36989 to Murrieta Road

**Goetz Road**, from Ethanac Road to the northwest corner of Tract 37262
- Medians, fully improved
- East Parkway
  Partially improved from Ethanac Road to West Elm Parkway with 3-inch thick mulch within future 6-foot wide jogging trail and within future 7-foot wide fully improved landscaped easement
  Fully improved from West Elm Parkway to the northwest corner of Tract 37262

**Green Valley Parkway**, from northeast corner of Tract 37262 to Murrieta Road
- Medians, fully improved
- North and East Parkways
  Partially improved with 3-inch thick mulch within future 8-foot wide fully improved landscaped easement
- South and West Parkways, fully improved

**Murrieta Road**, from Green Valley Parkway to Ethanac Road
- Medians, fully improved
- West Parkway, fully improved
- East Parkway
  Partially improved with 3-inch thick mulch within future 9-foot wide fully landscaped easement

**West Elm Parkway**, from Goetz Road to Green Valley Parkway
- Medians, fully improved
- North and South Parkways, fully improved

For further information on the location of the second category of improvements and the public right-of-way, reference is made to the plans and specifications prepared by Albert A. Webb Associates that are entitled as follows:

"Tracts 36988 & 36989, Green Valley Streetscape, EMWD Recycled Water Landscape Plans"

"Street and Storm Drain Improvement Plan, Tract 36988"
"Street and Storm Drain Improvement Plan, Tract 36989"

"Green Valley Specific Plan, Tract 36988 & 36989, Backbone Street Improvement Plans"

Additional plans and specifications for the construction of the remaining landscape improvements to be maintained by Benefit Zone 127 are pending design. For further information on the location of these facilities, reference is made to the GVSP.
Upon final approval, plans and specifications for the improvements will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications will sufficiently show and describe the general nature, location and extent of all the improvements.

PART 2.

An Estimate of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, water, electricity, materials and plant replacement, and appurtenances.

The annual maintenance costs of the first category of improvements to be maintained are estimated as follows:

### Estimated Annual Cost of First Category of Improvements

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost Per Unit</th>
<th>Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigated</td>
<td>34.5</td>
<td>AC</td>
<td>$10,000,000</td>
<td>$345,000</td>
</tr>
<tr>
<td>Non-Irrigated</td>
<td>16.6</td>
<td>AC</td>
<td>6,000,000</td>
<td>99,600</td>
</tr>
<tr>
<td>Trails</td>
<td>72,000</td>
<td>SF</td>
<td>0.500</td>
<td>36,000</td>
</tr>
<tr>
<td>Swales</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigated</td>
<td>12,000</td>
<td>LF</td>
<td>5.800</td>
<td>69,600</td>
</tr>
<tr>
<td>Concrete</td>
<td>12,000</td>
<td>LF</td>
<td>0.345</td>
<td>4,140</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td></td>
<td>$554,340</td>
</tr>
<tr>
<td>Incidentals</td>
<td></td>
<td></td>
<td></td>
<td>$85,580</td>
</tr>
</tbody>
</table>

**Total Annual Cost of First Category of Improvements** $639,920

The second category of improvements to be maintained are quantified as follows:

### Estimated Quantities in Square Feet of Second Category of Improvements

<table>
<thead>
<tr>
<th>Street</th>
<th>Trees (EA)</th>
<th>Landscaped (SF)</th>
<th>Mulch (SF)</th>
<th>Mortared Rock (SF)</th>
<th>Cobbled Rock (SF)</th>
<th>Decomposed Granite (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ethanac Road</td>
<td>381</td>
<td>95,249</td>
<td>11,342</td>
<td>5,755</td>
<td>9,005</td>
<td>62,456</td>
</tr>
<tr>
<td>Goetz Road</td>
<td>110</td>
<td>34,277</td>
<td>10,879</td>
<td>1,805</td>
<td>2,172</td>
<td>0</td>
</tr>
<tr>
<td>Green Valley Parkway</td>
<td>420</td>
<td>91,572</td>
<td>34,421</td>
<td>6,538</td>
<td>20,249</td>
<td>53,261</td>
</tr>
<tr>
<td>Murrieta Road</td>
<td>93</td>
<td>24,798</td>
<td>10,782</td>
<td>2,388</td>
<td>5,086</td>
<td>0</td>
</tr>
<tr>
<td>West Elm Parkway</td>
<td>248</td>
<td>46,400</td>
<td>0</td>
<td>1,947</td>
<td>12,136</td>
<td>23,639</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>1,252</td>
<td>292,296</td>
<td>67,424</td>
<td>18,433</td>
<td>48,648</td>
<td>139,356</td>
</tr>
</tbody>
</table>

Due to the soil, water, exposure, and pedestrian traffic, plant replacement is estimated at a 2% die-off rate at 2.5-feet on-center. Tree trimming is scheduled to occur every third year. Mulch is applied every five years to landscaping and future areas. Irrigation replacement/repairs are scheduled to occur every fifth year. Weed control will be applied annually to the cobbled rock, approximately 10% of the mortared rook will be replaced yearly and approximately 10% of the decomposed granite will be graded and replaced.
The annual maintenance costs of the second category of improvements to be maintained are estimated as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping &amp; Utilities</td>
<td>292,296</td>
<td>SF</td>
<td>$0.43</td>
<td>$125,687.28</td>
</tr>
<tr>
<td>Plant Replacement</td>
<td>935</td>
<td>Each</td>
<td>15.75</td>
<td>14,726.25</td>
</tr>
<tr>
<td>Tree Trimming</td>
<td>418</td>
<td>Each</td>
<td>80.00</td>
<td>33,440.00</td>
</tr>
<tr>
<td>Mulch Application</td>
<td>667</td>
<td>CY</td>
<td>30.00</td>
<td>20,010.00</td>
</tr>
<tr>
<td>Irrigation Repairs</td>
<td>58,460</td>
<td>SF</td>
<td>0.06</td>
<td>3,507.60</td>
</tr>
<tr>
<td>Mortared Rock</td>
<td>1,843</td>
<td>SF</td>
<td>0.55</td>
<td>1,013.65</td>
</tr>
<tr>
<td>Cobble Rock</td>
<td>48,848</td>
<td>SF</td>
<td>0.02</td>
<td>972.96</td>
</tr>
<tr>
<td>Decomposed Granite</td>
<td>13,936</td>
<td>SF</td>
<td>0.50</td>
<td>6,968.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$206,325.74</strong></td>
</tr>
<tr>
<td>Incidentals</td>
<td></td>
<td></td>
<td></td>
<td>30,873.62</td>
</tr>
<tr>
<td><strong>Total Annual Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$237,199.36</strong></td>
</tr>
</tbody>
</table>

Incidentals include annual engineering, legal, City Clerk, Finance Department, and Public Works expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January. A 6-month tax roll reserve, based on the annual cost of the first category of improvements is $38,912.00 and is $118,599.68 for the second category of improvements. The actual reserve amount required will be based on the actual cost of the improvements to be maintained for the following fiscal year.

The developer shall be responsible for the maintenance and upkeep of the public landscaping set forth herein for a period of one year after acceptance of the improvements by the City. Benefit Zone 127, for the fiscal year commencing July 1, 2018 to June 30, 2019, will incur zero costs.

**PART 3.**

The **Assessment Roll** shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of Benefit Zone 127, as shown on the Diagram, enclosed herein as Part 4.

The method of assessment is based on units, with a residential dwelling or condominium equal to one benefit unit. The improvements benefiting the property were required for the approval of, and as a consequence of, development of this area.

The first category of improvements benefits the all residential benefit units within the GVSP. The current annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the improvements and appurtenant facilities within the first category of improvements is equal to $260.00 per benefit unit, shown as follows:

\[
\text{Annual Assessment} = \frac{\$639,920.00}{4,210} = \$152.00 \text{ per Benefit Unit}
\]
The second category of improvements benefit the residential benefit units within the Tracts 36988, 36989 and 37262. The current annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the improvements and appurtenant facilities within the second category of improvements is equal to $396.60 per benefit unit, shown as follows:

<table>
<thead>
<tr>
<th>Annual Assessment</th>
<th>$237,199.36</th>
<th>$463.28 per Benefit Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Benefit Units</td>
<td>512</td>
<td></td>
</tr>
</tbody>
</table>

The total annual maximum assessment per benefit unit for parcels within Benefit Zone 127 is equal to the sum of both categories or $615.28 per benefit unit.

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

A summary of the current annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of both categories of improvements and appurtenant facilities, under Benefit Zone 127, are summarized as follows:

<table>
<thead>
<tr>
<th>Estimated Maximum Assessment per Tract, Benefit Zone 127</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>36988</td>
</tr>
<tr>
<td>36989</td>
</tr>
<tr>
<td>37262</td>
</tr>
<tr>
<td>Totals</td>
</tr>
<tr>
<td>Per Benefit Unit</td>
</tr>
</tbody>
</table>

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No. 1.

PART 4. **A Diagram** of the Annexation. The boundary of the area to be annexed is coincident with Tract 36988 and Tract 36989. Said boundary is designated as "Diagram of Annexation of Tract 36988 and Tract 36989 to Benefit Zone 127, Landscape Maintenance District No. 1, City of Perris, County of Riverside, State of California". The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. **A Consent and Waiver for Annexation** to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver are included herein as Attachment No. 3.
### Assessment Roll

Annexation of Tracts 36988, 36989 and 37262  
To Benefit Zone 127,  
Landscape Maintenance District No. 1, City of Perris

<table>
<thead>
<tr>
<th>Benefit Zone and Assessment Number</th>
<th>Tract</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>127</td>
<td>36988</td>
<td>330-150-005</td>
<td></td>
<td></td>
</tr>
<tr>
<td>127</td>
<td>36988</td>
<td>330-150-015</td>
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<td></td>
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<td>127</td>
<td>36988</td>
<td>330-150-016</td>
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<tr>
<td><strong>Subtotal Tract 36988</strong></td>
<td></td>
<td></td>
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<td><strong>$00.00</strong></td>
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<td>127</td>
<td>36989</td>
<td>330-150-012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>127</td>
<td>36989</td>
<td>330-150-013</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Tract 36988</strong></td>
<td></td>
<td></td>
<td><strong>89,215.60</strong></td>
<td><strong>$00.00</strong></td>
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<td>127</td>
<td>37262</td>
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<td><strong>Subtotal Tract 37262</strong></td>
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<td></td>
<td><strong>$315,023.36</strong></td>
<td><strong>$00.00</strong></td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

ATTACHMENT 1
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer's "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's "Report" pertaining to the annexation of the undersigned's property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit "A" attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" pertaining to such annexation.

Dated: 4/24/18

[Signature]

List Property Owner Name and Mailing Address

Green Valley Recovery Acquisition, LLC
5790 Armada Drive, Suite 375
Carlsbad, CA 92008

ATTACHMENT 3-1
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of New York

On April 24, 2018 before me, ________________ (insert name and title of the officer)

personally appeared ________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature __________________________ (Seal)

MARSHA ROJAS
Notary Public - State of New York
No. 01RO6064861
Qualified in Suffolk County
My Commission Expires October 1, 2021

ATTACHMENT 3-2
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the “Act”), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the “Maintenance Districts”); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer’s “Report” pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer’s “Report” pertaining to the annexation of the undersigned’s property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit “A” attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer’s “Report” pertaining to such annexation.

Dated: 

[Signature]

List Property Owner Name and Mailing Address

KB HOME COASTAL LLC
3636 Inland Valley Drive
Wildomar, CA 92595

ATTACHMENT 3-4
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On April 18, 2018 before me, Brittney Lobo, Notary Public, personally appeared Corinne Mostad, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Brittney Lobo

(Seal)
EXHIBIT A FOR TRACT 36989
TO CONSENT AND WAIVER TO ANNEXATION
BENEFIT ZONE 127, LANDSCAPE MAINTENANCE DISTRICT NO. 1

REFERENCE THE RIVERSIDE COUNTY ASSESSOR’S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSessor'S PARCEL NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>330-150-011</td>
</tr>
<tr>
<td>2</td>
<td>330-150-012</td>
</tr>
<tr>
<td>3</td>
<td>330-150-013</td>
</tr>
</tbody>
</table>
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer's "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's "Report" pertaining to the annexation of the undersigned's property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit "A" attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" pertaining to such annexation.

Dated: 4/24/18

Signature:

List Property Owner Name and Mailing Address

Green Valley Recovery Acquisition, LLC
Carlsbad, CA 92008

ATTACHMENT 3-7
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of New York

On April 24, 2018 before me, Marsha Rojas (insert name and title of the officer)

personally appeared Shanae Shemake, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

MARSHA ROJAS
Notary Public - State of New York
No. 01RQ6064861
Qualified in Suffolk County
My Commission Expires October 1, 2021

ATTACHMENT 3-9
EXHIBIT A FOR TRACT 37262
TO CONSENT AND WAIVER TO ANNEXATION
BENEFIT ZONE 127, LANDSCAPE MAINTENANCE DISTRICT NO. 1

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>330-150-006</td>
</tr>
<tr>
<td>2</td>
<td>330-150-007</td>
</tr>
<tr>
<td>3</td>
<td>330-150-008</td>
</tr>
</tbody>
</table>
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER’S REPORT FOR ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO BENEFIT ZONE 127, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the “District”), and created BENEFIT ZONE 127 therein (hereinafter referred to as the "Benefit Zone 127"); and

WHEREAS, on the 29th day of May 2018, the City Council of the City of Perris, County of Riverside, California (“the City Council”) adopted its Resolution Number _____ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by Act in connection with the annexation of Tracts 36988, 36989, and 37262 to Benefit Zone 127; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that no portion of the report requires or should be modified in any respect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the Engineer’s estimate prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said report be, and each of them are hereby, preliminary approved and confirmed.
Section 3. That the diagram showing the District referred to and described in said report, the boundaries of the subdivisions of the land within said District as the same existed at the time of passage of said Resolution, is hereby preliminarily approved and confirmed.

Section 4. That the proposed assessment upon the subdivisions of land in said District is in proportion to the estimated benefit to be received by said subdivision, respectively, from said work and of the incidental expenses thereof, as contained in said report is hereby preliminarily approved and confirmed.

Section 5. That said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed District.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

________________________
Mayor, Michael M. Vargas

ATTEST:

________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE   ) ss
CITY OF PERRIS         )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

________________________
City Clerk, Nancy Salazar
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 127, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 127, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO BENEFIT ZONE 127, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the “District”), and created BENEFIT ZONE 127 therein (hereinafter referred to as the "Benefit Zone 127"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer’s Report is sufficient, and that no portion of the report requires or should be modified in any respect; and
WHEREAS, the City now desires to declare its intention to annex certain property into Benefit Zone 127 of the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex Tracts 36988, 36989, and 37262 to Benefit Zone 127 of the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of landscaping as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The landscaping benefit includes two categories of improvements. Maintenance of the irrigation system, landscaping, and appurtenances located in the Green Valley Specific Plan (GVSP) public parks, trails and swales is the first category of improvements. Thin the entire GVSP. The second category of improvements includes maintenance of the irrigation system, landscaping, and appurtenances located in public rights-of-way and easements. In general, the second category of improvements are within the parkways and medians adjacent to the tracts and located as follows:

- Ethanac Road, from Goetz Road to Murrieta Road.
- Goetz Road, from Ethanac Road to the northwest corner of Tract 37262.
- Green Valley parkway, from northeast corner of Tract 37262 to Murrieta Road.
- Murrieta Road, from Green Valley Parkway to Ethanac Road
- West Elm Parkway, from Goetz Road to Green Valley parkway

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:
All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of Tracts 36988, 36989, and 37262 to Benefit Zone 127, Landscape Maintenance District Number 1" heretofore approved by the City Council of said City by Resolution No ____, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5.  Report of Engineer:  The City Council of said City by Resolution Number ____ has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment.  The report titled "Engineer’s Report for Annexation of Tracts 36988, 36989, and 37262 to Benefit Zone 127, Landscape Maintenance District Number 1", is on file in the office of the City Clerk of said City.  Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6.  Collection of Assessments:  The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected.  The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined.  That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the public landscaping and appurtenant facilities is equal to $615.28 per Benefit Unit.  Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record.  If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Section 7.  Time and Place of Public Hearing:  Notice is hereby given that on July 31, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments.  That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention.  City Council will consider all oral and written protests.
Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by 22552 of the California Streets and Highways Code, with the publication occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 54953 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

______________________________
Mayor, Michael M. Vargas

ATTEST:

______________________________
City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  §
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

______________________________
City Clerk, Nancy Salazar
SUBJECT: Annexation of Tracts 36988, 36989, and 37262 to Flood Control MD No. 1

REQUESTED ACTION: Adoption of Resolution of Intention to Annex Tracts 36988, 36989, and 37262 to Flood Control Maintenance District No. 1 and set a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: Tracts 36988, 36989, and 37262 are three tracts within the Green Valley Specific Plan consisting of 512 dwelling units. Tracts 36988 and 37262 consist of 367 of the 512 dwelling units under the ownership of Green Valley Recovery Acquisition, LLC. Tract 36989 consists of 145 of the 512 dwelling units under the ownership of KB Home Coastal, LLC.

For Tract 36988, Murrieta Road is located along the project’s east boundary, Romoland Channel is located along the project’s west boundary, Ethanac Road is located along the project’s south boundary, and Green Valley Parkway is located along the project’s north boundary. For Tract 36989, West Elm Parkway is located along the project’s north-western boundary, Green Valley Parkway is located along the project’s north-eastern boundary, Romoland Channel is located along the project’s east boundary, and Ethanac Road is located along the project’s south boundary. For Tract 37262, Goetz Road is located along the project’s west boundary, Green Valley Parkway is located along the project’s east boundary, and West Elm Parkway is located along the project’s south boundary. As a condition of approval, the project is required to annex into FCMD 1. This district provides revenue for the annual maintenance of interior streets (residential only) and flood control improvements installed in conjunction with new development.

The project will benefit from the maintenance and servicing of public flood control facilities that protect the project from inundation. The first category of improvements include water quality basins, catch basins, reinforced concrete storm drain pipes, inlets, outlets, Green Valley Parkway bridge crossing over the Romoland Channel, culverts under Ethanac Road, and other appurtenances that collect, channel, and convey the storm drain flow. The second category of improvements includes street maintenance with annual inspections, slurry seal, grind and overlay of existing pavement, and the replacement of damaged pavement, curb, gutter, and sidewalk.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $802.62 for Tract 36988, $811.04 for Tract 36989, and $875.54 for Tract 37262. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Reviewed by:

Assistant City Manager
Director of Finance
City Attorney

Attachments: 1. Engineer’s Report
2. Resolution of Intention to Annex Parcel Map 37187 to Flood Control MD No. 1

Consent:
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF TRACTS 36988, 36989, AND 37262 TO BENEFIT ZONES 97, 98, AND 99, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("this City Council"), wishes to provide continued financing for necessary maintenance of certain flood control and drainage improvements within the boundaries of Tracts 36988, 36989, and 37262 through the levy of benefit assessments pursuant to the provisions of Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code commonly known as the "Benefit Assessment Act of 1982", (the "Act"); and

WHEREAS, Green Valley Recovery Acquisition, LLC and KB Home Coastal, LLC (the "Owners") have presented signed petitions to the City Council requesting the annexation of Tracts 36988, 36989, and 37262 to a benefit assessment district to finance the maintenance of those certain drainage and flood control improvements permitted pursuant to Sections 54710 and 54710.5 of the Act (the "Improvements") which benefit properties within Tracts 36988, 36989, and 37262; and

WHEREAS, the City Council now proposes to levy benefit assessments under the provisions of the Act to insure continued financing to maintain the Improvements pursuant to the Act, all for the benefit of parcels within Tracts 36988, 36989, and 37262; and

WHEREAS, to accomplish such purposes, the City Council proposes to annex Tracts 36988, 36989, and 37262 to Benefit Zones 97, 98, and 99, Flood Control Maintenance District No. 1.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. The public interest, convenience, and necessity require, and it is the intention of the City Council pursuant to the provisions of the Act to maintain the Improvements for the benefit of the properties within the area of benefit.

Section 2. Maintenance of the improvements will be of direct benefit to parcels within Tracts 36988, 36989, and 37262 which are hereby declared to be the properties benefited by the Improvements and to be assessed to pay the cost and expenses thereof. The area
of benefit shall be all that part of the City within the boundaries shown on the map entitled "Diagram of Annexation of Tracts 36988, 36989, and 37262 to Benefit Zones 97, 98, and 99, Flood Control Maintenance District Number 1" on file in the office of the City Clerk of the City of Perris, California.

Section 3. At least forty-five (45) days prior to the date set for the hearing on the proposed assessment, the Assessment Engineer is hereby directed to file with the City Clerk a written report (the "Engineer’s Report") pursuant to the Act, Government Code Section 53753 and Article XIIIID of the Constitution of the State of California, containing the following:

a. A description of the service proposed to be financed through the revenue derived from the benefit assessments.

b. A description of each lot or parcel of property proposed to be subject to the benefit assessments. The assessor’s parcel number or Tract Map number shall be a sufficient description of the parcel.

c. The amount of the proposed assessment for each parcel.

d. The basis and schedule of the assessments.

e. Other such matters as the Assessment Engineer shall deem appropriate.

Section 4. On the 31st day of July, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, the City Council will conduct a Protest Hearing at which time any and all persons having any objections to the work or extent of the annexation to the assessment district, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests.

Section 5. The City Clerk is hereby directed to publish notice of the hearing on the proposed assessment and notice of the filing of the Engineer’s Report once a week for two successive weeks, with at least five days intervening between the respective publication dates, not counting such publication dates, in the Perris City News, a newspaper of general circulation within the area of benefit. The notice shall be 1/8 of a page in size and contain the following information:

a. The amount of the assessment.

b. The purpose of the assessment.

c. The total estimated assessments expected to be generated annually.

d. The method and frequency for collecting the assessment.

e. The date, time, and location of the public hearing.

f. The phone number and address of an individual that interested persons may contact to receive additional information about the assessment.
Section 6. The City Clerk is also hereby instructed to give additional notice of the hearing and notice of the filing of the Engineer's Report by posting a copy of this resolution in three public places within the City of Perris.

Section 7. The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments, including the Owners. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 8. That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

______________________________
Mayor, Michael M. Vargas

ATTEST:

______________________________
City Clerk, Nancy Salazar
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

________________________________________

City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of Tracts 36988, 36989 and 37262 To
Benefit Zones 97, 98 and 99, Flood Control Maintenance District No. 1

TO: City Council
City of Perris
State of California

REPORT PURSUANT TO "BENEFIT ASSESSMENT ACT OF 1982"

Pursuant to the direction from the City Council of the City of Perris, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Part 1 of Division 2 of Title 5 of the Government Code of the STATE OF CALIFORNIA, being the "Benefit Assessment Act of 1982", as amended, commencing with Section 54703. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

"Annexation of Tracts 36988, 36989 and 37262
To Benefit Zone 97, 98 and 99, Flood Control Maintenance District No. 1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution _____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1. **A General Description** of the flood control improvements includes facilities that will accommodate the storm flow impacting and generated within each benefit zone. All improvements to be maintained will be located in public rights-of-way and easements. There are two categories of improvements to be maintained.

The first category of improvements includes the flood control facilities that will protect flooding within each benefit zone. These facilities include water quality basins, catch basins, reinforced concrete storm drain pipes, inlets, outlets, Green Valley Parkway bridge crossing over the Romoland Channel, culverts under Ethanac Road, and other appurtenances that collect, channel and convey the storm drain flow.

Maintenance and upkeep of these storm drainage facilities includes, but is not be limited to, landscaping, irrigation, hardscape, general cleanup and debris removal, inspections, replacement and repairs. Depending on that year's storm drain flow and the level of debris in the flow, a system cleaning may be required after the first rain and again during or at the end of the rainy season.

Upkeep of the water quality basins includes, but is not limited to, maintenance of the landscaping, mowing and grading as required. Additional work may also include hand spraying, general cleanup and debris removal, weeding, inspection, and repairs.

In addition to the bridge crossing over the Romoland Channel and the culverts under Ethanac Road, the first category of improvements, by Tract and Benefit Zone (FCBZ), is further identified as below-listed:

<table>
<thead>
<tr>
<th>Tract</th>
<th>Benefit Zone</th>
<th>Water Quality Basin (square feet)</th>
<th>18- to 48-inch Storm Drain Pipes (lineal feet)</th>
<th>Catch Basins</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 36988</td>
<td>FCBZ 97</td>
<td>108,900</td>
<td>7,778</td>
<td>48</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>FCBZ 98</td>
<td>108,900</td>
<td>6,789</td>
<td>32</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>FCBZ 99</td>
<td>198,020</td>
<td>9,892</td>
<td>48</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>413,820</td>
<td>24,459</td>
<td>128</td>
</tr>
</tbody>
</table>

The second category of improvements to be maintained includes:

- West Elm Parkway from Goetz Road to Green Valley Parkway,
- Green Valley Parkway from the northeast corner of Tract 37262 to Murrieta Road, and
- Interior streets within the tracts.

These streets were designed to carry the 10-year flow within the curb and a 100-year flow within the right-of-way. Proper street maintenance will improve the quality of the storm drain flow and reduce the accumulation of debris along the curbs. In addition, scheduled street maintenance will prevent deterioration of the pavement and a decline in the curb, gutters and sidewalks; and provide safer pedestrian and vehicular access.

Maintenance of the street improvements includes annual inspections, slurry seal, grind and overlay of existing pavement, and the replacement of damaged pavement, curb, gutter, and sidewalk. A slurry seal, or asphaltic coating will be applied over pavement areas on an average interval of four years.
On an average interval of twelve years, approximately 2 inches of the upper asphaltic paving will be ground and replaced. Slurry seal operations will not occur in interval years where grind and overlay activities are scheduled.

Approximately every 36 years, the asphaltic layer of the pavement structural section will be removed and replaced. Due to normal damage and deterioration, it is assumed that 25% of the curb, gutter and sidewalk improvements will need to be repaired or replaced. Grind and overlay operations will not occur in interval years when reconstruction operations are scheduled.

Reference is made to Attachment 1 that includes details on the annual cost of maintaining the street improvements for access (Elm and Green Valley Parkways) and for interior streets (tract and FCBZ). A 36-year cash flow was prepared to determine the annual assessment. The cash flow sets forth the annual assessment revenue along with the projected annual cost for each type of service and service interval.

Note that revenue requirements will fluctuate year to year according to the service interval and maintenance operation. With the assumption that the "Common Labor, Construction Cost Index", as published by Engineering News Record, will escalate annually by an average rate of 3.1%, the cash flow illustrates how the maximum assessment is increased annually by 3.1% to provide sufficient funds for any given year. Each year's street maintenance operations will be funded by that year's assessment plus the fund balance remaining from prior year assessments.

The second category of improvements, by access and interior streets, by Tract and FCBZ, is further identified as below-listed:

<table>
<thead>
<tr>
<th>Tract or Street</th>
<th>Benefit Zone</th>
<th>Pavement (square feet)</th>
<th>Sidewalk (square feet)</th>
<th>Curb (lineal feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elm &amp; Green Valley Parkways</td>
<td>390,000</td>
<td>80,000</td>
<td>24,800</td>
<td></td>
</tr>
<tr>
<td>Tract 36988</td>
<td>FCBZ 97</td>
<td>264,210</td>
<td>82,360</td>
<td>12,790</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>FCBZ 98</td>
<td>221,556</td>
<td>72,714</td>
<td>11,586</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>FCBZ 99</td>
<td>305,640</td>
<td>101,860</td>
<td>16,990</td>
</tr>
<tr>
<td>Totals</td>
<td>1,181,406</td>
<td>336,954</td>
<td>66,256</td>
<td></td>
</tr>
</tbody>
</table>

PART 2.

Plans and Specifications for the improvements to be maintained for a fiscal year are in the process of being designed for acceptance by the City of Perris. Said plans and specifications, prepared by Albert A. Webb Associates, Engineering Consultants, are entitled as follows:

"Rough Grading Plan, Tract 36988"
"Rough Grading Plan, Tract 36989"

"Street and Storm Drain Improvement Plan, Tract 36988"
"Street and Storm Drain Improvement Plan, Tract 36989"

"Green Valley Specific Plan, Tract 36988 & 36989, Backbone Street Improvement Plans"
In addition to the above-listed, plans and specifications for the construction of the remaining street and storm drain facilities within and bordering the annexation area are pending design. For further information on the location of these facilities, reference is made to the “Specific Plan 89-25, Green Valley”, prepared by Florian Martinez Associates for Perris Green Valley Associates, and adopted by the Perris City Council by Resolution 1781 on March 5, 1990.

The plans and specifications will be reviewed and approved by both the City Engineer for the City of Perris and the Chief Engineer for the Riverside County Flood Control and Water Conservation District and will be on file in the City of Perris Office of Community Development. The plans and specifications sufficiently show and describe the general nature, location and extent of the improvements, and by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

PART 3. An Estimate of the cost for the public improvements to be maintained and/or improved for a given fiscal year includes labor, water, electricity, equipment, materials, and appurtenances.

Incidental costs include annual engineering, legal, administration, City Clerk, and finance expenses to the District, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

The annual costs for maintenance of the public improvements, by Tract and Benefit Zone, are estimated as follows:

### Estimated Cost of First Category of Improvements

<table>
<thead>
<tr>
<th>Tract</th>
<th>Benefit Zone</th>
<th>Water Quality Basin</th>
<th>Catch Basins, Storm Drain and Ethanac Culverts</th>
<th>Bridge Crossing</th>
<th>Subtotal</th>
<th>Incidentals</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 36988</td>
<td>FCBZ 97</td>
<td>$15,246.00</td>
<td>$21,147.94</td>
<td>$7,038.85</td>
<td>$43,432.79</td>
<td>$6,516.85</td>
<td>$49,949.64</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>FCBZ 98</td>
<td>15,246.00</td>
<td>17,663.26</td>
<td>6,039.25</td>
<td>38,949.51</td>
<td>5,841.99</td>
<td>44,790.50</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>FCBZ 99</td>
<td>27,442.80</td>
<td>27,791.42</td>
<td>6,246.70</td>
<td>63,480.92</td>
<td>9,521.68</td>
<td>73,002.60</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>$57,734.80</td>
<td>$66,602.52</td>
<td>$21,324.80</td>
<td>$145,662.22</td>
<td>$21,880.52</td>
<td>$167,742.74</td>
</tr>
</tbody>
</table>

### Estimated Cost of Second Category of Improvements

<table>
<thead>
<tr>
<th>Tract</th>
<th>Benefit Zone</th>
<th>Elm &amp; Green Valley Parkways</th>
<th>Interior Streets</th>
<th>Total Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 36988</td>
<td>FCBZ 97</td>
<td>$27,616.29</td>
<td>$58,076.85</td>
<td>$85,693.14</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>FCBZ 98</td>
<td>23,694.45</td>
<td>49,115.85</td>
<td>72,810.30</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>FCBZ 100</td>
<td>32,355.18</td>
<td>67,999.14</td>
<td>100,354.32</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>$83,665.92</td>
<td>$175,191.84</td>
<td>$258,857.76</td>
</tr>
</tbody>
</table>

### Total Estimated Costs by Category of Improvements

<table>
<thead>
<tr>
<th>Tract</th>
<th>Benefit Zone</th>
<th>First Category</th>
<th>Second Category</th>
<th>Total Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 36988</td>
<td>FCBZ 97</td>
<td>$49,949.64</td>
<td>$85,693.14</td>
<td>$135,642.78</td>
</tr>
<tr>
<td>Tract 36989</td>
<td>FCBZ 98</td>
<td>44,790.50</td>
<td>72,810.30</td>
<td>117,600.80</td>
</tr>
<tr>
<td>Tract 37262</td>
<td>FCBZ 99</td>
<td>73,002.60</td>
<td>100,354.32</td>
<td>173,356.92</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>$167,742.74</td>
<td>$258,857.76</td>
<td>$426,600.50</td>
</tr>
</tbody>
</table>
Zero costs will be incurred by Benefit Zones 97, 98 and 99 for the fiscal year commencing July 1, 2018 to June 30, 2019.

**PART 4.**

The Assessment Roll shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the Diagram, enclosed herein as Part 5. The method of assessment is based on units, with a single-family home equal to one benefit unit.

The improvements are required for the approval of, and as a consequence of, the development of each benefit zone. The interior streets and public flood control improvements to be maintained in each tract benefit the parcels within each respective tract or benefit zone. The access streets to be maintained benefit parcels within all the benefit zones.

The cost of maintaining the public flood control improvements and interior streets for each tract is to be assessed to the benefit units within each tract, by the respective benefit zone. The cost of maintaining the access streets is to be prorated to each benefit zone based on each respective benefit zone’s share of the total benefit units.

The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the improvements and appurtenant facilities, under each benefit zone, are as follows:

<table>
<thead>
<tr>
<th>Estimated Maximum Annual Assessment by Category of Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tract</strong></td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>Tract 36988</td>
</tr>
<tr>
<td>Tract 36989</td>
</tr>
<tr>
<td>Tract 37262</td>
</tr>
<tr>
<td>Totals</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

For the specific assessment on each parcel for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No. 2.

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections are usually distributed by the County of Riverside the following January. A 6-month tax roll reserve for the current maintenance of the flood control facilities, street improvements and incidental costs is estimated to be $67,821.39 for Benefit Zone 97, $58,200.04 for Benefit Zone 98, and $86,678.46 for Benefit Zone 99.
PART 5. A Diagram of the Annexation. The boundary of the area to be annexed into Benefit Zone 97 is coincident with Tract Map 36988, Benefit Zone 98 is coincident with Tract Map 36989, and Benefit Zone 99 is coincident with Tract Map 37264. Said boundary is designated as "Diagram of Annexation of Tracts 36988, 36989 and 37262 to Benefit Zones 97, 98 and 99, Flood Control Maintenance District No. 1, City of Perris, County of Riverside, State of California". The Diagram is included herein as Attachment No. 3, which shows the boundaries of the area of benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 6. A Consent and Waiver for Annexation to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver is included herein as Attachment No. 4.
## Current Annual Street Maintenance Costs
### Elm and Green Valley Parkways
#### Annexation of Tracts 36988, 36989 and 37262
to Benefit Zones 97, 98 and 99, Flood Control Maintenance District No. 1
#### City of Perris

<table>
<thead>
<tr>
<th>Maintenance Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slurry Seal (SS)</td>
<td>390,000</td>
<td>Square Feet</td>
<td>0.25</td>
<td>97,500.00</td>
</tr>
<tr>
<td>0.15-foot Grind and Overlay</td>
<td>390,000</td>
<td>Square Feet</td>
<td>1.15</td>
<td>448,500.00</td>
</tr>
<tr>
<td><strong>Remove and Reconstruct</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Curb and Sidewalk Component</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6&quot; Concrete Curb</td>
<td>24,800</td>
<td>Linear Feet</td>
<td>$10.00</td>
<td>$248,000.00</td>
</tr>
<tr>
<td>Remove Existing Curb</td>
<td>24,800</td>
<td>Linear Feet</td>
<td>2.00</td>
<td>49,600.00</td>
</tr>
<tr>
<td>6' Sidewalk (width)</td>
<td>80,000</td>
<td>Square Feet</td>
<td>5.00</td>
<td>400,000.00</td>
</tr>
<tr>
<td>Remove Existing Sidewalk</td>
<td>80,000</td>
<td>Square Feet</td>
<td>0.50</td>
<td>40,000.00</td>
</tr>
<tr>
<td>subtotal</td>
<td></td>
<td></td>
<td></td>
<td>737,600.00</td>
</tr>
<tr>
<td>Mobilization</td>
<td>10.00%</td>
<td></td>
<td></td>
<td>73,760.00</td>
</tr>
<tr>
<td>Total Curb and Sidewalk</td>
<td></td>
<td></td>
<td></td>
<td>$811,360.00</td>
</tr>
<tr>
<td>25% Curb and Sidewalk Remove and Reconstruct</td>
<td></td>
<td></td>
<td></td>
<td>$202,840.00</td>
</tr>
<tr>
<td>0.25-foot Street Grind and Overlay</td>
<td>390,000</td>
<td>Square Feet</td>
<td>1.75</td>
<td>682,500.00</td>
</tr>
<tr>
<td><strong>Total Remove and Reconstruct</strong></td>
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ATTACHMENT 1-1
### Street Maintenance Cash Flow

**Elm and Green Valley Parkways**

**Annexation of Tracts 36988, 36989 and 37262**

to Benefit Zones 97, 98 and 99, Flood Control Maintenance District No. 1

**City of Perris**

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Annual Assessment Revenue</th>
<th>Slurry Seal</th>
<th>Grind and Overlay</th>
<th>Remove &amp; Reconstruct</th>
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<th>Construction Admin 10% of Subtotal</th>
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**ATTACHMENT 1-2**
## Street Maintenance Cash Flow

**Elm and Green Valley Parkways**  
**Annexation of Tracts 36988, 36989, 37223 and 37262**  
**to Benefit Zones 97, 98, 99, and 100, Flood Control Maintenance District No. 1**  
**City of Perris**

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<th>Grind and Overlay</th>
<th>Remove &amp; Reconstruct</th>
<th>Subtotal</th>
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Inflation Factor 3.10%  
Current Year Assessment $83,665.92  
Number of Dwelling Units 512  
Current Dollar Per Assessment $163.41
## Current Annual Street Maintenance Costs

Annexation of Tract 36988, Interior Streets to Benefit Zone 97, Flood Control Maintenance District No. 1  
City of Perris

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### Remove and Reconstruct

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**Total Remove and Reconstruct**

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## Street Maintenance Cash Flow

Annexation of Tract 36988, Interior Streets
to Benefit Zone 97, Flood Control Maintenance District No. 1
City of Perris

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<th>Grind and Overlay</th>
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ATTACHMENT 1-5
## Street Maintenance Cash Flow

### Annexation of Tract 36988, Interior Streets to Benefit Zone 97, Flood Control Maintenance District No. 1

**City of Perris**

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<th>Projected Annual Assessment Revenue</th>
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**Inflation Factor**: 3.10%
**Current Year Assessment**: $58,076.85
**Number of Dwelling Units**: 169
**Current Dollar Per Assessment Unit**: $343.65

---

**ATTACHMENT 1-6**
## Current Annual Street Maintenance Costs

### Annexation of Tract 36989, Interior Streets
**to Benefit Zone 98, Flood Control Maintenance District No. 1**

**City of Perris**

<table>
<thead>
<tr>
<th>Maintenance Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>Slurry Seal (SS)</td>
<td>221,556</td>
<td>Square Feet</td>
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<td>55,389.00</td>
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<tr>
<td>0.15-foot Grind and Overlay</td>
<td>221,556</td>
<td>Square Feet</td>
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### Remove and Reconstruct

#### Curb and Sidewalk Component

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<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
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25% Curb and Sidewalk Remove and Reconstruct: $148,543.73

0.25-foot Street Grind and Overlay: 221,556 Square Feet at 1.75 = $387,723.00

Total Remove and Reconstruct: $536,266.73
## Street Maintenance Cash Flow

**Annexation of Tracts 36989, Interior Streets to Benefit Zone 98, Flood Control Maintenance District No. 1**

**City of Perris**

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Annual Assessment Revenue</th>
<th>Slurry Seal</th>
<th>Grind and Overlay</th>
<th>Remove &amp; Reconstruct</th>
<th>Subtotal</th>
<th>Construction Admin</th>
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**ATTACHMENT 1-8**
# Street Maintenance Cash Flow

**Annexation of Tracts 36989, Interior Streets**

to Benefit Zone 98 Flood Control Maintenance District No. 1

**City of Perris**

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<thead>
<tr>
<th>Year</th>
<th>Projected Annual Assessment Revenue</th>
<th>Slurry Seal</th>
<th>Grind and Overlay</th>
<th>Remove &amp; Reconstruct</th>
<th>Subtotal</th>
<th>Construction Admin</th>
<th>Total Annual Expenditures</th>
<th>Annual Fund Balance</th>
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**Total:** $3,170,852.22
**Inflation Factor:** 3.10%
**Current Year Assessment:** $49,115.85
**Number of Dwelling Units:** 145
**Current Dollar Per Assessment:** $398.73

ATTACHMENT 1-9
## Current Annual Street Maintenance Costs

**Annexation of Tract 37262, Interior Streets to Benefit Zone 99, Flood Control Maintenance District No. 1 City of Perris**

<table>
<thead>
<tr>
<th>Maintenance Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>Slurry Seal (SS)</td>
<td>305,640</td>
<td>Square Feet</td>
<td>0.25</td>
<td>76,410.00</td>
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<tr>
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<td>305,640</td>
<td>Square Feet</td>
<td>1.15</td>
<td>351,486.00</td>
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### Remove and Reconstruct

<table>
<thead>
<tr>
<th>Curb and Sidewalk Component</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>6&quot; Concrete Curb</td>
<td>$169,800.00</td>
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<tr>
<td>Remove Existing Curb</td>
<td>33,960.00</td>
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<tr>
<td>6&quot; Sidewalk (width)</td>
<td>509,400.00</td>
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<tr>
<td>Remove Existing Sidewalk</td>
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<td>Total Curb and Sidewalk</td>
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25% Curb and Sidewalk Remove and Reconstruct $210,127.50

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<thead>
<tr>
<th>0.25-foot Street Grind and Overlay</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>305,640</td>
<td>$534,870.00</td>
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<table>
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<th>Total Remove and Reconstruct</th>
<th>Total Cost</th>
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# Street Maintenance Cash Flow

**Annexation of Tracts 37262, Interior Streets to Benefit Zone 99, Flood Control Maintenance District No. 1**

**City of Perris**

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<td>981,511.55</td>
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</table>

NOTES ON FIGURES

1. **Assessed Annual Revenue:** The assessed annual revenue for each year represents the revenue generated from the maintenance activities related to the annexation of the tracts.

2. **Annual Construction Expenditures:** These expenditures are the costs associated with the construction activities, including materials and labor, for the maintenance of the streets.

3. **Annual Fund Balance:** The annual fund balance is the remaining balance after subtracting the annual construction expenditures from the assessed annual revenue.

4. **Street Maintenance Cash Flow:** This report provides a detailed breakdown of the maintenance activities, revenues, and expenditures for the specified period, aiding in the efficient management of the maintenance district's funds.
# Street Maintenance Cash Flow

**Annexation of Tracts 37262, Interior Streets**  
**to Benefit Zone 97, Flood Control Maintenance District No. 1**  
**City of Perris**

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Annual Assessment Revenue</th>
<th>Slurry Seal</th>
<th>Grind and Overlay</th>
<th>Remove &amp; Reconstruct</th>
<th>Subtotal</th>
<th>Construction Admin</th>
<th>Total Annual Expenditures</th>
<th>Annual Fund Balance</th>
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Inflation Factor: 3.10%
Current Year Assessment: $67,999.14
Number of Dwelling Units: 198
Current Dollar Per Assessment: $343.43

ATTACHMENT 1-12
## Assessment Roll

**Annexation of Tracts 36988, 36989 and 37262**

**To Benefit Zone 97, 98 and 99,**

**Flood Control Maintenance District No. 1, City of Perris**

<table>
<thead>
<tr>
<th>Benefit Zone and Assessment Number</th>
<th>Assessment Number/Tract</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
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Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.
PETITION FOR THE ANNEXATION TO A BENEFIT ASSESSMENT DISTRICT TO FINANCE THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS

BEFORE THE CITY COUNCIL OF THE CITY OF PERRIS,
STATE OF CALIFORNIA

In the matter of the proposed
Annexation to City of Perris
Flood Control Maintenance District No. 1

TO: The City Council of the City of Perris

We, the undersigned, hereby:

(1) Petition you to initiate and complete all necessary proceedings under the Benefit Assessment Act of 1982, Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code for the annexation to a benefit assessment district for the maintenance of certain flood control improvements which benefit the property described on Exhibit “A” attached hereto and incorporated herein by this reference to the Maintenance District.

(2) Certify that the proposed annexation to a benefit assessment district that will be subject to assessment for maintenance of such improvements, is that real property in the City of Perris, County of Riverside, State of California, generally described on Exhibit “A” attached hereto and incorporated herein by this reference to the Maintenance District.

(3) Certify that we constitute the owners(s), including mortgagees or beneficiaries under any existing mortgage or subject to assessment for the proposed annexation, of the property in the proposed annexation to a benefit assessment district, as shown by the last equalized assessment roll used by the County of Riverside at the time this Petition is filed and also constitute the owner(s) of sixty percent (60%) of the area of all assessable lands within the proposed annexation to a benefit assessment district.

(4) In order to expedite the project, agree to dedicate all necessary rights-of-way or easements as determined necessary for maintenance of the public improvements.

Dated: 4/24/18

Signature

List Property Owner Name and Mailing Address

Green Valley Recovery Acquisition LLC
5746e Amada Drive, Suite 375
Carlsbad, CA 92008

ATTACHMENT 4-1
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of New York

On April 24, 2018 before me, Marsha Rojas (insert name and title of the officer)

personally appeared Jonathan Shmoker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

MARSHA ROJAS
Notary Public - State of New York
No. 01RO6084861
Qualified in Suffolk County
My Commission Expires October 1, 2021
EXHIBIT A FOR TRACT 36988
TO PETITION FOR THE ANNEXATION OF
BENEFIT ZONE 97, FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

CITY OF RENO
COUNTY OF RIVERSDIE
STATE OF CALIFORNIA

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
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<tbody>
<tr>
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ATTACHMENT 4-3
PETITION FOR THE ANNEXATION TO A BENEFIT ASSESSMENT DISTRICT TO
FINANCE THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS

BEFORE THE CITY COUNCIL OF THE CITY OF PERRIS,
STATE OF CALIFORNIA

In the matter of the proposed )
Annexation to City of Perris )
Flood Control Maintenance District No. 1 )

TO: The City Council of the City of Perris

We, the undersigned, hereby:

(1) Petition you to initiate and complete all necessary proceedings under the
    Benefit Assessment Act of 1982, Chapter 6.4 (commencing with Section
    54703) of Part 1 of Division 2 of Title 5 of the California Government Code
    for the annexation to a benefit assessment district for the maintenance of
    certain flood control improvements which benefit the property described on
    Exhibit "A" attached hereto and incorporated herein by this reference to the
    Maintenance District.

(2) Certify that the proposed annexation to a benefit assessment district that
    will be subject to assessment for maintenance of such improvements, is
    that real property in the City of Perris, County of Riverside, State of
    California, generally described on Exhibit "A" attached hereto and
    incorporated herein by this reference to the Maintenance District.

(3) Certify that we constitute the owners(s), including mortgagees or
    beneficiaries under any existing mortgage or subject to assessment for the
    proposed annexation, of the property in the proposed annexation to a
    benefit assessment district, as shown by the last equalized assessment roll
    used by the County of Riverside at the time this Petition is filed and also
    constitute the owner(s) of sixty percent (60%) of the area of all assessable
    lands within the proposed annexation to a benefit assessment district.

(4) In order to expedite the project, agree to dedicate all necessary rights-of-way
    or easements as determined necessary for maintenance of the public
    improvements.

Dated: 4/18/18

[Signature]

List Property Owner Name and Mailing Address
1KB HOME COASTAL, LLC
36310 Inland Valley Dr.
Wildomar, CA 92595

ATTACHMENT 4-4
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On ___April 18, 2018___ before me, Brittnay Lobo, Notary Public, personally appeared Corinne Mostad, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Brittnay Lobo

[Notary Seal]

ATTACHMENT 4-5
PETITION FOR THE ANNEXATION TO A BENEFIT ASSESSMENT DISTRICT TO FINANCE THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS

BEFORE THE CITY COUNCIL OF THE CITY OF PERRIS,
STATE OF CALIFORNIA

In the matter of the proposed
Annexation to City of Perris
Flood Control Maintenance District No. 1

TO: The City Council of the City of Perris

We, the undersigned, hereby:

(1) Petition you to initiate and complete all necessary proceedings under the Benefit Assessment Act of 1982, Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code for the annexation to a benefit assessment district for the maintenance of certain flood control improvements which benefit the property described on Exhibit “A” attached hereto and incorporated herein by this reference to the Maintenance District.

(2) Certify that the proposed annexation to a benefit assessment district that will be subject to assessment for maintenance of such improvements, is that real property in the City of Perris, County of Riverside, State of California, generally described on Exhibit “A” attached hereto and incorporated herein by this reference to the Maintenance District.

(3) Certify that we constitute the owners(s), including mortgagees or beneficiaries under any existing mortgage or subject to assessment for the proposed annexation, of the property in the proposed annexation to a benefit assessment district, as shown by the last equalized assessment roll used by the County of Riverside at the time this Petition is filed and also constitute the owner(s) of sixty percent (60%) of the area of all assessable lands within the proposed annexation to a benefit assessment district.

(4) In order to expedite the project, agree to dedicate all necessary rights-of-way or easements as determined necessary for maintenance of the public improvements.

Dated: 4/24/18

Signature

List Property Owner Name and Mailing Address

Green Valley Recovery Acquisition LLC
2740 Armada Drive Suite 205
Carlsbad, CA 92008

ATTACHMENT 4-7
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of New York

On April 24, 2018 before me, Marsha Rojas (insert name and title of the officer)

personally appeared Jonathan Shumaker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

MARSHA ROJAS
Notary Public - State of New York
No. 01RO8084881
Qualified in Suffolk County
My Commission Expires October 1, 2021

ATTACHMENT 4-8
EXHIBIT A FOR TRACT 37262
TO PETITION FOR THE ANNEXATION OF
BENEFIT ZONE 99, FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
</tr>
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<tr>
<td>1</td>
<td>330-150-006</td>
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<td>330-150-007</td>
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<tr>
<td>3</td>
<td>330-150-008</td>
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</tbody>
</table>
SUBJECT: South “A” Street Traffic Study (Revised)

REQUESTED ACTION: Adopt the Attached Signing/Striping Plans Prepared by STC Traffic

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: On March 27, 2018, the City Council adopted the traffic report prepared by STC and authorized installation of the recommendations indicated in report. Upon further review, the Traffic Engineer is recommending we also include bike lanes on portions of “A” Street to insure traffic calming.

BUDGET (or FISCAL) IMPACT: Gas Tax will be used to offsite the cost of this project.

Reviewed by:

City Attorney
Assistant City Manager
Director of Finance

Attachments: Staff Report Dated March 27, 2018
Striping Plans

Consent: Yes
Public Hearing: Business Item: Other:
CITY COUNCIL/REDEVELOPMENT AGENCY
AGENDA SUBMITTAL

Meeting Date: March 27, 2018

SUBJECT: South “A” Street Traffic Study

REQUESTED ACTION: Adopt the Traffic Report Prepared by STC dated March 5, 2018 and Authorize Implementation of It’s Recommendations

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION:

At the request of a resident, Councilmembers Rabb asked for the review of traffic conditions along “A” Street south of 4th Street. STC, one of City’s contracted Traffic Engineering firms, evaluated the conditions of “A” Street south of 4th and recommends a 4-Way Stop Sign at intersection of “A” and Redding. The traffic engineers also recommend painting curb red along east side of “A” Street from 9th and 10th Streets for a distance of approximately 100’ each. The report also recommends additional striping and future studies after completion of above mentioned improvements.

Staff is recommending the Council authorize 4-Way Stop Signs as well as the red curb option. Unless the conditions and characteristic of “A” Street is changed or accident rate is increased, no other studies or improvements are recommended at this time.

STC will prepare the necessary plans to implement the recommended items.

BUDGET (or FISCAL) IMPACT:

Gas Tax will be used to offset the design and cost of recommended improvements.

Reviewed by:

City Attorney
Assistant City Manager
Director of Finance

Attachments:
• Traffic Report

Consent: Yes
Public Hearing: Business Item: Other:
SUBJECT: Annexation of Parcel Map 37187 to Maintenance District No. 84-1

REQUESTED ACTION:
1. Adoption of Resolution Ordering Preparation of the Engineer’s Report
2. Adoption of Resolution Preliminarily Approving Engineer’s Report
3. Adoption of Resolution of Intention to Annex Parcel Map 37187 to Maintenance District No. 84-1 and setting a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: Parcel Map 37187 is a 30.75-acre industrial project under the ownership of Duke Realty Limited Partnership. Indian Avenue is located along the project’s west boundary, Markham Street is located along the project’s north boundary, Barrett Avenue is located along the project’s east boundary, and Perry Street is located along the project’s south boundary. As a condition of approval, the project is required to annex into MD 84-1.

This district was formed to finance the annual maintenance of streetlights and traffic signals installed in conjunction with new development. The project specifically benefits from street lights and the traffic signal located at the intersections of Indian Avenue with Markham Street, Indian Avenue with Harley Knox Boulevard, and Indian Avenue with Gibraltar Avenue.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $5,977.06. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.

Reviewed by:

Assistant City Manager

Director of Finance

City Attorney

Attachments: 1. Resolution Ordering Preparation of the Engineer’s Report
2. Engineer’s Report
3. Resolution Preliminarily Approving Engineer’s Report
4. Resolution of Intention to Annex Parcel Map 37187 to Maintenance District No. 84-1

Consent:
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF PARCEL MAP 37187 INTO MAINTENANCE DISTRICT NUMBER 84-1

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (the “District”); and

WHEREAS, it has been determined by the City Council of the City of Perris, County of Riverside, California, that the public interest, convenience and necessity requires the installation of streetlights, traffic signals and other facilities set forth in Section 22525 of the Streets and Highways Code, State of California, and the maintenance thereof, all within the incorporated boundaries of the City of Perris, California; and

WHEREAS, the City Council has heretofore appointed Habib Motlagh, the City Engineer for the City of Perris, as the “Engineer of Work” for Maintenance District Number 84-1 and Willdan Financial Services has heretofore been appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, State of California.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the public interest, convenience and necessity, requires the annexation to a maintenance district for the purpose of installing, constructing and maintaining the streetlights, traffic signals and other facilities authorized by Section 22525 of the Streets and Highways Code, State of California,

Section 3. That Parcel Map 37187 be defined as that area to be annexed to the City of Perris Maintenance District Number 84-1.
Section 4. That the lands to be specially charged for the installation, construction, and maintenance of the facilities shall be the area within the boundaries of the annexation to the district generally indicated on the map entitled “Diagram of Annexation of Parcel Map 37187 to Maintenance District Number 84-1, City of Perris, County of Riverside, State of California.”

Section 5. That the proceedings are to be conducted for said annexation to the maintenance district under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

Section 6. That Habib Motlagh, the City Engineer for the City of Perris, is hereby appointed the “Engineer of Work” and all provisions of Division 15 applicable to the Engineer shall apply to said “Engineer of Work” and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

Section 7. That Habib Motlagh, the City Engineer for the City of Perris, is hereby designated to sign all papers and documents in connection with the proceedings for the annexation to said maintenance district, acting in the capacity of the Engineer of Work.

Section 8. That the cost of maintaining the facilities set forth herein in subject annexation to the district shall be borne by the property owners within the subject annexation to the district, said cost to be assessed and collected in accordance with said Landscaping and Lighting Act of 1972.

Section 9. That the Engineer of Work is hereby ordered to prepare a report in accordance with Article 4 of said maintenance act, and is hereby directed to prepare and file such report with the City Clerk.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

Ayes:
Noes:
Absent:
Abstain:

__________________________________________
City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of Parcel Map 37187  
To Maintenance District No. 84-1

TO: City Council  
City of Perris  
State of California

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the  
following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the  
STATE OF CALIFORNIA, being the "Landscaping and Lighting Act of 1972", as amended. This  
"Report" provides for the annexation into the District of additional parcels and the levy of assessments  
for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and  
designated as:

"Annexation of Parcel Map 37187  
to Maintenance District No. 84-1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels  
of land within said designated area liable therefore and benefited thereby, in proportion to the  
estimated benefits that each parcel receives, respectively, from said maintenance works of  
improvement and appurtenances.

Executed this 29th day of May 2018.

HABI B M. MOTLAGH, City Engineer  
CITY OF PERRIS  
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation  
and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution ____  
of the City Council.

NANCY SALAZAR, City Clerk  
CITY OF PERRIS  
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the  
29th day of May 2018.

NANCY SALAZAR, City Clerk  
CITY OF PERRIS  
STATE OF CALIFORNIA
**PART 1. Plans and Specifications.** Generally, the work to be performed consists of the annual energy and maintenance costs for 14 new streetlights. The new street lights to be maintained are identified on the plans and specifications being prepared by Webb Associates that are entitled, "Street Light Location Plan for: Duke Realty – Indian Avenue & Markham Street, City of Perris – DPR No. 16-00-008."

The site of the area to be annexed is shown on the Diagram within Part 4. In addition to the street lights, this area benefits from existing and future traffic signals. Of specific benefit is the traffic signals at the intersections of Indian Avenue with Markham Street, Indian Avenue with Harley Knox Boulevard, and Indian Avenue with Gibraltar Avenue.

The plans and specifications for all facilities are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications sufficiently show and describe the general nature, location and extent of the improvements.

The street light improvements are owned by Southern California Edison (SCE) and, upon construction, will be as shown on the SCE Street Light Atlas Maps. The traffic signals are owned by the City of Perris and are shown on the City of Perris Traffic Signal Location Map. Said Map and Atlas are on file in the City of Perris Office of Community Development and are made a part of this report to the same extent as if said documents were attached hereto.

It is noted that the City of Perris is transitioning ownership of the street lights from SCE to the City of Perris. This pending change in ownership and LED conversion in no manner negates the benefit received.

**PART 2. An Estimate** of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, materials, electricity, and appurtenances. Incidental costs include engineering, legal, City Clerk, and administration expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

The estimated annual cost for maintenance of the facilities is listed on the following page. Zero costs will be incurred by the area within this annexation for the fiscal year commencing July 1, 2018 to June 30, 2019.
The estimated annual cost for maintenance of the facilities is listed as follows:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Quantity</th>
<th>Annual Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Lights</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9,500 Lumen</td>
<td>1</td>
<td>150.32</td>
<td>$150.32</td>
</tr>
<tr>
<td>22,000 Lumen</td>
<td>13</td>
<td>204.28</td>
<td>2,655.64</td>
</tr>
<tr>
<td>Traffic Signals</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indian Avenue &amp; Markham Street</td>
<td>10%</td>
<td>8,367.55</td>
<td>836.76</td>
</tr>
<tr>
<td>Indian Avenue &amp; Harley Knox Boulevard</td>
<td>10%</td>
<td>8,367.55</td>
<td>836.76</td>
</tr>
<tr>
<td>Indian Avenue &amp; Gibraltar Avenue</td>
<td>50%</td>
<td>8,367.55</td>
<td>4,183.78</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>$8,663.26</td>
</tr>
<tr>
<td>Incidental Costs</td>
<td></td>
<td></td>
<td>1,299.49</td>
</tr>
<tr>
<td>City Contribution for Street Lights</td>
<td>13</td>
<td>-53.96</td>
<td>-701.48</td>
</tr>
<tr>
<td>Resolution 5117 Adjustment</td>
<td></td>
<td></td>
<td>-3,284.21</td>
</tr>
<tr>
<td>Balance to Assessment</td>
<td></td>
<td></td>
<td>$5,977.06</td>
</tr>
</tbody>
</table>

**PART 3.**

The *Assessment Roll* shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the Diagram, enclosed herein as Part 4.

Street lighting and the orderly circulation of traffic directly benefits the area to be annexed to Maintenance District No. 84-1. Any share of the benefits received that does not provide a special benefit to the assessed properties is a general benefit provided by the improvements. The cost of the general benefit is not to be assessed to the properties in the district.

The cost of the general benefit is to be contributed by the City. This cost for lights is equal to the unit cost difference between a 9,500 lumen light and a 22,000 (or greater) lumen light. A 9,500 lumen light is the standard required on a local street. Other streets require a standard greater than 9,500 lumens in order to service a capacity greater than the local traffic.

Reference is made to the FY 2017/2018 annual proceedings for Maintenance District No. 84-1, as confirmed and set forth in Resolution 5117 approved on June 13, 2017. Under these proceedings, the benefit for the annual maintenance of streetlight and traffic signals is equal to $46.28 per Benefit Unit, or single family home. For the purposes of this report, this assessment determines the net specific street light and traffic signal benefit.

As a condition of approval, the developer is required by the City to provide certain standard street lighting for the area within the development; and the energy costs for the initial 18-month period. No newly annexed area or portion thereof is assessed prior to the completion of the initial 18-month period.

The method of assessment is based on units, with a residential dwelling or condominium equal to one benefit unit. The relationship between residential lots and non-residential...
development has been established at 4.2 residential lots to one assessed acre based on
the general density of the City as a whole.

The current maximum annual assessment reflecting the reasonable cost of providing for
the maintenance and servicing of the improvements and appurtenant facilities is equal
to $46.28 per benefit unit, shown as follows:

\[
1.0 \text{ Assessed Acre} \times \ $5,977.06 = \ $46.28 \text{ per Benefit Unit}
\]

4.2 Benefit Units \[\text{30.75 AC}\]

Each year the current maximum annual assessment shall be increased by an amount
equal to the "Common Labor, Construction Cost Index", as published by Engineering
News Record. If a deficit is projected for the upcoming fiscal year, the assessment can
be further increased by an amount equal to the Southern California Edison rate percent
increase projected for the upcoming fiscal year.

The assessment, by Parcel, is as follows:

<table>
<thead>
<tr>
<th>Assessor Parcel Number</th>
<th>Net Acreage</th>
<th>Benefit Units</th>
<th>Estimated Maximum Annual Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>302-070-017</td>
<td>4.76</td>
<td>19.99</td>
<td>$925.37</td>
</tr>
<tr>
<td>302-070-018</td>
<td>4.66</td>
<td>19.58</td>
<td>905.97</td>
</tr>
<tr>
<td>302-070-021</td>
<td>2.92</td>
<td>12.28</td>
<td>568.41</td>
</tr>
<tr>
<td>302-070-022</td>
<td>0.74</td>
<td>3.10</td>
<td>143.56</td>
</tr>
<tr>
<td>302-070-023</td>
<td>8.33</td>
<td>35.00</td>
<td>1,619.88</td>
</tr>
<tr>
<td>302-070-024</td>
<td>9.34</td>
<td>39.19</td>
<td>1,813.87</td>
</tr>
<tr>
<td>Totals</td>
<td>30.75</td>
<td>129.15</td>
<td>$5,977.06</td>
</tr>
</tbody>
</table>

For the current maximum annual assessment and the assessment for the fiscal year
commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll
included herein as Attachment No.1.

PART 4. A Diagram of the Annexation. The boundary of the area to be annexed is coincident
with the boundary of Parcel Map 37187. Said boundary is designated as "Diagram of
Annexation of Parcel Map 37187 to Maintenance District No. 84-1, City of Perris, County
of Riverside, State of California." The Diagram is included herein as Attachment No. 2,
which shows the boundaries of the area of annexation and benefit. Reference is made
to the County Assessor's Maps for a detailed description of the lines and dimensions of
any lots or parcels. The lines and dimensions of each lot shall conform to those shown
on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 5. A Consent and Waiver for Annexation to the District has been signed by the owners
of the area within the proposed annexation. Said consent and waiver is included herein
as Attachment No. 3.
<table>
<thead>
<tr>
<th>Assessment Number</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>302-070-017</td>
<td>$925.37</td>
<td>$0.00</td>
</tr>
<tr>
<td>1</td>
<td>302-070-010</td>
<td>905.97</td>
<td>0.00</td>
</tr>
<tr>
<td>1</td>
<td>302-070-021</td>
<td>568.41</td>
<td>0.00</td>
</tr>
<tr>
<td>1</td>
<td>302-070-022</td>
<td>143.56</td>
<td>0.00</td>
</tr>
<tr>
<td>1</td>
<td>302-070-023</td>
<td>1,619.88</td>
<td>0.00</td>
</tr>
<tr>
<td>1</td>
<td>302-070-024</td>
<td>1,813.87</td>
<td>0.00</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>$5,977.06</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate percent increase projected for the upcoming fiscal year.
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer's "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's "Report" pertaining to the annexation of the undersigned's property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit "A" attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" pertaining to such annexation.

Dated: 3/8/18

[Signature]

List Property Owner Name and Mailing Address:

Duke Realty Limited Partnership
Chris Burns
200 Spectrum Center, Suite 1600
Irvine, CA 92618

ATTACHMENT 3-1
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California, Orange County

On March 9, 2018 before me, Amanda Meyer, Notary Public personally appeared Chris Burns

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Place Notary Seal and/or Stamp Above

Optional

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ____________________________ Number of Pages: ______

Document Date: ____________________________

Signer(s) Other Than Named Above: ________________________________________________________________

Capacity(ies) Claimed by Signer(s)

Signer's Name: ____________________________

☐ Corporate Officer – Title(s): ____________________________
☐ Partner – Limited General
☐ Individual – Attorney in Fact
☐ Trustee – Guardian of Conservator
☐ Other: ____________________________

Signer is Representing: ____________________________

☐ Corporate Officer – Title(s): ____________________________
☐ Partner – Limited General
☐ Individual – Attorney in Fact
☐ Trustee – Guardian of Conservator
☐ Other: ____________________________

Signer is Representing: ____________________________

©2017 National Notary Association

ATTACHMENT 3-2
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL MAP 37187 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (the "District"); and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act in connection with the annexation of Parcel Map 37187; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that no portion of the report requires or should be modified in any respect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the Engineer's estimate prepared by the City Engineer of the itemized costs and expenses of said work and of the incidental expenses in connection therewith, contained in said report be, and each of them are hereby, preliminary approved and confirmed.

Section 3. That the diagram showing the District referred to and described in said report, the boundaries of the subdivisions of the land within said District as the same existed at the time of passage of said Resolution, is hereby preliminarily approved and confirmed.
Section 4. That the proposed assessment upon the subdivisions of land in said District is in proportion to the estimated benefit to be received by said subdivision, respectively, from said work and of the incidental expenses thereof, as contained in said report is hereby preliminarily approved and confirmed.

Section 5. That said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed District.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

Attest:

___________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA    )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS         )

I, Nancy Salazar, City CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

___________________________
City Clerk, Nancy Salazar
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 37187 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "District"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May, 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer’s Report and each and every part thereof, and has found that each and every part of the Engineer’s Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex Parcel Map 37187 to the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of streetlight and traffic signal facilities as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced consist of the streetlights and traffic signals within said annexation.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain “Diagram of Annexation of Parcel Map 37187 to Maintenance District Number 84-1” heretofore approved by the City Council of said City by Resolution No. _____, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number _____ has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled “Engineer’s Report for Annexation of Parcel Map 37187, to Maintenance District Number 84-1”, is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.
Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the streetlights and traffic signals and appurtenant facilities is $46.28 per Benefit Unit (single family home). Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate increase projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on July 31, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by Section 22552 of the California Streets and Highways Code, occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.
Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

Attest:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE ) §
CITY OF PERRIS )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Annexation of Parcel Map 37187 to Landscape Maintenance District No. 1 (LMD 1)

REQUESTED ACTION:
1. Adoption of Resolution Ordering Preparation of the Engineer’s Report
2. Adoption of Resolution Preliminarily Approving Engineer’s Report
3. Adoption of Resolution of Intention to Annex Parcel Map 37187 and setting a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: Parcel Map 37187 is a 30.75-acre industrial project under the ownership of Duke Realty Limited Partnership. Indian Avenue is located along the project’s west boundary, Markham Street is located along the project’s north boundary, Barrett Avenue is located along the project’s east boundary, and Perry Street is located along the project’s south boundary.

The landscaping benefit includes maintenance of the irrigation system, landscaping, and appurtenances located in public rights-of-way and easements. In general, the improvements are located as follows:

- East-half of Indian Avenue medians between Markham Street and Perry Street.
- Markham Street, Indian Avenue, and Perry Street parkways adjacent to Benefit Zone 134.

As a condition of approval, the project is required to annex into LMD 1. This district was formed to finance the annual maintenance of landscape improvements installed in conjunction with new development.

BUDGET (or FISCAL) IMPACT: The current maximum annual assessment is $28,684.21. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Reviewed by:
Assistant City Manager
Director of Finance
City Attorney

Attachments: 1. Resolution Ordering Preparation of the Engineer’s Report
   2. Engineer’s Report
   3. Resolution Preliminarily Approving Engineer’s Report
   4. Resolution of Intention to AnnexParcel Map 37187 to LMD 1

Consent:
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 134 (PARCEL MAP 37187) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the “District”), and created BENEFIT ZONE 134 therein (hereinafter referred to as the "Benefit Zone 134"); and

WHEREAS, it has been determined by the City Council of the City of Perris, County of Riverside, California, that the public interest, convenience and necessity requires the installation and planting of landscape materials and the installation and construction of an irrigation system and other facilities set forth in Section 22525 of the Streets and Highways Code, State of California, and the maintenance thereof, all within the incorporated boundaries of the City of Perris, California; and

WHEREAS, the City Council has heretofore appointed Habib Motlagh, the City Engineer for the City of Perris, as the “Engineer of Work” for Landscape Maintenance District Number 1 and Willdan Financial Services has heretofore been appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code, State of California.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein by this reference.

Section 2. That the public interest, convenience and necessity, requires the annexation to a maintenance district for the purpose of installing, constructing and maintaining the installation and planting of landscape materials and the installation and construction of an irrigation system and other facilities authorized by Section 22525 of the Streets and Highways Code, State of California.
Section 3. That Parcel Map 37187 be defined as that area to be annexed to Benefit Zone 134, City of Perris Landscape Maintenance District Number 1.

Section 4. That the lands to be specially charged for the installation, construction, and maintenance of the facilities shall be the area within the boundaries of the annexation to the district generally indicated on the map entitled "Diagram of Annexation of Parcel Map 37187, to Benefit Zone 134, Landscape Maintenance District Number 1, City of Perris, County of Riverside, State of California."

Section 5. That the proceedings are to be conducted for said annexation to the maintenance district under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

Section 6. That Habib Motlagh, the City Engineer for the City of Perris, is hereby appointed the "Engineer of Work" and all provisions of Division 15 applicable to the Engineer shall apply to said "Engineer of Work" and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

Section 7. That Habib Motlagh, the City Engineer for the City of Perris, is hereby designated to sign all papers and documents in connection with the proceedings for the annexation to said maintenance district, acting in the capacity of the Engineer of Work.

Section 8. That the cost of maintaining the facilities set forth herein in subject annexation to the district shall be borne by the property owners within the subject annexation to the district, said cost to be assessed and collected in accordance with said Landscaping and Lighting Act of 1972.

Section 9. That the Engineer of Work is hereby ordered to prepare a report in accordance with Article 4 of said maintenance act, and is hereby directed to prepare and file such report with the City Clerk.
ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

______________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE )$
CITY OF PERRIS )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________
City Clerk, Nancy Salazar
AGENCY: City of Perris

PROJECT: Annexation of Parcel Map 37187
To Benefit Zone 134, Landscape Maintenance District No. 1

TO: City Council
City of Perris
State of California

REPORT PURSUANT TO “LANDSCAPING AND LIGHTING ACT OF 1972”

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the STATE OF CALIFORNIA, being the "Landscaping and Lighting Act of 1972", as amended. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

“Annexation of Parcel Map 37187
To Benefit Zone 134, Landscape Maintenance District No. 1”

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution ____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
PART 1. Plans and Specifications for the improvements to be maintained and/or improved for a fiscal year have been or will be designed for acceptance by the City of Perris. In general, the landscaping, irrigation, and appurtenances to be maintained are within the following:

- East-half of Indian Avenue medians between Markham Street and Perry Street.
- Markham Street, Indian Avenue and Perry Street parkways adjacent to Benefit Zone 134.

Reference is made to the landscaping plans and specifications prepared by Hunter Landscape, that are entitled, "Off-Site Landscape Improvement Plans, for Duke Perris Valley Logistics Center II" and "Duke Perris Logistics Center, Off-Site Irrigation APN 305-150-001, 302-150-007". It is noted that both APNs (Assessor Parcel Numbers) referenced in the title of the latter map does not correctly identify the project.

For further information on the location of the improvements and the public right-of-way, reference is made to the plans and specifications prepared by Albert A. Webb Associates, that are entitled, "Street Improvement Plans for Duke Realty – Indian Avenue & Markham Street, City of Perris DPR No. 16-00-008".

Upon final approval, plans and specifications for the improvements are or will be on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto. The plans and specifications will sufficiently show and describe the general nature, location and extent of all the improvements.

It is noted that the maintenance of all facilities located within the inside property-line is the responsibility of the property owner.

PART 2. An Estimate of the cost for the improvements to be maintained and/or improved for a given fiscal year includes labor, water, electricity, materials and plant replacement, and appurtenances. Incidental costs include annual engineering, legal, City Clerk, Finance Department, and Public Works expenses, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

Due to the soil, water, exposure, and pedestrian traffic, plant replacement is estimated at a 3% die-off rate at 2.5-feet on-center. Tree trimming is scheduled to occur every other year. Mulch is applied every three years and irrigation replacement/repairs are scheduled to occur every fifth year.

The maximum annual assessment is based on the estimated cost of maintaining the improvements at maturity. The annual assessment levied will be based on the actual annual expenses incurred by Benefit Zone 134.
The annual cost for the public improvements are estimated as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkway Maintenance</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance</td>
<td>20,578</td>
<td>SF</td>
<td>$0.52</td>
<td>$10,700.56</td>
</tr>
<tr>
<td>Plant Replacement</td>
<td>99</td>
<td>each</td>
<td>15.75</td>
<td>1,559.25</td>
</tr>
<tr>
<td>Tree Trimming</td>
<td>137</td>
<td>0.5</td>
<td>80.00</td>
<td>5,480.00</td>
</tr>
<tr>
<td>Irrigation Repairs and Replacement Fund</td>
<td>4,116</td>
<td>SF</td>
<td>0.06</td>
<td>246.96</td>
</tr>
<tr>
<td>30% Mulch</td>
<td>57</td>
<td>CY</td>
<td>30.00</td>
<td>1,710.00</td>
</tr>
<tr>
<td><strong>Total Parkway Maintenance Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td>$19,696.77</td>
</tr>
<tr>
<td>50% Share of Indian Avenue Medians</td>
<td></td>
<td></td>
<td></td>
<td>$4,206.50</td>
</tr>
<tr>
<td><strong>Total Maintenance Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td>$23,903.27</td>
</tr>
<tr>
<td>Incidentals</td>
<td></td>
<td></td>
<td></td>
<td>$4,780.94</td>
</tr>
<tr>
<td><strong>Balance to Assessment</strong></td>
<td></td>
<td></td>
<td></td>
<td>$28,684.21</td>
</tr>
</tbody>
</table>

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections is usually distributed by the County of Riverside the following January. A 6-month tax roll reserve, based on the annual cost of the improvements is $14,342.10.

Benefit Zone 134, for the fiscal year commencing July 1, 2018 to June 30, 2019, will incur zero costs.

**PART 3.**

The Assessment Roll shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of Benefit Zone 134, as shown on the Diagram, enclosed herein as Part 4.

The area within Benefit Zone 134 specifically benefits from the maintenance of the parkways and medians along the streets that provide ingress and egress to Benefit Zone 134.

The method of assessment is based on units, with the benefit units assigned to the net area within Benefit Zone 134. The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the public improvements and appurtenant facilities is equal to $932.82 per net acre or benefit unit.
The Benefit Units assigned, and corresponding current maximum annual assessment, per Parcel, are listed as follows:

<table>
<thead>
<tr>
<th>Assessor Parcel Number</th>
<th>Assessor Net Acreage</th>
<th>Estimated Maximum Assessments Medians</th>
<th>Estimated Maximum Assessments Parkways</th>
<th>Estimated Maximum Assessments Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>302-070-017</td>
<td>4.76</td>
<td>$781.51</td>
<td>$3,659.38</td>
<td>$4,440.89</td>
</tr>
<tr>
<td>302-070-018</td>
<td>4.66</td>
<td>765.12</td>
<td>3,582.66</td>
<td>4,347.78</td>
</tr>
<tr>
<td>302-070-021</td>
<td>2.92</td>
<td>480.05</td>
<td>2,247.79</td>
<td>2,727.84</td>
</tr>
<tr>
<td>302-070-022</td>
<td>0.74</td>
<td>121.24</td>
<td>567.70</td>
<td>688.94</td>
</tr>
<tr>
<td>302-070-023</td>
<td>8.33</td>
<td>1,368.05</td>
<td>6,405.83</td>
<td>7,773.88</td>
</tr>
<tr>
<td>302-070-024</td>
<td>9.34</td>
<td>1,531.89</td>
<td>7,172.99</td>
<td>8,704.88</td>
</tr>
<tr>
<td>Totals</td>
<td>30.75</td>
<td>$5,047.86</td>
<td>$23,636.35</td>
<td>$28,684.21</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No. 1.

**PART 4. A Diagram of the Annexation.** The boundary of the area to be annexed is coincident with boundary of Parcel Map 37187. Said boundary is designated as “Diagram of Annexation of Parcel Map 37187 to Benefit Zone 134, Landscape Maintenance District No. 1, City of Perris, County of Riverside, State of California”. The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor’s Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor’s Maps for the fiscal year to which the "Report" applies.

**PART 5. A Consent and Waiver for Annexation** to the District has been signed by the owner of the area within the proposed annexation. Said consent and waiver are included herein as Attachment No. 3.
### Assessment Roll
Annexation of Parcel Map 37187
To Benefit Zone 134,
Landscape Maintenance District No. 1, City of Perris

<table>
<thead>
<tr>
<th>Benefit Zone and Assessment Number</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>134</td>
<td>302-070-017</td>
<td>$4,440.89</td>
<td>$00.00</td>
</tr>
<tr>
<td>134</td>
<td>302-070-018</td>
<td>4,347.38</td>
<td>00.00</td>
</tr>
<tr>
<td>134</td>
<td>302-070-021</td>
<td>2,727.84</td>
<td>00.00</td>
</tr>
<tr>
<td>134</td>
<td>302-070-022</td>
<td>688.94</td>
<td>00.00</td>
</tr>
<tr>
<td>134</td>
<td>302-070-023</td>
<td>7,773.88</td>
<td>00.00</td>
</tr>
<tr>
<td>134</td>
<td>302-070-024</td>
<td>8,704.88</td>
<td>00.00</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>$28,684.21</td>
<td>$00.00</td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by *Engineering News Record*. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.
CONSENT AND WAIVER TO ANNEXATION

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA, has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special maintenance districts known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 and MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "Maintenance Districts"); and,

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA to order the annexation of territory to the Maintenance Districts; and,

WHEREAS, the CITY COUNCIL of the CITY OF PERRIS, CALIFORNIA may, pursuant to said provisions of the Act, order the annexation of territory to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" as would otherwise be required by the provisions of the Act if all of the owners of property within the territory proposed to be annexed, have given written consent to the proposed annexation; and,

WHEREAS, the undersigned, the owners of all property within the territory proposed to be annexed to the Maintenance Districts, acknowledge that pursuant to the provisions of the Act, the undersigned would be entitled to notice and hearing and the preparation of an Engineer's "Report" pertaining to the annexation of the property, acknowledge that they are aware of the proposed annexation to the Maintenance Districts of the property owned by the undersigned, and waives any and all right which the undersigned may now have to notice and hearing or the filing of an Engineer's "Report" pertaining to the annexation of the undersigned's property to the Maintenance Districts.

NOW, THEREFORE, it is hereby declared by the undersigned property owners as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the undersigned, constituting the owners of the property described in Exhibit "A" attached hereto and incorporated herein by this reference and further constituting all of the property within the territory proposed to be annexed to the Maintenance Districts, hereby consent to the proposed annexation of said property to the Maintenance Districts without notice and hearing or filing of an Engineer's "Report" pertaining to such annexation.

Dated: 3/8/8

Signature

List Property Owner Name and Mailing Address

Duke Realty Limited Partnership
Chris Burns
200 Spectrum Center, Suite 1600
Irvine, CA 92618
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of Orange

On March 9, 2018 before me, Amanda Meyer, Notary Public personally appeared Chris Burns

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ____________________________
Document Date: ____________________________ Number of Pages: ____________________________

Signer(s) Other Than Named Above: ____________________________

Capacity(ies) Claimed by Signer(s)

Signer's Name: ____________________________
☐ Corporate Officer – Title(s): ____________________________
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: ____________________________
Signer is Representing: ____________________________

Signer(s) Name: ____________________________
☐ Corporate Officer – Title(s): ____________________________
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: ____________________________
Signer is Representing: ____________________________

© 2017 National Notary Association
EXHIBIT A TO CONSENT AND WAIVER TO ANNEXATION OF
PARCEL MAP 37187 TO BENEFIT ZONE 134
LANDSCAPE MAINTENANCE DISTRICT NO. 1

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>302-070-017</td>
</tr>
<tr>
<td>2</td>
<td>302-070-018</td>
</tr>
<tr>
<td>3</td>
<td>Portion of 302-070-021</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Portion of 302-070-022</td>
</tr>
<tr>
<td>5</td>
<td>Portion of 302-070-023</td>
</tr>
<tr>
<td>6</td>
<td>302-070-024</td>
</tr>
</tbody>
</table>
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PERRIS, COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA, OF PRELIMINARY APPROVAL OF
ENGINEER'S REPORT FOR ANNEXATION OF PARCEL
MAP 37187 TO BENEFIT ZONE 134, CITY OF PERRIS
LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

WHEREAS, the City Council of the City of Perris (the "City") has previously
formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act
of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of
California, including the special maintenance district known and designated as LANDSCAPE
MAINTENANCE DISTRICT NO. 1 (the "District"), and created BENEFIT ZONE 134 therein
(hereinafter referred to as the "Benefit Zone 134"); and

WHEREAS, on the 29th day of May 2018, the City Council of the City of Perris,
County of Riverside, California ("the City Council") adopted its Resolution Number _____
directing the Engineer of Work to prepare and file with the City Clerk of said City a report in
writing as required by Act in connection with the annexation of Parcel Map 37187 to Benefit
Zone 134; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of
said City a report (the "Engineer's Report") in writing as called for in said resolution and under
and pursuant to said act, which report has been presented to this City Council for consideration;
and

WHEREAS, said City Council has duly considered said report and each and every
part thereof, and finds that each and every part of said report is sufficient, and that no portion of
the report requires or should be modified in any respect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Perris as follows:

Section 1. The above recitals are true and correct, and are incorporated herein
by this reference.

Section 2. That the Engineer's estimate prepared by the City Engineer of the
itemized costs and expenses of said work and of the incidental expenses in connection therewith,
contained in said report be, and each of them are hereby, preliminary approved and confirmed.

Section 3. That the diagram showing the District referred to and described in
said report, the boundaries of the subdivisions of the land within said District as the same existed
at the time of passage of said Resolution, is hereby preliminarily approved and confirmed.
Section 4. That the proposed assessment upon the subdivisions of land in said District is in proportion to the estimated benefit to be received by said subdivision, respectively, from said work and of the incidental expenses thereof, as contained in said report is hereby preliminarily approved and confirmed.

Section 5. That said report shall stand as the Engineer's Report for the purposes of all subsequent proceedings, and pursuant to the proposed District.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

______________________________
Mayor, Michael M. Vargas

ATTEST:

______________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA   )
COUNTY OF RIVERSIDE   ) ss
CITY OF PERRIS        )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________
City Clerk, Nancy Salazar
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 134, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 134, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 37187 TO BENEFIT ZONE 134, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as LANDSCAPE MAINTENANCE DISTRICT NO. 1 (the "District"), and created BENEFIT ZONE 134 therein (hereinafter referred to as the "Benefit Zone 134"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 29th day of May 2018, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number ___ directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and
WHEREAS, the City now desires to declare its intention to annex certain property into Benefit Zone 134 of the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct, and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex Parcel Map 37187 to Benefit Zone 134 of the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of landscaping as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced include the irrigation system, landscaping, and appurtenances benefiting Parcel Map 37187. The improvements, located in public rights-of-way and easements, are located as follows:

- East-half of Indian Avenue medians between Markham Street and Perry Street.
- Markham Street, Indian Avenue, and Perry Street parkways adjacent to Benefit Zone 134.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of Parcel Map 37187 to Benefit Zone 134, Landscape Maintenance District Number 1" heretofore approved by the City Council of said City by Resolution No. , indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.
Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number ____ has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer’s Report for Annexation of Parcel Map 37187 to Benefit Zone 134, Landscape Maintenance District Number 1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the public landscaping and appurtenant facilities is equal to $932.82 per Benefit Unit. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on July 31, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by 22552 of the California Streets and Highways Code, with the publication occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments.
The published notice will encompass one-eighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 54953 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

__________________________
City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  §  
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________________

City Clerk, Nancy Salazar
SUBJECT: Annexation of Parcel Map 37187 to Flood Control MD No. 1

REQUESTED ACTION: Adoption of Resolution of Intention to Annex Parcel Map 37187 to Flood Control Maintenance District No. 1 and set a public hearing date of July 31, 2018

CONTACT: Habib Motlagh, City Engineer

BACKGROUND/DISCUSSION: Parcel Map 37187 is a 30.75-acre industrial project under the ownership of Duke Realty Limited Partnership. Indian Avenue is located along the project’s west boundary, Markham Street is located along the project’s north boundary, Barrett Avenue is located along the project’s east boundary, and Perry Street is located along the project’s south boundary. As a condition of approval, the project is required to annex into FCMD 1. This district provides revenue for the annual maintenance of interior streets (residential only) and flood control improvements installed in conjunction with new development.

The project will benefit from the maintenance and servicing of public flood control facilities that protect the project from inundation. In general, these public improvements include catch basins, 18-, 24-, and 36-inch reinforced concrete pipes, 5% of the costs associated with an earthen channel and facilities north of Ramona Expressway extending from Indian Avenue to the Perris Valley Storm Drain Channel, and appurtenances.

BUDGET (or FISCAL) IMPACT: The maximum annual assessment is $4,798.23. Each year the current maximum annual assessment shall be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Reviewed by:

Assistant City Manager

Director of Finance

City Attorney

Attachments: 1. Engineer’s Report
               2. Resolution of Intention to Annex Parcel Map 37187 to Flood Control MD No. 1

Consent:
AGENCY: City of Perris

PROJECT: Annexation of Parcel Map 37187
To Benefit Zone 103, Flood Control Maintenance District No. 1

TO: City Council
City of Perris
State of California

REPORT PURSUANT TO "BENEFIT ASSESSMENT ACT OF 1982"

Pursuant to the direction from the City Council of the City of Perris, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Part 1 of Division 2 of Title 5 of the Government Code of the STATE OF CALIFORNIA, being the "Benefit Assessment Act of 1982", as amended, commencing with Section 54703. This "Report" provides for the annexation into the District of additional parcels and the levy of assessments for the fiscal year commencing July 1, 2018 to June 30, 2019, for that area to be known and designated as:

"Annexation of Parcel Map 37187
To Benefit Zone 103, Flood Control Maintenance District No. 1"

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said designated area liable therefor and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance works of improvement and appurtenances.

Executed this 29th day of May 2018.

HABIB M. MOTLAGH, City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters relating to annexation and the Engineer's "Report" were made on the 31st day of July 2018, by adoption of Resolution _____ of the City Council.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 29th day of May 2018.

NANCY SALAZAR, City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA
Report

PART 1. A General Description of the flood control improvements includes facilities that will accommodate the storm flow and protect Benefit Zone 103 from inundation. These public improvements channel, contain and convey the storm flow to the Perris Valley Storm Drain Channel (PVSDC). The improvements include catch basins, 18-, 24- and 36-inch reinforced concrete pipes, an earthen channel and facilities along the north side of the Ramona Expressway extending from Indian Avenue to the PVSDC, and appurtenances.

Maintenance and upkeep of these storm drainage facilities includes, but is not limited to, grading, general cleanup and debris removal, inspections, stenciling, replacement and repairs. Annual photo documentation is scheduled to take place, along with silt removal as required. Depending on that year’s storm drain flow and the level of debris in the flow, a system cleaning may be required after the first rain and again during or at the end of the rainy season.

It is noted that all private on-site storm drain facilities and basins identified within the property line are to be maintained by the property owner and not the City of Perris.

PART 2. Plans and Specifications for the improvements to be maintained for a fiscal year have been approved by the City of Perris. The improvements are identified on the plans and specifications entitled as follows:

“Street Improvement Plans for Duke Realty – Indian Avenue & Markham Street, City of Perris DPR No. 16-00-008”, as prepared by Albert A. Webb Associates

“Perris Valley MDP Line E-3” as prepared by KCT Consultants, Inc.

The plans and specifications have been approved by both the City Engineer for the City of Perris and the Chief Engineer for the Riverside County Flood Control and Water Conservation District and are on file in the City of Perris Office of Community Development. The plans and specifications sufficiently show and describe the general nature, location and extent of the improvements, and by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

PART 3. An Estimate of the cost for the public improvements to be maintained and/or improved for a given fiscal year includes labor, equipment, materials, and appurtenances. Incidentally include annual engineering, legal, City Clerk, and finance expenses to the District, including the processing of payments and the submittal of billings to the Riverside County Auditor for placement on the tax roll.

The maximum annual assessment is based on the estimated cost of maintaining the facilities. The annual assessment levied will be based on the actual expenses incurred by Benefit Zone 103. The estimated annual cost for maintenance of the facilities maintained under Benefit Zone 103 is listed on the following page.
The estimated annual cost for maintenance of the facilities maintained under Benefit Zone 103 is listed below.

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Total Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drain Maintenance</td>
<td>1</td>
<td>LS</td>
<td>$1,420.00</td>
</tr>
<tr>
<td>Drainage Channel (5%)</td>
<td>1</td>
<td>LS</td>
<td>2,579.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$3,999.00</strong></td>
</tr>
<tr>
<td>Incidental &amp; Contingency</td>
<td></td>
<td></td>
<td>799.23</td>
</tr>
<tr>
<td><strong>Estimated Benefit Zone 103 Annual Costs</strong></td>
<td></td>
<td></td>
<td><strong>$4,798.23</strong></td>
</tr>
</tbody>
</table>

With service intervals and staggered maintenance operations, revenue requirements for maintenance will fluctuate year to year. Each year’s maintenance operations will be funded by that year’s assessment plus the fund balance remaining from prior year assessments.

Zero costs will be assessed to Benefit Zone 103 incurred for the fiscal year commencing July 1, 2018 to June 30, 2019.

**PART 4**

The **Assessment Roll** shows the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of the Diagram, enclosed herein as Part 5.

The storm drainage facilities will accommodate the storm flow specifically impacting Benefit Zone 103. These improvements specifically benefit the area within the annexation; and, the improvements were required for the approval of, and as of consequence of, development of this area.

The earthen channel benefits developing properties that contribute to the storm drain flow being conveyed to the PVSDC. The specific benefit is equal to the proportionate share of the flow to be accommodated. Accordingly, 5 percent of the annual cost for maintenance of the channel is assessed to Benefit Zone 103.

The method of assessment is based on units, with the benefit units assigned to the net area within Benefit Zone 134. The current maximum annual assessment reflecting the reasonable cost of providing for the maintenance and servicing of the public improvements and appurtenant facilities is equal to $156.04 per net acre or benefit unit.

The Benefit Units assigned, and corresponding current maximum annual assessment, per Parcel, are listed as follows:

<table>
<thead>
<tr>
<th>Assessor Parcel Number</th>
<th>Net Acreage</th>
<th>Estimated Maximum Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>302-070-017</td>
<td>4.76</td>
<td>$742.86</td>
</tr>
<tr>
<td>302-070-018</td>
<td>4.66</td>
<td>727.29</td>
</tr>
<tr>
<td>302-070-021</td>
<td>2.92</td>
<td>456.31</td>
</tr>
<tr>
<td>302-070-022</td>
<td>0.74</td>
<td>115.24</td>
</tr>
<tr>
<td>302-070-023</td>
<td>8.33</td>
<td>1,300.40</td>
</tr>
<tr>
<td>302-070-024</td>
<td>9.34</td>
<td>1,456.13</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>30.75</td>
<td><strong>$4,798.23</strong></td>
</tr>
</tbody>
</table>
Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2018 to June 30, 2019, reference is made to the Assessment Roll included herein as Attachment No. 1.

A 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections are usually distributed by the County of Riverside the following January. A 6-month tax roll reserve for the current maintenance of the flood control facilities and incidental costs is estimated to be $2,399.11.

PART 5. A Diagram of the Annexation. The boundary of the area to be annexed is coincident with Parcel Map 37187. Said boundary is designated as "Diagram of Annexation of Parcel Map 37187 to Benefit Zone 103, Flood Control Maintenance District No. 1, City of Perris, County of Riverside, State of California". The Diagram is included herein as Attachment No. 2, which shows the boundaries of the area of benefit. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

PART 6. A Petition for Annexation to the District has been signed by the owners of the area within the proposed annexation. Said petitions are included herein as Attachment No. 3.
## Assessment Roll
Annexation of Parcel Map 37187
To Benefit Zone 103,
Flood Control Maintenance District No. 1, City of Perris

<table>
<thead>
<tr>
<th>Benefit Zone and Assessment Number</th>
<th>Assessor Parcel Number</th>
<th>Estimated Annual Assessment</th>
<th>Fiscal Year 2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>103</td>
<td>302-070-017</td>
<td>$742.86</td>
<td>$00.00</td>
</tr>
<tr>
<td>103</td>
<td>302-070-018</td>
<td>727.29</td>
<td>00.00</td>
</tr>
<tr>
<td>103</td>
<td>302-070-021</td>
<td>456.31</td>
<td>00.00</td>
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<tr>
<td>103</td>
<td>302-070-022</td>
<td>115.24</td>
<td>00.00</td>
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<tr>
<td>103</td>
<td>302-070-023</td>
<td>1,300.40</td>
<td>00.00</td>
</tr>
<tr>
<td>103</td>
<td>302-070-024</td>
<td>1,456.13</td>
<td>00.00</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>$4,798.23</strong></td>
<td></td>
<td><strong>$00.00</strong></td>
</tr>
</tbody>
</table>

Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

ATTACHMENT 1
DIAGRAM OF ANNEXATION OF PARCEL MAP 37187
TO BENEFIT ZONE 103 FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

REFERENCE THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S PARCEL NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>302-070-017</td>
<td>4</td>
<td>Portion of 302-070-022</td>
</tr>
<tr>
<td>2</td>
<td>302-070-018</td>
<td>5</td>
<td>Portion of 302-070-023</td>
</tr>
<tr>
<td>3</td>
<td>Portion of 302-070-021</td>
<td>6</td>
<td>302-070-024</td>
</tr>
</tbody>
</table>

WILLDAN
PETITION FOR THE ANNEXATION TO A BENEFIT ASSESSMENT DISTRICT TO FINANCE THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS

BEFORE THE CITY COUNCIL OF THE CITY OF PERRIS, STATE OF CALIFORNIA

In the matter of the proposed
Annexation to City of Perris
Flood Control Maintenance District No. 1

TO: The City Council of the City of Perris

We, the undersigned, hereby:

(1) Petition you to initiate and complete all necessary proceedings under the Benefit Assessment Act of 1982, Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code for the annexation to a benefit assessment district for the maintenance of certain flood control improvements which benefit the property described on Exhibit “A” attached hereto and incorporated herein by this reference to the Maintenance District.

(2) Certify that the proposed annexation to a benefit assessment district that will be subject to assessment for maintenance of such improvements, is that real property in the City of Perris, County of Riverside, State of California, generally described on Exhibit “A” attached hereto and incorporated herein by this reference to the Maintenance District.

(3) Certify that we constitute the owners(s), including mortgagees or beneficiaries under any existing mortgage or subject to assessment for the proposed annexation, of the property in the proposed annexation to a benefit assessment district, as shown by the last equalized assessment roll used by the County of Riverside at the time this Petition is filed and also constitute the owner(s) of sixty percent (60%) of the area of all assessable lands within the proposed annexation to a benefit assessment district.

(4) In order to expedite the project, agree to dedicate all necessary rights-of-way or easements as determined necessary for maintenance of the public improvements.

Dated: 3/8/18

Signature

List Property Owner Name and Mailing Address

Duke Realty Limited Partnership
Chris Burns
200 Spectrum Center, Suite 1600
Irvine, CA 92618
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On March 9, 2018 before me, Amanda Meyer, Notary Public personally appeared Chris Burns

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ________________________________

Document Date: ________________________________________ Number of Pages: ________________

Signer(s) Other Than Named Above: _______________________

Capacity(ies) Claimed by Signer(s)
Signer's Name: ____________________________

☐ Corporate Officer – Title(s): ____________________________
☐ Partner – Limited: ____________________________
☐ Individual: ____________________________
☐ Trustee: ____________________________
☐ Other: ____________________________

Signer is Representing: ____________________________

Signer's Name: ____________________________

☐ Corporate Officer – Title(s): ____________________________
☐ Partner – Limited: ____________________________
☐ Individual: ____________________________
☐ Trustee: ____________________________
☐ Other: ____________________________

Signer is Representing: ____________________________

© 2017 National Notary Association
RESOLUTION NUMBER XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF PARCEL MAP 37187 TO BENEFIT ZONE 103, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON JULY 31, 2018

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("this City Council"), wishes to provide continued financing for necessary maintenance of certain flood control and drainage improvements within the boundaries of Parcel Map 37187 through the levy of benefit assessments pursuant to the provisions of Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code commonly known as the “Benefit Assessment Act of 1982”, (the “Act”); and

WHEREAS, Duke Realty Limited Partnership (the “Owners”) have presented signed petitions to the City Council requesting the annexation of Parcel Map 37187 to a benefit assessment district to finance the maintenance of those certain drainage and flood control improvements permitted pursuant to Sections 54710 and 54710.5 of the Act (the “Improvements”) which benefit properties within Parcel Map 37187; and

WHEREAS, the City Council now proposes to levy benefit assessments under the provisions of the Act to insure continued financing to maintain the Improvements pursuant to the Act, all for the benefit of parcels within Parcel Map 37187; and

WHEREAS, to accomplish such purposes, the City Council proposes to annex Parcel Map 37187 to Benefit Zone 103, Flood Control Maintenance District No. 1.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. The public interest, convenience, and necessity require, and it is the intention of the City Council pursuant to the provisions of the Act to maintain the Improvements for the benefit of the properties within the area of benefit.

Section 2. Maintenance of the improvements will be of direct benefit to parcels within Parcel Map 37187 which are hereby declared to be the properties benefited by the Improvements and to be assessed to pay the cost and expenses thereof. The area of benefit shall be all that part of the City within the boundaries shown on the map entitled “Diagram of Annexation of Parcel Map 37187 to Benefit Zone 103, Flood Control Maintenance District Number 1” on file in the office of the City Clerk of the City of Perris, California.
Section 3. At least forty-five (45) days prior to the date set for the hearing on the proposed assessment, the Assessment Engineer is hereby directed to file with the City Clerk a written report (the "Engineer’s Report") pursuant to the Act, Government Code Section 53753 and Article XIIID of the Constitution of the State of California, containing the following:

a. A description of the service proposed to be financed through the revenue derived from the benefit assessments.
b. A description of each lot or parcel of property proposed to be subject to the benefit assessments. The assessor’s parcel number or Tract Map number shall be a sufficient description of the parcel.
c. The amount of the proposed assessment for each parcel.
d. The basis and schedule of the assessments.
c. Other such matters as the Assessment Engineer shall deem appropriate.

Section 4. On the 31st day of July, 2018, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, the City Council will conduct a Protest Hearing at which time any and all persons having any objections to the work or extent of the annexation to the assessment district, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests.

Section 5. The City Clerk is hereby directed to publish notice of the hearing on the proposed assessment and notice of the filing of the Engineer’s Report once a week for two successive weeks, with at least five days intervening between the respective publication dates, not counting such publication dates, in the Perris City News, a newspaper of general circulation within the area of benefit. The notice shall be 1/8 of a page in size and contain the following information:

a. The amount of the assessment.
b. The purpose of the assessment.
c. The total estimated assessments expected to be generated annually.
d. The method and frequency for collecting the assessment.
e. The date, time, and location of the public hearing.
f. The phone number and address of an individual that interested persons may contact to receive additional information about the assessment.

Section 6. The City Clerk is also hereby instructed to give additional notice of the hearing and notice of the filing of the Engineer’s Report by posting a copy of this resolution in three public places within the City of Perris.

Section 7. The City Clerk shall also give notice by a first-class mailing to all owners of property subject to any new or increased assessments, including the Owners. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10 point type. The
form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 8. That this City Council does hereby designate, Habib Motlagh, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

____________________________
Mayor, Michael M. Vargas

ATTEST:

____________________________
City Clerk, Nancy Salazar
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 29th day of May, 2018, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

City Clerk, Nancy Salazar
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT:
1. Resolution authorizing the City Manager to execute a Perris Park Development Impact Fee Credit/Reimbursement Agreement With KB Home Coastal, Inc., Related to KB Home Tract 32262, 31926, 31926-2, and 36343

2. Change order request in the amount of $500,000 to the contract awarded to Millsten Enterprises Inc., for the construction of the Perris Valley Storm Drain Trail.

REQUESTED ACTION:
That the City Council approve 1.) a resolution authorizing the City Manager to execute a Perris Park Development Impact Fee Credit/Reimbursement Agreement With KB Home Coastal, Inc., related to KB Home Tract 32262, 31926, 31926-2, and 36343; 2.) a change order request in the amount of $500,000 to the contract awarded to Millsten Enterprises Inc., for the construction of the Perris Valley Storm Drain Trail.

CONTACT:
Darren Madkin, Assistant City Manager

BACKGROUND:
The City of Perris and KB Home Coastal Inc., (KB), entered into a Developer Impact Fee (DIF) Credit/Reimbursement Agreement dated July 19, 2013 related to the development of single family homes in Tract Numbers 31926, 31926-2, and 36343 known collectively as the Monument Park Tract. The Monument Park DIF Agreement provided for credits and/or reimbursements of the park component of the DIF fees for those tracts. KB satisfied the agreement by constructing and dedicating to the City, the park improvements at 3020 Goetz Road. The 7 acre site, now called Monument Park, is improved with a restroom building, tot lots, off-street parking, and picnic tables. A second phase of improvements at the park are planned for future development. KB and the City agree that they are entitled to reimbursement of the park component of DIF Fees in the amount of $1,500,000 for the construction of the Monument Park improvements.

Previously, KB obtained entitlements from the City for the construction of a residential development covering 72 acres within the City of Perris identified as Tract Map 32262. As a condition to City’s approval of the tract, the City required KB to construct improvements and access to the Perris Valley Storm Drain Trail. To date, KB has not started construction of the trail improvements for the Perris Valley Storm Drain Trail and agreed to apply $500,000 of their credit toward construction of their portion of the trail.

On February 13, 2018, the City Council authorized Millsten Enterprises, Inc., to construct the Perris Valley Storm Drain Trail and to date they have completed 90% of the trail improvements. Millsten Enterprises provided a proposal to complete the trail sections that KB was conditioned to build in an amount not to exceed $500,000.
Resolution authorizing a Perris Park Development Impact Fee Credit/Reimbursement Agreement With KB Home Coastal, Inc.; and a Change order request in the amount of $500,000 to the contract awarded to Millsten Enterprises Inc., for the construction of the Perris Valley Storm Drain Trail.

May 29, 2018
Page 2 of 2

Using Millsten Enterprises to complete the trail improvements while they have crews and equipment on-site would save the City time by not having to re-advertise the project for bids to build the uncompleted trail sections and would also save on construction costs, as Millsten Enterprises has used the pricing from their current bid for the proposed new trail construction.

The attached resolution and agreement would provide for reimbursement to KB in the amount of $1,000,000 for the Monument Park Improvements; provide a means by which the remaining $500,000 credit shall be applied to the Perris Valley Storm Drain Trail Improvements; provide a means for the City to construct the Trail Improvements in lieu of KB; and to terminate the Monument Park DIF Agreement.

At their May 16, 2018 meeting, the Parks and Recreation Committee recommended that the City Council approve a resolution authorizing the City Manager to execute a Perris Park Development Impact Fee Credit/Reimbursement Agreement With KB Home Coastal, Inc., Related to KB Home Tract 32262, 31926, 31926-2, and 36343. It is further recommended that the City Council approve a change order for the Perris Valley Storm Drain Trail project totaling $500,000 for construction of sections C and E as indicated on the City approved construction drawings. Millsten Enterprises Inc., has proven to be a quality contractor for this project, and it is further recommended that with approval of the change order, that the City Council amend the contract with Millsten Enterprises Inc., to include additional sections C and E from the approved Perris Valley Storm Drain Trail construction drawings.

BUDGET (or FISCAL) IMPACT: Sufficient funding for this reimbursement agreement is available from DIF funds.

Reviewed by:

Assistant City Manager: __________
Finance Director: __________

Attachment(s) – Resolution
Park Development Impact Fee Credit/Reimbursement Agreement With
KB Home Coastal, Inc.
Proposal from Millsten Enterprises, Inc

Consent: X
Public Hearing:
Business Item:
RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF PERRIS, APPROVING PERRIS PARK DEVELOPMENT IMPACT FEE CREDIT/REIMBURSEMENT AGREEMENT WITH KB HOME COASTAL, INC., RELATED TO KB HOME TRACT 32262, 31926, 31926-2, AND 36343

WHEREAS, the City of Perris ("City"), and KB Home Coastal Inc., a California Corporation ("Developer") are parties to that certain DIF Credit/Reimbursement Agreement dated July 19, 2013 related to Tract Nos. 31926, 31926-2, and 36343 ("Monument Park DIF Agreement"); and

WHEREAS, Perris Municipal Code Section 19.68.020 establishes Development Impact Fees ("DIF Fees") that developers are required to pay for their fair share of the costs to construct the infrastructure that will be necessary to accommodate and mitigate the impacts and burdens on the public generally generated by new development and that are necessary to protect the safety, health and welfare of persons in the City. DIF Fees are collected as a condition to the development of land prior to the issuance of building permits; and

WHEREAS, Developer owns approximately 72 acres of real property ("Property") located within the City of Perris, California, which Property is subject to Tentative Tract Map 32262; and

WHEREAS, Developer previously obtained from City certain entitlements for the construction of a residential development on the Property ("Project"). As a condition to City’s approval of the Project, City required Developer to construct certain public works of improvement, specifically improvements and access to the Perris Valley Storm Drain Trail as set forth in Tract Map 32262 Conditions of Approval 15(e) and 17 (collectively, the "Trail Improvements"); and

WHEREAS, Developer and City are parties to that certain DIF Credit/Reimbursement Agreement dated July 19, 2013 related to Tract Nos. 31926, 31926-2, and 36343 ("Monument Park DIF Agreement"). The Monument Park DIF Agreement provided for certain credits and/or reimbursements of the park component of the DIF fees for those tracts. Developer previously constructed park improvements for Tracts 31926, 31926-2, and 36343 ("Monument Park Improvements"). Developer and City agree that Developer is entitled to reimbursement of the park component of DIF Fees in the amount of $1,500,000 for the construction of the Monument Park Improvements; and

WHEREAS, City and Developer now desire to enter into this Agreement for the following purposes: to provide for the reimbursement to Developer of $1,000,000 for the Monument Park Improvements; to provide a means by which the remaining $500,000 credit shall be applied to the Trail Improvements; to provide a means for City to construct the Trail Improvements in lieu of Developer; and to terminate the Monument Park DIF Agreement.
NOW, THEREFORE, based on the evidence presented, including the written staff report and oral testimony on this matter, the City Council does hereby find, determine and resolve as follows:

Section 1. The above recitals are all true and correct and are hereby adopted as findings.

Section 2. Based on the information contained within the staff report and the accompanying attachments, the City Council hereby approves this Resolution authorizing the reimbursement to KB Home Coastal Inc., on the terms and conditions set forth in the attached city of Perris Park Development Impact Fee credit/reimbursement agreement for KB home tract 32262 herein, a sum not to exceed One Million Five Hundred Thousand Dollars ($1,500,000.00) for the Monument Park Improvements.

Section 3. The Reimbursement Amount shall consist of: a payment of $1,000,000 to be paid to Developer in two (2) equal installments, with the first payment no later than thirty (30) days after execution of the Perris Park Development Impact Fee credit/reimbursement agreement for KB Home Tract 32262; and the second payment no later than January 1, 2019; and a credit of $500,000 against the construction of the Trail Improvements.

Section 4. The City Manager is authorized and directed to take such actions and execute such documents as may be necessary to implement and effect this Resolution on behalf of the City of Perris.

Section 5. The City Clerk shall certify to the passage and adoption hereof.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Michael Vargas, Mayor

ATTEST:

Nancy Salazar, City Clerk

STATE OF CALIFORNIA    )
COUNTY OF RIVERSIDE    ) ss
CITY OF PERRIS         )

I, ________, City Clerk of the City of Perris, California, do hereby certify that the foregoing Resolution Number ______ was duly and regularly adopted by the City of Perris City Council at a regular meeting thereof held on the 29th day of May, 2018, by the following called vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Nancy Salazar, City Clerk
CITY OF PERRIS PARK DEVELOPMENT IMPACT FEE ("DIF")
CREDIT/REIMBURSEMENT AGREEMENT

[KB HOME TRACT 32262]

THIS DIF CREDIT/REIMBURSEMENT AGREEMENT ("Agreement") is made and entered into this ___ day of ___, 2018 by and between the City of Perris, California, a municipal corporation ("City"), and KB Home Coastal Inc., a California Corporation ("Developer").

RECITALS

A. Developer owns approximately 72 acres of real property ("Property") located within the City of Perris, California, which Property is subject to Tentative Tract Map 32262.

B. Developer previously obtained from City certain entitlements for the construction of a residential development on the Property ("Project"). As a condition to City’s approval of the Project, City required Developer to construct certain public works of improvement, specifically improvements and access to the Perris Valley Storm Drain Trail as set forth in Tract Map 32262 Conditions of Approval 15(e) and 17 (collectively, the "Trail Improvements”).

C. Perris Municipal Code Section 19.68.020 establishes Development Impact Fees ("DIF Fees") that developers are required to pay for their fair share of the costs to construct the infrastructure that will be necessary to accommodate and mitigate the impacts and burdens on the public generally generated by new development and that are necessary to protect the safety, health and welfare of persons in the City. DIF Fees are collected as a condition to the development of land prior to the issuance of building permits.

D. Developer and City are parties to that certain DIF Credit/Reimbursement Agreement dated July 19, 2013 related to Tract Nos. 31926, 31926-2, and 36343 ("Monument Park DIF Agreement"). The Monument Park DIF Agreement provided for certain credits and/or reimbursements of the park component of the DIF fees for those tracts. Developer previously constructed park improvements for Tracts 31926, 31926-2, and 36343 ("Monument Park Improvements"). Developer and City agree that Developer is entitled to reimbursement of the park component of DIF Fees in the amount of $1,500,000 for the construction of the Monument Park Improvements.

E. City and Developer now desire to enter into this Agreement for the following purposes: (i) to provide for the reimbursement to Developer of $1,000,000 for the Monument Park Improvements; (ii) to provide a means by which the remaining $500,000 credit shall be applied to the Trail Improvements; (iii) to provide a means for City to construct the Trail Improvements in lieu of Developer; and (iv) to terminate the Monument Park DIF Agreement.

AGREEMENT

1. Recitals Incorporated. The foregoing recitals are true and correct and are incorporated herein by reference as if set forth in full.
2. **DIF Reimbursement Amount.** City shall reimburse to Developer, on the terms and conditions set forth herein, a sum not to exceed One Million Five Hundred Thousand Dollars ($1,500,000.00) for the Monument Park Improvements ("Reimbursement Amount"). The Reimbursement Amount shall consist of: (i) a payment of $1,000,000 to be paid to Developer in two (2) equal installments, with the first payment no later than thirty (30) days after execution of this Agreement and the second payment no later than January 1, 2019; and (ii) a credit of $500,000 against the construction of the Trail Improvements ("Trail Improvement Credit"). The Reimbursement Amount shall satisfy any reimbursement Developer may be entitled to under this Agreement or the Monument Park DIF Agreement.

3. **Trail Improvements.** City acknowledges and agrees that the Trail Improvement Credit shall be retained by City as full and complete satisfaction of Condition of Approval 15(e), included below for reference:

   "15(e). **Landscaping of the Perris Valley Storm Drain Trail.** The developer shall plan, acquire easements, and construct an interim 12 foot wide paved pedestrian/bicycle trail within the existing 20 foot wide service road along the east bank of the Perris Valley Storm Drain levee. The Landscape Plan shall include grading, plant material, irrigation, signage and appropriate pedestrian access features. The trail shall extend along the entire length of the project’s western boundary. The trail is intended to connect with future trail extensions north and south of the project site. Installation of trail improvements shall commence at the discretion of the City. In the event that the necessary approvals are not received from RCFC, the applicant shall pay the City the cost of the trail improvements in lieu of the construction of the trail."

   City hereby assumes full responsibility for the Trail Improvements described in Condition of Approval 15(e). City may make changes to the design and timing of the Trail Improvements in City’s sole discretion. Condition of Approval 15(e) is hereby deemed to be satisfied in its entirety. Developer shall comply with all of Developer’s obligations described in Condition of Approval 17, included below for reference:

   "17. **Access to the Perris Valley Storm Drain Trail.** Prior to recordation of final map, the developer shall dedicate land, provide easements, or otherwise hold property in common ownership for access points to the pedestrian/bicycle trail along the Perris Valley Storm Drain on the western boundary of the project site. These access points are to occur between Lots 41 and 42 (Lot Q), and between Lots 234 and 235 (Lot R), which are also drainage easements. A 5 or 6 foot break in the slumpstone wall shall be provided at each access point, and include the installation of bollards to prevent entrance of motorized vehicles."

4. **Representatives of the Parties.** City’s Assistant City Manager, or his or her designee, shall serve as City’s Representative and shall have the authority to act on behalf of City for all purposes under this Agreement. Developer hereby designates Scott Hansen or his designee to act as Developer’s Representative to City. Developer’s Representative shall have the authority to act on behalf of Developer for all purposes under this Agreement. Developer and City shall coordinate the City’s construction of the Trail Improvements and Developer’s obligations under Condition of
Approval 17, and City’s Representative and Developer’s Representative shall be authorized to make decisions related thereto.

5. **Termination of Monument Park DIF Agreement.** This Agreement supersedes and terminates the Monument Park DIF Agreement, which shall be of no further force and effect.

6. **DIF Fees.** Developer shall pay all DIF Fees applicable to the Project.

7. **Indemnification.**
   
   a. **Developer Responsibilities.** Developer agrees to indemnify and hold harmless City, its officers, agents, consultants, and employees from any and all claims, demands, costs or liability arising from or connected with all activities governed by this Agreement.

   b. **City Responsibilities.** City agrees to indemnify and hold harmless Developer, its officers, agents, consultants, and employees from any and all claims, demands, costs or liability arising from or connected with all activities governed by this Agreement.

8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. **Attorneys’ Fees.** If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys’ fees and costs of suit.

10. **Time of Essence.** Time is of the essence for each and every provision of this Agreement.

11. **Headings.** Article and section headings and paragraph captions contained in this Agreement are for convenience only and shall have no effect in the construction or interpretation of any provision herein.

12. **Notices.** All notices hereunder and communications regarding interpretation of the terms of this Agreement or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

    **Developer:**
    KB Home Coastal Inc.
    Attn: Michael H. Freeman
    36310 Inland Valley Drive
    Wildomar, California 92595
    Fax: (951) 587-0522

    **With a copy to:**
    KB Home
    10990 Wilshire Boulevard
    Los Angeles, CA 90024
    Fax: (949) 660-1911

    **City:**
    City of Perris
Attn: City Manager  
101 North “D” Street  
Perris, California 92570  
Fax: (951) 943-4246  

With a copy to: Eric Dunn, Esq.  
Aleshire & Wynder, LLP  
3880 Lemon Street, Suite 520  
Riverside, CA 92501  
Fax: (951) 300-0985  

Any notice so given shall be considered served on the other party three (3) days after deposit in the U.S. mail, first class postage prepaid, return receipt requested, and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred regardless of the method of service.  

13. Integration; Amendment. This Agreement contains the entire agreement between the parties. Any agreement or representation respecting matters addressed herein that are not expressly set forth in this Agreement is null and void. This Agreement may be amended only by mutual written agreement of the parties.  

14. Severability. If any term, provision, condition or covenant of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.  

15. Conflicting Provisions. In the event that provisions of any attached appendices or exhibits conflict in any way with the provisions set forth in this Agreement, the language, terms and conditions contained in this Agreement shall control the actions and obligations of the parties and the interpretation of the parties’ understanding concerning the Agreement.  

16. Amendment. In the event that the parties determine that the provisions of this Agreement should be altered, the parties may execute a contract amendment which shall be in writing and signed by both parties.  

17. Authority to Execute. The City Manager is authorized to execute this Agreement on behalf of the City. Similarly, Developer warrants that the person(s) executing this Agreement on its behalf is/are duly authorized to execute and deliver this Agreement on behalf of Developer. Both parties warrant that, by executing this Agreement, each party is formally bound to the provisions of this Agreement and that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.  

18. Incorporation of Recitals. The recitals are true and correct and are specifically incorporated into this Agreement.  

IN WITNESS WHEREOF, City and Developer have executed this Agreement as of the date first above written:  

CITY:
CITY OF PERRIS, CALIFORNIA, a municipal corporation

By: _______________________________________
    Richard Belmudez, City Manager

ATTEST:

By: _______________________________________
    Nancy Salazar, City Clerk

APPROVED AS TO FORM:

By: _______________________________________
    Eric L. Dunn, City Attorney

DEVELOPER:

KB HOME COASTAL, INC.

A California Corporation

By: _______________________________________
    Its: _____________________________________

By: _______________________________________
    Its: _____________________________________
CHANGE ORDER

PERRIS VALLEY STORM DRAIN TRAIL

Perris: CIP Number

Order No. 4

Date: 5/3/2018

Contract Date:

Sheet: _______ of _______

Agency: CITY OF PERRIS

Project: Perris Valley Storm Drain Trail

Contractor: MILLSTEN ENTERPRISES, INC.

The following changes are hereby requested to be made to the Contract Documents:

MILLSTEN ENTERPRISES, INC. PROPOSES TO PROVIDE LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE WORK FOR SEGMENTS C & E FOR A TOTAL COST OF $500,000.00.

JUSTIFICATION: LABOR, EQUIPMENT AND MATERIAL TO COMPLETE THE WORK FOR SEGMENTS C & E FOR A TOTAL COST OF $500,000.00.
PROPOSED CHANGE TO CONTRACT PRICE:

Original Contract Price $497,590.88
Current Contract Price adjusted by Previous Change Order(s) $43,858.78

Contract Price due to this Change Order Will be (decreased) (increased) $500,000.00
New Contract Price including this Change Order $1,041,449.76

PROPOSED CHANGE TO CONTRACT TIME:

Contract Time will be increased by: 120 (Calendar Days)
Date for completion of all work With proposed changes 246 (Date)

Contract Time will be decreased by: (Calendar Days)
Date for completion of all work With proposed changes (Date)

APPROVALS REQUIRED:

Requested by: Sherrie Lee Date: 5/3/2018
MILLSTEN ENTERPRISES, INC.

Accepted by: Architect: Community Works Design Group
Date: 

Recommended by: Project Manager: David J. Martinez
Date: 

Approved by: Assistant City Manager: Darren Madkin
Date: 

Perris Valley Storm Drain Trail No. 1
Change Order
Page 2
Meeting Date: May 29, 2018


REQUESTED ACTION: Authorize the City Manager to execute a Third Amendment to Contract Services Agreement with Tri-Lake Consultants Inc. for Building and Safety Services.

CONTACT: Clara Miramontes, Assistant City Manager

BACKGROUND:

Staff is recommending that the City contract for building related services with Tri-Lake Consultants. The City has an ongoing need to outsource plan check review for the larger and more complex commercial and industrial projects. Outsourcing these projects supports the City in maintaining good customer service by meeting timeframe goals and providing technical building expertise. Our goal is to provide efficient and rapid plan check turnarounds, inspections with 24-hour call times, and a streamlined permit issuance process.

The City currently contracts with Esgil Corporation for plan check services. While their plan check review services have been highly efficient and have provided great service to the City, the nearest office is located in San Diego. This makes it difficult for a developer, business owner or resident to meet in person when wanting to discuss their plan check corrections. As well, due to unexpected staff leave emergencies for long periods of time, there may be a need for on-call building inspector or building technician services. With the merger of Tri-Lake Consulting with Interwest Consulting Group, a broader range of building services are available to the City. A plan checker would be available at the Tri-lake office to meet with the public and the Building Official during City work hours. As well, Interwest has building inspectors and technicians that would be available to the City, as needed. While development is beginning to pick up at a faster pace, there may be spurts of slow times. This makes it difficult to hire additional full-time staff for building services without being certain of future development trends.

Staff recommends that the City Council authorize the City Manager to execute a Third Amendment to Contract Services Agreement with Tri-Lake Consultants Inc. for a period of two years. Renewal of the contract will be required before the expiration date. Costs for this contract have already been budgeted for the 2018-2019 fiscal year and all services are paid by the developer for services rendered at such time the plans are submitted for review. The contract has been reviewed by the City Attorney.

FISCAL IMPACT: Cost for plan review services will be charged to the applicant at the time of plan check submittal and will not impact our General Fund. Costs for consultant staff support services have already been budgeted for the 2018-2019 fiscal year.

PREPARED BY: Jesse Sanchez, Building Official/Fire Marshal
REVIEWED BY: Clara Miramontes, Assistant City Manager
Assistant City Manager: Darren Madkin
City Attorney: Eric L. Dunn
Director of Finance: Jennifer Erwin

Attachments: Contract Services Agreement, Scope of Services (Exhibit “A-1”), Schedule of Compensation (Exhibit “B-1”)

Consent: May 29, 2018
THIRD AMENDMENT
TO CONTRACT SERVICES AGREEMENT FOR
CITY ENGINEER SERVICES

This Third Amendment to Agreement ("Third Amendment") is entered into as of this ___ day of ____, 2018, by and between the CITY OF PERRIS, a municipal corporation (hereinafter "City"), and Tri-Lake Consultants, Inc., a California corporation (hereinafter "Contractor").

RECITALS

WHEREAS, City and Contractor entered into that certain Agreement for Contractual Services dated as of May 27, 2003 ("Agreement") whereby Contractor agreed to provide City Engineering Services; and

WHEREAS, City and Contractor now desire to amend the Agreement pursuant to that certain proposal from Contractor dated as of May 4, 2018 to provide professional building plan review services to the City of Perris; and

WHEREAS, the City finds and determines that all actions required of the City precedent to approval of this Third Amendment have been duly and regularly taken.

AGREEMENT

NOW, THEREFORE, based upon the foregoing recitals and the terms, conditions, covenants, and agreements contained herein, the Parties hereto agree as follows:

Section 1. Recitals. The recitals above are true and correct and incorporated herein by this reference.

Section 2. Contract Changes. The Agreement is amended as provided herein (new text is identified in **bold italics**, deleted text in strike through).

A. Section 1.1 of the Agreement, entitled "Scope of Services," shall be amended to read as follows:

"In compliance with all of the terms and conditions of this Agreement, the Contractor shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" **and Exhibit "A-1"** and incorporated herein by reference. Contractor warrants that all work and services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner."

B. Section 2.1 of the agreement, entitled "Contract Sum," shall be amended to read as follows:
"For the services rendered pursuant to this Agreement, Contractor shall be compensated in accordance with the “Schedule of Compensation” attached hereto as Exhibit “B” and Exhibit “B-1” and incorporated herein by this reference. All services will be compensated for on an hourly basis except for engineering plan checks and public improvement inspections (which will be paid for a percentage basis as specified in Exhibit “B” and Exhibit “B-1”, and in the Supplemental Agreement.”)

C. Exhibit “A-1”, attached hereto and by this reference incorporated herein, is hereby added to the Agreement, as a supplement to Exhibit “A”. To the extent Exhibit “A-1” is inconsistent with the Agreement or Exhibit “A”, Exhibit “A-1” shall control.

D. Exhibit “B-1”, attached hereto and by this reference incorporated herein, is hereby added to the Agreement, as a supplement to Exhibit “B”. To the extent Exhibit “B-1” is inconsistent with the Agreement or Exhibit “B”, Exhibit “B-1” shall control.

Section 3. Effective. This Third Amendment shall become effective upon the effective date of the ordinance approving this Third Amendment and after execution by the Parties hereto.

Section 4. Full Force and Effect. The Parties agree, except as specifically provided in this Third Amendment, the terms of the Agreement shall remain unchanged and in full-force and effect.

Section 5. Consent of Parties. The person(s) executing this Third Amendment on behalf of the Parties hereto warrant (i) such party is duly-organized and existing, (ii) they are duly-authorized to execute and deliver this Third Amendment on behalf of said party, (iii) by so executing this Third Amendment, such party is formally bound to the provisions of this Third Amendment, and (iv) the entering into of this Third Amendment does not violate any provision of any other agreement to which said party is bound.

IN WITNESS WHEREOF, City and the Contractor have entered into this Third Amendment as of the ___ day of ___, 2018.

CITY OF PERRIS

By: __________________________

Michael M. Vargas, Mayor

ATTEST:

By: __________________________

Nancy Salazar, City Clerk

APPROVED AS TO FORM:

ALESHER & WYNDER, LLP
By: ____________________________
Eric L. Dunn, Esq.
City Attorney

CONTRACTOR:
TRI-LAKE CONSULTANTS, INC.,
a California corporation

By: ____________________________
Habib Motlagh
Its: President

By: ____________________________
Its:

[End of Signatures]
EXHIBIT “A-1”

SCOPE OF SERVICES

I. Contractor will perform the following services:

Scope of Service

BUILDING AND SAFETY SERVICES

We understand the Building and Safety Department of the City of Perris desires to contract with a professional consultant to provide professional building plan review services. We further understand that the City desires a consultant who can provide qualified staff working in close proximity to city hall in order to improve communication with city staff and project applicants and improve the level of customer service experienced by project applicants and city staff. We propose to provide an experienced and qualified plans examiner to work full time within our offices immediately adjacent to city hall to address the plan review needs of the city.

Tri-Lake Consultants has the experience and the qualifications to provide these services in a manner that ensures peace of mind for the City while delivering tremendous value. We strive to provide our professional services, in a professional and efficient manner. We work collaboratively with applicants, designers, and City staff to provide services which are efficient and provide added value to projects. Our goal is to provide clear, concise and well detailed construction documents will help reduce problems in the field and ultimately save project owners time and money. We look forward to providing services that help the City to grow and thrive well into the future.

OUR SERVICES

Our proposed services include but are not limited to plan review of assigned projects to verify that design documents meets minimum requirements of the following State adopted building codes and standards:

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Mechanical Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Fire Code
- 2016 California Energy Code
- 2016 California Green Building Code
- 2016 California Existing Building Code
- ASCE 7-10, minimum Design Loads for Building and Other Structures
- ACI 318-14, Building Code Requirements for Structural Concrete
- ACI 530-13 Building Code Requirements and Specification for Masonry Structures
• Any other adopted Codes of the City, including local ordinances and policies

All plans examination services will be performed within our Perris office adjacent to city hall with necessary overflow work performed within one of our local Southern California Regional Offices under the direction of a Licensed Civil or Structural Engineer and/or Licensed Architect and an ICC certified Plans Examiner.

TECHNICAL CAPABILITIES IN PLAN CHECK AREAS

Architectural Plan Review

Our non-structural plans examiners have furnished plan review services for a vast array of projects including large commercial, institutional, industrial, retail, OSHPD 3 medical office buildings, and residential projects. Completed plan review projects range from single-story residential projects to complex high rise buildings and numerous building additions and remodels. We are experienced and familiar with the use and application of the most current additions of the following model codes:

• California Code of Regulations, Title 24, Parts 1 through 6 and 9
• International Building Code (IBC)
• Americans with Disabilities Act Standards for Accessible Design
• ANSI Standards
• NFPA Codes & Standards
• CA Code of Regulations Titles 19 and 25

Structural Review

Our structural engineers have experience designing and reviewing projects with virtually all building materials including:

• Wood
• Masonry
• Light Gauge Steel Framing
• Rammed Earth
• Concrete
• Structural Steel
• Straw Bale

Our engineers have designed and/or reviewed a wide array of structural systems including:

• FEMA Compliant Steel Moment Frames
• Buckling Restraint Braced Frames Energy Dissipation Systems
• Eccentric Braced Frames
• Concentric Braced Frames
• Various Proprietary Lateral Force Resisting Systems
• Concrete Moment Frames
• Wood Shearwall Systems
• Masonry Shearwall Systems
• Concrete Shearwall Systems
• Cantilevered Column Systems
• Pre-Stressed / Post-Tensioned Concrete

Our structural engineers are experienced with the current versions of:

• Title 24, Part 2, Volume 2, California Code of Regulations (CCR)
• International Building Code (IBC)
• ASCE 7-10
• CA Historic Building Code
• CA Existing Building Code
• NEHRP
• AISC 341 & 360
• ACI 318 (Concrete)
• FEMA 350, 351 & 353
• ANSI/AF & PA NDS
• ACI 530 (Masonry)

**Mechanical, Plumbing & Electrical**

Our Mechanical and Electrical Engineers are well versed in the California Mechanical, Plumbing, and Electrical codes. We review submitted design documents to ensure compliance with the City's adopted codes. We have a working knowledge of the 2016 Codes which are now utilized in the State of California and plan review to those codes as applicable. All staff is appropriately Licensed and/or certified in the State of California. We will review submitted design documents to ensure compliance to the current edition of the following codes:

- California Building Code
- California Plumbing Code
- California Mechanical Code
- California Electrical Code
- Jurisdiction-Adopted Amendments or Ordinances

Other review services are provided based on current editions of local or national standards such as:

- International Building Code
- International Residential Code
- NFPA Standards 13 (automatic fire sprinkler systems)
- NFPA Standards 14 (standpipes)
- International Mechanical Code
- International Plumbing Code
- NFPA Standards 20 (fire pumps)
- NFPA Standards 72 (fire alarms)
- NFPA Standards 99 (medical gases)
- FEMA & NEHRP Requirements for Existing Buildings
- CA Energy Codes

**Fire & Life Safety Plan Review**

Our non-structural plans examiners furnish plan review services for a vast array of projects including large residential, commercial, institutional, industrial, retail, and OSHPD 3 medical office buildings. Completed plan review projects range from single-story residential projects to complex high rise buildings and numerous building additions and remodels. We are experienced and familiar with the use and application of the most current additions of the model codes.

Other review services are provided based on current editions of local or national standards such as:

- International Building Code
- International Residential Code
- International Mechanical Code
- International Plumbing Code
- NFPA Standards 13 (automatic fire sprinkler systems)
- NFPA Standards 14 (standpipes)
- NFPA Standards 20 (fire pumps)
- NFPA Standards 72 (fire alarms)
- International Mechanical Code
- NFPA Standards 99 (medical gases)
- FEMA & NEHRP Requirements for Existing Building

Our Fire Plans Examiners and Inspectors are well-versed with the use and application of the following model codes, standards and regulations:
• California Fire Code (CFC)
• California Building Code (CBC)
• Local amendments and policies related to the CFC and CBC
• Adopted National Fire Protection Standards
• California Health and Safety Code
• Appropriate listings (CSFM, U.L., etc.) for common systems and materials
• Fire Department Standards
• National Fire Protection Referenced Standards pursuant to the above Codes
• Municipal, State or Federal regulations enforced by Fire Departments and Fire Districts

Our staff is active with California Fire Prevention Officer's Association as well as local ICC Chapters throughout the State of California. Our fire staff is active with the California Building Officials and participates in industry events. Our Fire Group's staff has also authored a comparison of the UFC to the IFC for the California Fire Prevention Officer's Association.

Accessibility - CASp Review

All of our CASp Certified professionals are knowledgeable of State and Federal accessibility laws and regulations and possess the expertise necessary to promote access to facilities for persons with disabilities. Our goal is to provide experts in the industry who can perform services for building departments in a seamless manner by customizing our services to correspond with our client's expectations and needs. We work collaboratively with our clients to resolve plan review and inspection related issues as efficiently as possible, ultimately resulting in an expedited process and successful project.

ADA Evaluation & Compliance - Disabled Access Review

Our architects and plans examiners are fully trained and familiar with CA Building Code Accessibility requirements, ADA compliance regulations, and are available for plan review and/or evaluations and consultation. We offer support to municipalities for compliance enforcement and/or developing a transition plan, and successfully partner with the disabled community to address the needs and requirements for both entities. We can assist municipal departments, government agencies and local communities to explain various issues relating to access compliance, such as access compliance obligations, transition planning, construction costs, construction phasing, code/law 'interpretation,' hardship and code/law changes.

Green Building Review

Our staff is familiar with the incorporation of CAL Green building concepts into project designs and its potential impact from the building code. In addition, staff members have participated in the development of various "green" standards for super adobe, rammed earth, and straw bale construction, to name a few. We have also reviewed "straw bale" constructed homes.

LEED Review

Developed by the US Green Building Council (USGBC), LEED provides building owners and operators a framework for identifying and implementing measurable green building design, construction, operations and maintenance solutions. LEED certification consists of a number of different rating systems that apply to many building types—commercial as well as residential—
and measures how well a building performs across many sustainability metrics including: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Whether new construction or renovation, energy efficient roofing, water run-off management and renewable energy are all important points to consider.

**T24 Energy**

Our engineers and plan reviewers are up to date on all California Energy requirements as they relate to both new and remodel construction on large residential and commercial projects. The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. These standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

**Residential – California Residential Code**

Our engineers and plan reviewers have extensive experience providing residential plan reviews. Our staff has experience reviewing, single family dwellings and multi-family dwelling, as well as additions, remodels and seismic upgrades. Our staff is well versed in the provisions of the 2016 California Residential Code. Members of our staff are currently providing seminars for ICC Chapters throughout the State of California. Tri-Lake consultants staff are familiar with the environment surrounding residential construction and understanding the importance of providing plan reviews in an efficient and expedited manner to reduce the frustration of home owners as well as larger developers. We work in a collaborative manner to resolve plan review issues as quickly as possible. The scope also includes review of precise grading for Signal Family Residential Units.

**Maximum Proposed Turnaround Times for Building Plan Check**

We commit to meeting or exceeding the following plan check time frames. We consistently complete plan reviews within required timeframes for both commercial and residential projects as our standard business practice. Specified working days are based on the day the project documents are received in our offices. We work hard to accommodate any turnaround schedule desired by the City.

<table>
<thead>
<tr>
<th>Type of Job</th>
<th>Turn Around Time First Check</th>
<th>Turn Around Time Recheck</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td>10 working days</td>
<td>5 working days</td>
</tr>
<tr>
<td>Single Family</td>
<td>5-7 working days</td>
<td>5 working days</td>
</tr>
<tr>
<td>Remodel/Addition</td>
<td>5-7 working days</td>
<td>5 working days</td>
</tr>
<tr>
<td>Revisions/Changes</td>
<td>5 working days</td>
<td>5 working days</td>
</tr>
<tr>
<td>Commercial/Industrial:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Construction</td>
<td>10 working days</td>
<td>6 working days</td>
</tr>
<tr>
<td>Addition</td>
<td>10 working days</td>
<td>6 working days</td>
</tr>
<tr>
<td>Type of Job</td>
<td>Turn Around Time First Check</td>
<td>Turn Around Time Recheck</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Tenant Improvement</td>
<td>5-7 working days</td>
<td>5 working days</td>
</tr>
<tr>
<td>Revisions/Changes</td>
<td>5 working days</td>
<td>5 working days</td>
</tr>
</tbody>
</table>

We are also able to accommodate special project plan review needs, such as fast-track or expedited reviews. We establish specific turnaround goals and procedures with jurisdiction staff for these types of projects. For expedited or fast-track projects, we charge a premium of 140% of the standard plan review fee, as noted in our included Fee Schedule.

Electronic Plan Review

Our plan review staff currently provides electronic plan review services for multiple jurisdictions throughout California and we are prepared to provide electronic plan review services for the City of Perris. More jurisdictions are seeing the benefits of electronic permit and plan check, especially for large, complex projects. Electronic plan check services deliver many benefits to Cities; instantaneous comments to the developer, applicant or architect; secured accessibility to documents; and reduced paper storage. Our staff is experienced providing electronic plan review and can work closely with the City on any electronic plan check software program that is utilized. Our goal is always to collaborate with and support the building department by providing thorough, accurate and timely plan reviews.

Communicating Plan Review Results / Plan Review Letters

Plan reviews, when not immediately approved, will result in lists of comments referring to specific details and drawings, and referencing applicable code sections. We will provide a clear, concise and thorough plan review correction letter, including a list of necessary corrections, from which clients, designers, contractors and owners can work.

At the completion of each review cycle, we will provide a clear, concise plan review letter indicating all discrepancies noted during the plan review. The specific locations and code references of the noted discrepancies will be incorporated in the plan review letters. Plan review letters will be completed in a format requested by the City. After each plan review cycle, an electronic copy of the completed plan review letter will be distributed to the applicant, and copied to the City.

After all plan review issues have been resolved, Tri-Lake will provide an approval letter along with two copies of the reviewed construction documents to the City. This letter will specify the following information:

- Project Address and Location
- Plan Review Status as Approvable
- The City of Perris Permit Number
- A list of all documents returned to the City of Perris

The final letter will document all red-marked revisions made to the documents by our staff and will specify all conditions of approval that need to be completed by the applicant prior to final approval and permit issuance by the City.
II. Contractor will use the following personnel:

QUALIFICATIONS

EDUCATION
Masters of Science
Civil Engineering
San Diego State University, CA
1989

Bachelor of Science
Civil Engineering
BVM Engineering College,
Sardar Patel University, India
1982

REGISTRATIONS
CERTIFICATIONS
CA Registered Professional Civil Engineer | 46763
Certified Access Specialist | CASp-183
ICC Building Plans Examiner

Nitin Nakrani, PE, CASp
CA Registered Professional Civil Engineer
Certified Access Specialist

Professional Experience**

2017 - Present Tri Lake Consultants, Inc. Perris, CA
Senior Structural Engineer | Plans Examiner
Nitin performs structural plan review for industrial, commercial and residential projects for municipalities in Southern California. Additionally, Nitin provides his services as a registered CASp professional to municipalities throughout the Southern California regions.

2011 - 2017 City of San Diego San Diego, CA
Senior Structural Engineer (Field Engineer)
Nitin coordinated field issues with the building inspectors and building plans examiners for the City of San Diego. His responsibilities included: advising inspectors on daily field issues, managing construction changes, and the development of Department Project Tracking System (Accela). Nitin was an active member of the fee committee to standardize the City of San Diego's fee structure and provided the services of being the lead on the new fee study for the City. Nitin also fielded suggestions from staff to streamline plan review and inspections for commercial, residential and fire plan review services.

2011 - 2017 City of San Diego San Diego, CA
Citywide Access Compliance Officer II
Nitin managed the citywide ADA compliance for all City Facilities, which included managing the budget for ADA upgrades for all the City Facilities. Nitin's responsibilities included: supervising ADA staff, surveying of City facilities for ADA barrier removal, hiring of consultants, contracts and other trades for ADA projects, and inspection and walk through of projects during all ADA projects in progress.

1996 - 2009 City of San Diego San Diego, CA
Senior Structural Engineer
Nitin was the division lead in Disabled Access for the City of San Diego. As a member of the International Code Council (ICC), he was involved in the code development process. His duties included; supervising staff of engineers, managing structural plan review workload to ensure fair distribution of work and completing reviews in accordance with committed due dates, creation of division policies and procedures, training staff in technical and procedural policies and was responsible for managing the building permit process at the 2003 Cedar Fire Recovery Center.

1990 - 1998 City of San Diego San Diego, CA
Associate Structural Engineer
Nitin was responsible for the review of plans for compliance with fire, life safety, structural, and disabled access requirements utilizing the California Building Code. He performed plan checks on commercial, industrial, multi-family, condos, apartments and residential custom homes. Nitin helped with the inspection division for any field issues during construction of major projects and assisted in providing solutions when needed. Some of his projects included; North City Water Reclamation Plant, San Diego Convention Center Expansion and Petco Park.

1982 - 1985 State Irrigation Department Gujarat, India

Section Officer

Nitin provided management of construction of Kharo and Rajawal Dam for the State Irrigation Department.
QUALIFICATIONS

EDUCATION
MBA, Business Administration
Americus University
Washington D.C.
2003
BA, Business Administration
Americus University
Washington D.C.
2001

REGISTRATIONS
CERTIFICATIONS
International Code Council | 8272786
ICC Residential Inspector
D.O.T. Hazardous Materials
Regulations, 49 CFR Parts 100 to 185
2005
Train-the-Trainer,
Forklift Operation Training
2005
Inventory Management Skills I & II
2000
Management Skills I & II
2000
Team Building Project Management &
System Processes
2000
Sales Effectiveness
2000
Customer Service Skills I & II
2000

David Roberts
ICC Building Inspector
Professional Experience**

2013 - Present Tri Lake Consultants, Inc. Perris, CA
Building Inspector
Performs inspections of all aspects of commercial and residential
construction within the city including structural elements, HVAC,
plumbing, electrical and hazardous building abatement.
Projects on which David has provided inspection services for the City
of Pomona include:
Fairplex Conference Center - provided building inspection services
on the FairPlex Conference Center, the City's first LEED Silver
engineered project. The FairPlex Conference Center is an 85,000
square foot, state-of-the-art building featuring the latest in construction
styles and technology features with an eco-friendly balance.

Mayfair Hotel - A five story hotel will deliver four floors of completely
new and modern housing, targeting primarily the Western University
campus, mixed retail, a restaurant on the ground level and an Irish
Pub in the basement. As an inspector, Dave was on the project every
week to resolve any potential issues, ensure the project is adhering to
current building codes and collaboratively working with the contractor
to maintain an aggressive schedule.

Western University Campus – Provided inspection for many tenant
improvements (TI) which included the 2nd Floor Administration Offices
& Testing, Patient Care Center, Health Building, Student Housing
Building and a 300,000 square-foot residential, assembly, and offices.
Western University's $10 million, 133,000 square foot mixed-use
project for student housing and administration offices began
construction in the spring of 2013.

Target Shopping Center – Project includes multi-use shopping
center with several restaurant and anchor stores. Interwest provided
complete inspection related to storm drain, sewer line, private streets
and site work. Also coordinated all project related underground
utilities.

Pomona Valley Hospital – Two story building, OSHPD3 building. He
provided inspection services related to storm drain, sewer line, private
streets and site work.

Rancho Camino Project – Included two 3 story new office buildings
and 1 Mental Health building that is 400,000 sq. ft. Dave provided
inspection services related to storm drain, sewer line, private streets
and site work.
QUALIFICATIONS

EDUCATION
Construction Technology, Norco College
AA, Kinesiology, Mt. San Antonio College

REGISTRATIONS
CERTIFICATIONS
*International Code Council* | 8452011
ICC CA Residential Building Inspector
ICC Commercial Building Inspector
ICC Residential Electrical Inspector
ICC Residential Plumbing Inspector
ICC Residential Mechanical Inspector

PROFESSIONAL AFFILIATIONS
Member of International Code Council
Member of International Association of Plumbing and Mechanical Officials
Member Carpenters Local 944

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**Thomas Berry**

**ICC Building Inspector**

Professional Experience**

2015 - Present         Tri Lake Consultants, Inc.         Perris, CA
Building Inspector

Tom provides combination building inspection services for the City of Pomona. He holds several ICC certifications and is very knowledgeable of current Building Codes and local regulations. Tom is dedicated to providing a high level of customer service while maintaining public safety by enforcing compliance with codes and regulations. He is especially adept at organizing, tracking, and posting Addendum, RFI, T&M, Change Orders, as well as blueprint reading, plan checking, and field layout.

2007 – 2015           Construction Dept., Stater Bros Market
Foreman

Tom supervised nightly work and tracked payroll in the process of remodeling grocery stores from the concrete footings to finish trim, including overseeing asbestos removal, refrigeration installation and other trades.

2001 – 2007           ASR Constructors
Superintendent

Tom represented his employer at weekly project meetings, supervised and guided construction crew throughout the construction process, oversaw subcontractors, tracked payroll, wrote RFIs, and provided plan review in the process of building schools from earthwork to finish concrete and framing.

1999 – 2001           CEL Yeager Construction
Carpenter

As a carpenter, Tom set concrete forms and false work for bridges, abutments and walls.
QUALIFICATIONS

Registrations
Certifications

International Code Council | 8256307
ICC CA Commercial Building Inspector
ICC Residential Plumbing Inspector

LA Department of Building and Safety
Deputy Building Inspector | P033571.
California State Contractors License
Classification B #499262

Studied reinforced and prestressed concrete

Guy Bowen
Building Inspector

Professional Experience

2016 - Present Tri Lake Consultants, Inc. Perris, CA

Combination Building Inspector
Guy provides combination building inspection services for Cities in
Southern California, including most recently the City of Pomona.

2015 - 2016 Consultant for the City of Costa Mesa

Combination Building Inspector
Guy performed all phases of residential construction inspection from
the site ground up, siting, underground ufer and utilities, foundations,
structural framing, HVAC, plumbing, electrical, drywall, stucco, etc.,
and some non-residential tenant improvements.

2014 – 2015 Guy Bowen Inspections

Deputy Inspector
2008 – 2015 Inland Empire Framing

Foreman
1986 – 2008 Trico Framers

Foreman
1982 – 1986 Highland Framers

Framer | Foreman

Project Specific Experience

Over his career, Guy has performed a variety of inspection types,
including:

- Rough grade - Elec. Power Final / meter Release
- Footings/ ufer ground - Temp Power Final
- Slab - Soil pipe - Underground
- Structural floor - Shower pan
- Pre-inspect roof - Water pipe underground
- Roof sheathing - Underground gas
- Building height - Rough plumbing
- T-bar ceiling structural - Rough mechanical
- Shear panel - Rough fireplace
- Frame & flashing - Gas pipe rough
- Lathing - Gas pipe test final
- Siding - Storm drains
- Insulation - Final Re-roof
- Drywall nailing - Final Block / retaining wall
- Plaster brown coat - Final demolition
- Pre-grout - Final mechanical
- Ufer ground - Final plumbing
- Elec. Conduit - underground - Final electrical
- Rough Elec wiring residenti - Final building / occupancy
- Subpanels - multi family rough and final
- Rough Elec. Conduit - including live work
EXHIBIT “B-1”

SCHEDULE OF COMPENSATION

I. Contractor shall perform the following services at the following rates:

   a. Building Department Plan Check Fees for all projects shall be paid as per the table shown below based on the valuation for the specific project:

<table>
<thead>
<tr>
<th>Total Valuation</th>
<th>Plan Review Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1.00 to $500.00</td>
<td>$10.58</td>
</tr>
<tr>
<td>$501.00 to $2,000.00</td>
<td>$10.58 for the first $500.00 plus $1.37 for each additional $100.00, or fraction thereof, to and including $2,000.00.</td>
</tr>
<tr>
<td>$2,001.00 to $25,000.00</td>
<td>$31.13 for the first $2,000.00 plus $6.30 for each additional $1,000.00, or fraction thereof, to and including $25,000.00.</td>
</tr>
<tr>
<td>$25,001.00 to $50,000.00</td>
<td>$176.03 for the first $25,000.00 plus $4.55 for each additional $1,000.00, or fraction thereof, to and including $50,000.00.</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$289.78 for the first $50,000.00 plus $3.15 for each additional $1,000.00, or fraction thereof, to and including $100,000.00.</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$447.28 for the first $100,000.00 plus $2.52 for each additional $1,000.00, or fraction thereof, to and including $500,000.00.</td>
</tr>
<tr>
<td>$500,001.00 to $1,000,000.00</td>
<td>$1,455.28 for the first $500,000.00 plus $2.14 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00.</td>
</tr>
<tr>
<td>$1,000,001.00 and up</td>
<td>$2,525.28 for the first $1,000,000.00 plus $1.42 for each additional $1,000.00, or fraction thereof.</td>
</tr>
</tbody>
</table>

   i. The above plan review fees also include the following:
      1. Preliminary consultation by phone, e-mail or in person.
      2. All overtime necessary to meet agreed service timeframes.
      3. In person recheck meetings as needed with all plan check disciplines.

   b. The following Table applies to projects where Contractor is asked to review a project for all applicable Fire Code requirements:

<table>
<thead>
<tr>
<th>S.F.</th>
<th>Plan Review Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPRINKLERS</td>
<td></td>
</tr>
<tr>
<td>≤ 1,000</td>
<td>$130.00</td>
</tr>
<tr>
<td>≤ 5,000</td>
<td>$200.00</td>
</tr>
<tr>
<td>≤ 12,500</td>
<td>$250.00</td>
</tr>
<tr>
<td>≤ 25,000</td>
<td>$375.00</td>
</tr>
<tr>
<td>≤ 125,000</td>
<td>$625.00</td>
</tr>
<tr>
<td>Each Additional</td>
<td>$375.00</td>
</tr>
<tr>
<td>Sprinkler Underground</td>
<td>Hourly</td>
</tr>
<tr>
<td>FIRE ALARM SYSTEMS</td>
<td></td>
</tr>
<tr>
<td>≤ 5,000</td>
<td>$260.00</td>
</tr>
<tr>
<td>HOOD SYSTEMS</td>
<td>10,000</td>
</tr>
<tr>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>Each Additional</td>
<td>10,000</td>
</tr>
<tr>
<td>Single</td>
<td>$125.00</td>
</tr>
<tr>
<td>First of Multiple</td>
<td>2</td>
</tr>
<tr>
<td>Each Additional</td>
<td>Add</td>
</tr>
<tr>
<td>SPRAY BOOTH SYSTEMS</td>
<td></td>
</tr>
<tr>
<td>NFPA 17 1-500 sf</td>
<td></td>
</tr>
<tr>
<td>Each additional 500 sf</td>
<td></td>
</tr>
<tr>
<td>Fire Review</td>
<td>$.05/s.f.</td>
</tr>
<tr>
<td>ITEMS INCLUDED ABOVE</td>
<td>Hourly</td>
</tr>
<tr>
<td>(Fire Access, High-Piles Storage, Hazardous Materials, etc.)</td>
<td></td>
</tr>
</tbody>
</table>

c. For plan review of revisions, deferred approvals, changes to the plans after permit issuance and for staffing services due to City staff absences or as necessary to address peak workload demands the following hourly billing rates shall apply:

**CLASSIFICATION**

- Certified Building Official $135
- Supervising Structural Engineer $135
- Structural Engineer $120
- Electrical/Mechanical Engineer $105
- ICC Certified Plans Examiner $90
- CASp Services $120
- ICC Certified Building Inspector $75-90
- ICC Certified Permit Technician $65
The City Council directed staff to prepare construction drawings to expand the Senior Center Billiards Room. Staff prepared a Request for Proposals and requested bids from three qualified consultants. Crane Architectural Group was the lowest bidder who responded and submitted the attached proposal to prepare construction documents by utilizing drawings prepared in 2017 to accommodate the Senior Center Billiards room.

It is recommended that the City Council approve a contract with Crane Architectural Group in the amount of $45,400 to provide construction documents for the Senior Center Billiards Room expansion.

**BUDGET IMPACT:** The City Council previously approved this project and it is identified as Capital Improvement Project number F036. There is sufficient funding in the Fiscal Year 17-18 budget for this program.

Reviewed by:
Assistant City Manager
Finance Director

Attachments: Proposal from Crane Architectural Group

Consent: X
February 20, 2018

ARCHITECTURAL SERVICES
FOR
City of Perris
101 N. "D" St.
Perris, CA 92570-1998
Attn: Darren Madkin

Project: Perris Senior Center – Billiards Room Expansion
100 N. ‘D’ St.
Perris, CA 92570-1998

Description of Proposed Project
Provide architectural design services for the interior improvements, modifications, and expansion of the Billiards Room (Project area approx. 1,270 S.F.) to the existing Senior Center. The scope of work includes developing Billiards room expansion bid documents/drawings to create an area to accommodate up to four (4) Billiards Tables.

Services to include: Architecture, Structural Engineering, Mech/Plumb/Electrical Engineering.

Interior Design
Interior Design modified to incorporate the Billiard Room Area.

Plumbing Design (None Proposed)

Mechanical Engineering
• Provide mechanical engineering and design as required for the new Billiards Room
• Provide building envelop design and mechanical forms for any new units

Electrical Engineering
• Provide electrical engineering and design as required for the new Billiards Room
• Provide electrical energy forms for the new Billiards room.
• Provide electrical engineering design in order to make sure any new units have the required power to the existing panel

Scope of Services:
General
Coordination and communication with City staff is key to achieving the desired results. This project will be managed by Cynthia Mendez but will also require coordination with other key Parks & Recreation staff members as well as representatives from other City Departments including Community Development and Public Works.
1. Kick off meeting with City staff to review scope, historical information and design components. Review proposed work plan to ensure that all components and recommendations are acceptable.
2. Provide timeline of work including all points of coordination requiring City staff involvement.
3. Meet with key staff regularly to discuss progress, findings and issues related to the project.
4. Provide regular written progress reports outlining tasks completed and upcoming work plan elements.

Scope of Services

   I SERVICES TO INCLUDE
   A. Construction Document Phase
      1. Review related City furnished documents. City shall furnish documents showing existing site improvements, and existing utilities serving the site. If necessary, City shall furnish site survey illustrating site boundaries, easements, and topography.
      2. Field measure limited portions of the existing building as necessary reasonably to represent the areas of proposed work. Update existing AutoCAD drawings of existing.
      3. Review City furnished architectural program for the Billiards Room Expansion renovation. Meet with City Staff to verify revised program requirements. Review input to ascertain the requirements of the project and arrive at a mutual understanding of the design goals.
      4. Provide a preliminary review of the City's proposed overall development schedule and future construction budget requirements.
      5. Prepare maximum 2 initial floor plan studies illustrating interior Teen Center improvements. Present conceptual floor plans to Staff for review and comment. Review City input.
      6. Refine preferred building floor plan concept in accordance with City comments. Present to Staff for review and approval. Review City input and repeat as necessary.
      7. Prepare initial Senior Center roof plan concept to illustrate the proposed addition. Submit to Staff for review and comment. Review City input.
      8. Refine initial roof plan concept in accordance with City comments. Present to Staff for final review and approval. Review City input and repeat as necessary.
      9. Prepare initial Billiards room entry elevation concept to illustrate proposed addition. Submit to Staff for review and comment. Review City input.
     10. Prepare conceptual site plan.
     11. Prepare conceptual opinion of probable construction cost for building addition and site improvements. Submit to Staff for review and comment.
     12. Attend "Review" meeting with City staff.
     13. Preparation of final design drawings consisting of a site plan, floor plan, building elevations, & roof plan to describe the size, scope, components and character of the entire project, for governing agencies reviews.
     15. Hold progress meetings with city staff to review design components. (2 meetings are included).
16. Design development of site plan, floor plans, exterior elevations, structural concept drawing and details, from preliminary designs, for client's approval.

17. Implementation of city, county, state, planning and fire department requirements.

18. Development and preparation of construction documents, consisting of drawings, structural calculations, and details as required for building plan checking/permits and construction.

19. Required corrections and coordination with governmental agencies for approvals and building permit ready.

20. Interfacing and coordination with client retained consultants (i.e., soils engineer, contractors, etc.)

21. Assist client in filing the required documents for approval of governing agencies having jurisdiction of the project for building permits. (Actual filing by client)

B. Construction Observation Phase:

1. Assist the client during project bidding to determine "or-equal" and status of products. Prepare addendum as needed to clarify certain aspects or questions which may arise during bidding.

2. Attend Pre-Bid & Pre-Construction meetings.

3. Review & Respond to RFI’S, shop drawings, submittals, change orders, bulletins, etc.

4. Onsite assistance and general observation as needed to assist in construction and completion of the project. Three (3) observations are included. Others billed hourly as approved by the client.

II EXCLUSIONS (Services Not Included)

1. All Consultant or Sub-Consultant services that are not listed as services to be included in our Scope of Services. We are proposing to furnish normal architectural, as well as limited mechanical engineering, electrical engineering, and limited structural engineering services.

2. All Sub—Consultants and disciplines that are not listed as participants on our Project Team. Our Project Team is Crane Architectural Group.

3. Improvement plans for improvements other than those listed in the Project Description. Construction documents for improvements of any kind.

4. Kitchen design or hiring of Kitchen Consultant, or other specialty Consultants.

5. On-going maintenance analysis or reports.

6. Site plumbing design (outside the building).

7. Structural engineering except for limited design input related to expansion, etc.

8. Fire alarm design, security design, fire sprinkler design, or similar design services.

9. Invasive or destructive observations, review, investigations, or testing except as listed in the Scope of Services and Project Description. X-Ray, sonar, or similar investigative procedures.

10. Structural engineering of existing building shell.

11. Civil engineering, street improvements, and site utility plans.


15. Printing, reproductions and photography of design documents during bidding & construction.

16. Governmental processing fees and review fees.
17. Governmental processing for approvals. (Will assist).
19. Environmental studies (asbestos report, lead paint reports, mold reports, etc.).
20. Hazardous materials testing.
21. Landscape Architecture services.
22. Site Improvements.
23. ADA upgrades, improvements to existing building.

RESPONSIBILITIES (City to Provide the Following)
1. Provide copy of existing as-built building plans including points-of-connection for water and sewer, gas point-of-connection and electrical point-of-connection. Available plans shall include all existing water, electrical, plumbing, and utility locations within the improvement area.
2. Process the approval of plans by governmental agencies having jurisdiction over the project. Coordinate submittals and plan check, as necessary. Pay all fees.
3. Provide any required environmental surveys, documents, or reports.
4. Prior to start of work, provide City's standard electronic format for sheet format, if required.
5. Provide any additional information required by the Consultant for proper performance of the work.
6. Provide operational or maintenance studies or plans if required.
7. Provide asbestos, mold, or lead paint investigation and report, if necessary.
8. Provide project survey or soils report, if necessary.
9. Attach this complete Proposal to any design services Contract.
10. Environmental reports and processing (If required).
11. Provide copy of existing plans. (In AutoCad Format)
12. Provide documentation and related project data from city files and records.
13. Provide designated project coordinator.
14. Provide prompt review and response (in writing) to all material and information submitted.
15. Provide and pay all cost for plan reviews and required processing fees.
16. Coordination of the City review process.
17. Provide Auto CAD title sheet and design sheet border. (If required).
18. Research of available City plans.
19. Environmental Hazard Reports. (if required).

Sincerely,
Crane Architectural Group

Richard J. Crane, Jr., AIA
Architect
RICHARD J. CRANE, JR., AIA
ARCHITECT

February 20, 2018

City of Perris
Senior Center Billiards Room Expansion

PROPOSED FEES:

A. Construction Document Phase $38,900.00
B. Construction Support Services Phase $5,500.00
C. Printing Allowance $1,000.00
Total Not-To-Exceed Lump Sum Fee $45,400.00

Sincerely,
Crane Architectural Group

Richard J. Crane, Jr., AIA
Architect
SUBJECT: Award of Contract for design services to Crane Architectural Group for the I.T. Studio Improvement

REQUESTED ACTION: That the City Council award a contract to Crane Architectural Group in the amount of $54,100 to provide design and construction documents for the I.T Studio Improvement.

CONTACT: Sabrina Chavez, Director of Housing & Community Services
PREPARED BY: Cynthia Mendez, Recreation Supervisor

BACKGROUND/DISCUSION:

The City Council directed staff to prepare construction drawings to renovate the Senior Center to house the I.T. Studio. Staff prepared Request for Proposals and requested bids from three qualified consultants. Crane Architectural Group was the lowest bidder to respond and submit the attached proposal to design and prepare construction documents.

It is recommended that the City Council approve a contract with Crane Architectural Group in the amount of $54,100 to provide construction documents for the I.T. Studio Improvement.

BUDGET IMPACT: The City Council previously approved this project as part of the Capital Improvement Program, project number F043. There is sufficient funding in the Fiscal Year 17-18 budget for this program.

Reviewed by:
Assistant City Manager
Finance Director

Attachments: Proposal from Crane Architectural Group

Consent: X
March 19, 2018

ARCHITECTURAL SERVICES
FOR
City of Perris
101 N. "D" St.
Perris, CA 92570-1998
Attn: Darren Madkin

Project: Perris Senior Center – I.T.& Sound Studio Tenant Improvement
100 N. ‘D’ St.
Perris, CA 92570-1998

Description of Proposed Project
Provide architectural design services for the interior improvements and modifications of the I.T. & Sound Studio T.I (Project area approx. 1,500 S.F.) to the existing Senior Center. The scope of work includes developing I.T. & Sound Studio T.I expansion design and bid documents/drawings to create an area to the needs for the I.T. & Sound Studio

Services to include: Architecture, Structural Engineering, Mech/Plumb/Electrical Engineering.

Interior Design
Interior Design modified to incorporate the proposed I.T. & Sound Studio areas.

Plumbing Design (None Proposed)
- Provide plumbing engineering and design as required for the new restroom & janitor’s room.

Mechanical Engineering
- Provide mechanical engineering and design as required for the new I.T. & Sound Studio area.
- Provide building envelop design and mechanical forms for any new units

Electrical Engineering
- Provide electrical engineering and design as required for the new I.T. & Sound Studio area (excludes equipment).
- Provide electrical energy forms for the new I.T. & Sound Studio area.
- Provide electrical engineering design in order to make sure any new units & equipment have the required power to the existing panel
Scope of Services:

General
Coordination and communication with City staff is key to achieving the desired results. This project will be managed by David Martinez but will also require coordination with other key I.T. & Parks & Recreation staff members as well as representatives from other City Departments including Community Development and Public Works.

1. Kick off meeting with City staff to review scope, historical information and design components. Review proposed work plan to ensure that all components and recommendations are acceptable.
2. Provide timeline of work including all points of coordination requiring City staff involvement.
3. Meet with key staff regularly to discuss progress, findings and issues related to the project.
4. Provide regular written progress reports outlining tasks completed and upcoming work plan elements.

Scope of Services

I. SERVICES TO INCLUDE
A. Assessment/Design Phase
Crane Architectural Group will assist the city in seeking input on final design concepts and shall provide an evaluation of the existing facility to ensure that at the conclusion of the planned renovations, the building will be functional, efficient and attractive for many years to come.

1. Conduct site reconnaissance and research existing conditions as needed including, but not limited to reviewing historical information and plans provided by City.)
2. Meet with City staff to evaluate known current and future needs and existing issues.
3. Evaluate and provide recommendations regarding efficiency and cost reduction upgrades.

a. GENERAL REQUIREMENTS
1. Meet with the City Staff to coordinate project design. We will attend maximum 4 project design meetings with Staff as required for normal design and processing of the design work. Attendance at public meetings, commission meetings, and council meetings is not anticipated and is not included in this Proposal.
2. Provide design services that will be substantially consistent with project information provided by City Staff as outlined in this Proposal.
3. Provide design services limited by the Project Description and Scope of Services as presented in this proposal.

b. CONCEPTUAL DESIGN PHASE
1. Review related City furnished documents if available. City shall furnish documents showing existing site improvements, and existing utilities serving the site. If necessary, City shall furnish site survey illustrating site boundaries, easements, and topography.
2. Field measure limited portions of the existing building as necessary to represent the areas of proposed work. Prepare AutoCAD drawings of existing.
3. Review City furnished architectural program for the Improvement Area. Meet with City Staff to verify revised program requirements. Review input to ascertain the requirements of the project and arrive at a mutual understanding of the design goals.
4. Provide a preliminary review of the City's proposed overall development schedule and future construction budget requirements.
5. Prepare maximum 2 initial floor plan studies illustrating interior improvements. Present conceptual floor plans to Staff for review and comment. Review City input.

6. Refine preferred building floor plan concept in accordance with City comments. Present to Staff for review and approval. Review City input and repeat as necessary.

7. Prepare initial I.T. & Sound Studio exterior entry elevation concept. Submit to Staff for review and comment. Review City input.

8. Prepare conceptual site plan.

9. Prepare conceptual opinion of probable construction cost for building and site improvements. Submit to Staff for review and comment.

c. FINAL DESIGN PHASE

1. Attend "Review" meeting with City staff.

2. Preparation of final design drawings consisting of a site plan, floor plan, building elevation & roof plan to describe the size, scope, components and character of the entire project, for governing agencies reviews.

3. Develop probable cost estimate (square footage method).

4. Hold progress meetings with city staff to review design components. (2 meetings are included).

5. Two (2) meetings are included during this phase.

B. Construction Document Phase

1. Review related City furnished documents. City shall furnish documents showing existing site improvements, and existing utilities serving the site. If necessary, City shall furnish site survey illustrating site boundaries, easements, and topography.

2. Field measure limited portions of the existing building as necessary reasonably to represent the areas of proposed work. Update existing AutoCAD drawings of existing.

3. Review City furnished architectural program for the Improvement area. Meet with City Staff to verify revised program requirements. Review input to ascertain the requirements of the project and arrive at a mutual understanding of the final plans.

4. Provide a updated review of the City's proposed overall development schedule and future construction budget requirements.

5. Attend "Review" meeting with City staff.

6. Design development of site plan, floor plans, exterior elevation, structural concept drawing and details, from preliminary designs, for client's approval.

7. Implementation of city, county, state, planning and fire department requirements.

8. Development and preparation of construction documents, consisting of drawings, structural calculations, and details as required for building plan checking/permits and construction.

9. Required corrections and coordination with governmental agencies for approvals and building permit ready.

10. Interfacing and coordination with client retained consultants (i.e., soils engineer, contractors, sound/video, lighting, studio consulting)

11. Assist client in filing the required documents for approval of governing agencies having jurisdiction of the project for building permits. (Actual filing by client)
C. **Construction Observation Phase:**
   1. Assist the client during project bidding to determine "or-equal" and status of products. Prepare addendum as needed to clarify certain aspects or questions which may arise during bidding.
   2. Attend Pre-Bid & Pre-Construction meetings.
   3. Review & Respond to RFI'S, shop drawings, submittals, change orders, bulletins, etc.
   4. Onsite assistance and general observation as needed to assist in construction and completion of the project. Three (3) observations are included. Others billed hourly as approved by the client.

II **EXCLUSIONS (Services Not Included)**
   1. All Consultant or Sub-Consultant services that are not listed as services to be included in our Scope of Services. We are proposing to furnish normal architectural, as well as limited mechanical engineering, plumbing engineering, electrical engineering, and limited structural engineering services.
   2. All Sub—Consultants and disciplines that are not listed as participants on our Project Team. Our Project Team is Crane Architectural Group.
   3. Improvement plans for improvements other than those listed in the Project Description. Construction documents for improvements of any kind.
   4. Kitchen design or hiring of Kitchen Consultant, or other specialty Consultants.
   5. On-going maintenance analysis or reports.
   6. Site plumbing design (outside the building).
   7. Structural engineering except for limited design input related to Improvement area, etc.
   8. Fire alarm design, security design, fire sprinkler design, or similar design services.
   9. Invasive or destructive observations, review, investigations, or testing except as listed in the Scope of Services and Project Description. X-Ray, sonar, or similar investigative procedures.
   10. Structural engineering of existing building shell.
   11. Civil engineering, street improvements, and site utility plans.
   15. Printing, reproductions and photography of design documents during bidding & construction.
   16. Governmental processing fees and review fees.
   17. Governmental processing for approvals. (Will assist).
   19. Environmental studies (asbestos report, lead paint reports, mold reports, etc.).
   20. Hazardous materials testing.
   21. Landscape Architecture services.
   22. Site Improvements.
   23. ADA upgrades, improvements to existing building.
   24. Sound/Video/Lighting/Set equipment: Design, drawings, engineering, etc.

**RESPONSIBILITIES (City to Provide the Following)**
   1. Provide copy of existing as-built building plans including points-of-connection for water and sewer, gas point-of-connection and electrical point-of-connection. Available plans shall include all existing water, electrical, plumbing, and utility locations within the improvement area.
   2. Process the approval of plans by governmental agencies having jurisdiction over the
project. Coordinate submittals and plan check, as necessary. Pay all fees.
3. Provide any required environmental surveys, documents, or reports.
4. Prior to start of work, provide City's standard electronic format for sheet format, if required.
5. Provide any additional information required by the Consultant for proper performance of the work.
6. Provide operational or maintenance studies or plans if required.
7. Provide asbestos, mold, or lead paint investigation and report, if necessary.
8. Provide project survey or soils report, if necessary.
9. Attach this complete Proposal to any design services Contract.
10. Environmental reports and processing (if required).
11. Provide copy of existing plans. (In AutoCad Format)
12. Provide documentation and related project data from city files and records.
13. Provide designated project coordinator.
14. Provide prompt review and response (in writing) to all material and information submitted.
15. Provide and pay all cost for plan reviews and required processing fees.
16. Coordination of the City review process.
17. Provide Auto CAD title sheet and design sheet border. (if required).
18. Research of available City plans.
19. Environmental Hazard Reports. (if required).

Sincerely,
Crane Architectural Group

Richard J. Crane, Jr., AIA
Architect
March 19, 2018

City of Perris
Senior Center I.T. & Sound Studio Tenant Improvement

PROPOSED FEES:

A. Assessment/Design Phase $ 7,900.00
B. Construction Document Phase $39,700.00
C. Construction Support Services Phase $ 5,500.00
D. Printing Allowance
   Total Not-To-Exceed Lump Sum Fee $1,000.00 $54,100.00

Sincerely,
Crane Architectural Group

Richard J. Crane, Jr., AIA
Architect
Meeting Date: May 29, 2018

SUBJECT: Approval to purchase a Polaris Ranger Crew all-terrain vehicle for the Community Services Department

REQUESTED ACTION: City Council approval of the purchase of a Polaris Ranger Crew all-terrain vehicle from Beaumont Motorcycles for the Community Services Department.

CONTACT: Sabrina Chavez, Director of Housing and Community Services

BACKGROUND/DISCUSSION:

The Community Services Department is responsible for planning and coordinating outdoor special events throughout the year such as parades, hikes, boot camp style workouts, and outdoor movies. These events often require the use of a utility type vehicle to shuttle VIP’s to parade routes, or during our “Take a Hike” events, to transport participants who are having difficulty on steep hiking trail routes. The Community Services Department retired a John Deere “Gator” brand utility vehicle several years ago and never replaced it with another vehicle. Currently, when the need for a utility vehicle arises, staff relies on vehicles on loan or rentals. The Parks and Recreation Committee was briefed on the need to replace the vehicle for the department’s events and recommended increasing the Community Services Department budget by $20,000 to purchase a new utility vehicle.

Staff requested quotes for a Polaris Ranger Crew all-terrain vehicle from three vendors, Langston Motorsports (Perris), Beaumont Motorcycles, and Temecula Motorsports. One quote was non-responsive, however the low quote of $19,982.11 was submitted by Beaumont Motorcycles LLC. It is recommended that the City Council approve the purchase of a Polaris Ranger Crew all-terrain vehicle from Beaumont Motorcycles for the Community Services Department.

BUDGET (or FISCAL) IMPACT:
The purchase of this vehicle was included and previously approved in the Community Services Department budget at $20,000. There is sufficient funding in the budget for this purchase.

Reviewed by:
Assistant City Manager
Director of Finance

Attachments: Invoice from Beaumont Motorcycles
Consent:
Public Hearing:
Business Item:
### MAJOR UNITS SOLD

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LABOR: $0.00  
ACCESSORIES/LABOR TOTAL: $2,701.12

All used vehicles sold "AS IS." No warranty on used vehicles unless written herein. California does not provide for a "Cooling Off" or other cancellation period for vehicles except for fraud. I hereby assign any Rebate or Customer Cash due me to Beaumont Motorcycles LLC.

Customer(s) [Signature]  
Date: 5/18/2018

Seller [Signature]  
BEAUMONT MOTORCYCLES LLC  
Date: 5/18/2018
Meeting Date: May 29, 2018

SUBJECT: Check Register for April 2018

REQUESTED ACTION: Approve the City’s Monthly Check Register for April 2018

CONTACT: Jennifer Erwin, Director of Finance

BACKGROUND/DISCUSSION:

The check register for the months of April 2018 is presented for City Council approval.

BUDGET (or FISCAL) IMPACT: None.

Reviewed by:
Assistant City Manager

Director of Finance

Consent Item: X

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**TOTAL REGISTER**

$ 5,887,765.12
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Environmental Impact Report No. 17-05100, Specific Plan Amendment No. 17-05074, Tentative Parcel Map (TPM) 37304 (TPM No. 17-05060), and Development Plan Review (DPR) 17-00002 – Proposal to develop a 1.2 million square-foot warehouse building on 55 acres with a proposed Specific Plan Amendment to change the land use designation of 35 acres of site from Business-Professional Office (BPO) to Light Industrial (LI); a Tentative Parcel Map to consolidate 14 existing parcels and vacate all or parts of three unimproved streets, and a Development Plan Review to analyze the proposed site plan and architectural elevations. The Project is located on Perris Blvd., south of Markham Street, north of Perry Street, and west of Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. Applicant: Duke Realty

REQUESTED ACTION: ADOPT Resolution (next in order) to deny the proposed Duke Warehouse at Perris Blvd and Markham Street Project; or

ADOPT Resolution (next in order) to certify the EIR and adopt Statement of Overriding Considerations, ADOPT Resolution (next in order) to approve the Development Plan Review and Tentative Parcel Map, and Introduce First Reading of Ordinance Number (next in order) to approve the Specific Plan Amendment.

CONTACT: Dr. Grace Williams, Director of Planning and Economic Development

BACKGROUND/DISCUSSION:

On May 9, 2018, the Planning Commission voted to recommend denial of the proposed Duke project to the City Council (1-absent, 5-ayes, and 1-no). The issues of concern included the following: 1) Need to retain prime Business-Professional Office (BPO) zoning along Perris Boulevard to provide office-related services to nearby residential; and 2) Added truck traffic onto Perris Blvd and Ramon Blvd. At the Planning Commission, the Laborers International Union of North America (LIUNA) were present who spoke in support of the project. There were no other public comments. Subsequent to the Planning Commission meeting, the applicant submitted a letter to the City Council, dated May 18, 2018, explaining the project benefits (see Attachment 1).

The Duke project is a proposal to construct a high-cube warehouse of 1.2 million square feet on approximately 55 acres of land located on the southeast corner of Markham Street and Perris Blvd., within the Perris Valley Commerce Center Specific Plan. The project is located on the east side Perris Boulevard between Markham and Perry Streets. The site is surrounded by the Ross distribution facility directly to the west, the Home Depot fulfillment facility to the east, and vacant land to the north and south. The land use designation for the site is BPO (Business-Professional Office) and Light Industrial. The proposed Specific Plan Amendment is requested to change the western 35 acres of the site from Business-Professional Office to Light Industrial. This portion of the site fronts Perris Blvd. and the BPO land use designation provides transitional zoning between Industrial and Commercial land uses. The remaining easterly 20 acres of the subject site are currently designated LI – Light Industrial.

The development plan review analyzes the site design and architectural elevations of the building, and Tentative Parcel Map 37304 is proposed to consolidate 14 parcels, and vacate all or portions of three unbuilt streets. Primary access for trucks to the site will be from Markham Street, and trucks will be prohibited from traveling on Perris Blvd and Ramona Expressway. All truck traffic in the PVCCSP is required to
access the I-215 from Harley Knox Blvd. The site features all required truck court screening, employee amenities, parking, landscaping and water quality management improvements per PVCCSP standards. The site includes 12.9% onsite landscaping, including water quality basins.

On September 20, 2017, the Planning Commission held a scoping meeting to review, discuss, and provide comments regarding the proposed project for the preparation of an Environmental Impact Report. Discussion points at the meeting primarily centered on impacts of the project on area aesthetics and loss of Business-Professional Office (BPO) zoning. The Planning Commission requested a discussion of aesthetics in the EIR in which the EIR found aesthetics to be a less than significant impact. This discussion is found in Section 4.1 of the FEIR. In addition, staff worked diligently with the applicant to provide building architecture similar to BPO standards, and the building’s location on Perris Blvd., a vital commercial corridor.

The proposed warehouse building is designed with architectural elements of the highest standards to be compatible with future development on Perris Blvd., and fulfill the function of land designated as Business-Professional Office. Even with a change of zone, the location on Perris Blvd. will continue to provide transition from industrial warehouse development to the north, to commercial uses to the south near Ramona Expressway. In addition, north Perris Blvd and Markham Street are designated by the Perris Valley Commerce Center Specific Plan as Visual Corridors and require enhanced design stands for both the building and the landscaping. Significant architectural enhancement has been provided for the Duke Perris and Markham warehouse, with sophisticated use of color, multiple natural accent materials, and extended decorative elements for offices and entry points of the building facing Perris Blvd.

An Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act and circulated for a 45-day public review period from January 31, 2018 to March 16, 2018. The EIR discusses the project’s impacts associated with aesthetics, air quality, greenhouse gas emissions, cultural resources, hydrology and water quality, land use and planning, noise, traffic and circulation, and utilities and service systems. With the exception of air quality for the building operations, greenhouse gas emissions for NOx, and traffic level of service impacts in the Year 2040 for specified freeway segments, potential impacts related to all other topics analyzed in the EIR were found to be less than significant with mitigation measures incorporated. These significant and unavoidable impacts require the adoption of a Statement of Overriding Considerations. The EIR also included the following project alternatives:

- **Alternative 1)** No Development: Land uses to remain as existing.
- **Alternative 2)** Development of a 371,260 sq. ft. industrial building on the existing 17 acres currently designated I-1 to the east of the site and 35-acres of BPO to remain along Perris Blvd.
- **Alternative 3)** Leave a 250-ft deep frontage of BPO along Perris Blvd (7 acres) and develop a 1,034,760 sq. ft. industrial building on 38 acres towards the east of the site; and
- **Alternative 4)** Reduce the project density by 30%, resulting in an approximately 832,900 sq. ft. industrial building.

**RECOMMENDATION:**

Section 19.54.010(1) of the Municipal Code authorizes the Planning Commission to review and recommend to the City Council approval or denial of proposed requests for zone changes. The Planning Commission determined that the project did not adequately address the Commission’s aforementioned issues of concern and recommended denial of the project. Therefore, staff recommends that the City Council ADOPT Resolution (next in order) to not certify the EIR and deny Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060 (TPM 37304), and Development Plan Review 17-00002. However, if the City Council chooses to approve the project or other alternative, separate resolutions for approval are attached to this report.
BUDGET (or FISCAL) IMPACT:

Cost for staff preparation of this item, cost of construction and payment of development impact fees are borne by the applicant.

Prepared by: Diane Sbardellati, Associate Planner
Reviewed by: Kenneth Phung, Planning Manager

Public Hearing: May 29, 2018

City Attorney: Eric Dunn
Assistant City Manager: Darren Madkin
Assistant City Manager: Clara Miramontes
Director of Finance: Jennifer Erwin

Attachments:
1. Letter from Duke Realty dated March 18, 2018
2. City Council Resolution to Deny Project
3. City Council Resolution to Certify the Project EIR
4. City Council Ordinance to Approve SPA 17-05060
5. City Council Resolution to Approve Tentative Map 37304 and Development Plan Review 17-00002 (includes Planning, Engineering & Fire Conditions of Approval)
6. Aerial, Site Plan and Elevations
7. Project Alternatives
8. Planning Commission Report dated May 9, 2018
May 18, 2018

City of Perris
135 N. D Street
Perris, CA 92570

Re: Southeast Corner of Perris Blvd. and Markham Street

Dear Honorable Mayor and Council Members:

We appreciate City Staff’s efforts working with us on the approval for this project for the past 2 years. The feedback from the City Staff and Planning Commission during this process has improved the proposed development. We also understand the comments from City Staff and the Planning Commission, and believe that benefits of the project to the City and its residents outweigh these concerns. A few key benefits of the project are outlined below:

- **Viability of EPO Use at this Location**: PVCC has 272 acres of Commercial and 269 acres of BPO use. Both of these land use categories will allow office, commercial or medical office use. The more economically feasible locations for this type of use are closer to Interstate 215 or Ramona expressway, and there is enough land available for approximately 10 million SF of this type of development at more feasible locations within the PVCC.
- **Job Creation**: This project will utilize union labor for 80% of the construction work, which will include full union benefits. The completed building will also employ up to 300 people.
- **Point of Sale Tax**: This project is the ideal size for attracting e-commerce users, which are more likely to generate point of sale taxes for the City.
- **Appearance on Perris Blvd. Corridor**: The proposed project includes a much higher level of finish on Perris Blvd. than the adjacent developments.
- **Separation from Residential**: The project is 1,500’ from the nearest residential zoned land. Truck traffic will naturally utilize the City’s designated truck routes of Redlands Ave. and Herley Knox Blvd (rather than Ramona Expressway or Perris Blvd.).
- **Impact Fees**: The project will contribute over $11 Million in impact fees, which includes over $1 Million for Parks and $8 Million for roads.

Please contact us with any additional ideas to improve the project.

Regards,

DUKE REALTY CORPORATION

[Signature]

Robert W. Close
Preconstruction Director
RESOLUTION NUMBER (Next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DENYING CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT 17-05100/SCH NO. 2017081059, SPECIFIC PLAN AMENDMENT 17-05074, TENTATIVE PARCEL MAP 17-05060/TPM 37304 AND DEVELOPMENT PLAN REVIEW 17-00002 FOR THE DUKE WAREHOUSE AT PERRIS BLVD & MARKHAM STREET PROJECT LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, SUBJECT TO THE FINDINGS CONTAINED HEREIN.

WHEREAS, the Duke Project ("Project") is a proposal to construct a warehouse building totaling 1,189,860 square feet with associated parking and other site improvements, and on and off-site infrastructure improvements on 55 acres located on the west side of Perris Boulevard between Markham Street and Perry Street; and

WHEREAS, applications for Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060, and Development Plan Review (DPR 17-00002) were submitted to facilitate the construction of a 1.2 million square foot warehouse building on 55 acres at the southeast corner of Markham Street and Perris Blvd; and

WHEREAS, the proposed applications collectively are considered a "project" as defined by the California Environmental Quality Act ("CEQA"), and the Duke Warehouse at Perris Blvd and Markham Street Project is the project title; and

WHEREAS, a scoping meeting was conducted for the proposed project on September 20, 2017 by the Planning Commission to hear from both public agencies and the public on the potential environmental impacts, site planning and building architecture; and

WHEREAS, on May 9, 2018, the Planning Commission conducted a duly noticed special public hearing on the project, and recommended denial of the project after considering public testimony and materials in the staff report and accompanying documents, for the following reasons:

1. Need to retain prime Business-Professional Office zoning along Perris Boulevard;
2. Added truck traffic to the Perris Valley Commerce Center (PVCC) Specific Plan area, including Perris Boulevard and Ramona Expressway;
3. Project should be developed on existing industrially-zoned land west of Perris Boulevard and north of Ramona Expressway.

WHEREAS, on May 29, 2018, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, pursuant to California Environmental Quality Act (Public Resources Code Section 21000, et seq. ("CEQA")), Pub. Res. Code Sec. 21080(b)(5) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.) Section 15270, a project that is denied or rejected is exempt from the requirements of CEQA; and
WHEREAS, based on recommendations, testimony and evidence in the record and provided at the public hearings, the City Council makes the following factual findings:

SPECIFIC PLAN AMENDMENT 17-05074

1. The Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed Specific Plan Amendment to the Perris Valley Commerce Center Specific Plan is inconsistent with the PVCCSP because it does not promote the goals to achieving the vision established by the Perris General Plan Policy III.A which states, “Commerce and industry to provide jobs for residents at all economic levels” with Policy III.A adding: “Accommodate diversity in the local economy”. The proposed Light Industrial land use and operation will facilitate the construction of a 1.2 million square foot warehouse with very few high-paying jobs, and many low-wage warehouse jobs to the residents of Perris. In addition, many warehouse jobs are seasonal or part-time with no employee benefits, and even full-time warehouse jobs may not provide health insurance and other important benefits to their employees. Thus warehouse jobs primarily employ less educated workers with lower level skill sets and thus do not contribute to the General Plan goal of providing good jobs to residents at all economic levels, nor do they support diversity in the local economy for Perris.

2. The Specific Plan Amendment provides adequate text and diagrams to address the following issues in detail:

a. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.

The proposed Specific Plan Amendment is inconsistent with the PVCCSP because it would interrupt the transitional pattern of land uses along Perris Blvd as envisioned by the PVCCSP. The proposal would replace Business-Professional Office zoning with Light Industrial zoning, placing LI zoning adjacent to Commercial zoning south of the project site. Although Light Industrial zoning and development is located east and west of the proposed Project, the remaining BPO zoning to the north of the project site is too small to effectively provide a transition from Industrial to Commercial development, especially along Perris Blvd, where office development is suitable and aesthetically desirable. The provision for open space is not applicable to industrial or business park development, and no land has been set aside for parks in the PVCCSP. However, park fees have been adopted for BPO development, and will be collected at issuance of building permits to pay for renovation and expansion of parks that, through their attraction of workers, may indirectly contribute to population growth in the City and necessitate additional park construction in other areas of the City of Perris.

b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Plan area and needed to support the land uses described in the Plan.

The proposed Specific Plan Amendment is inconsistent with the PVCCSP because it would change the PVCCSP Infrastructure Plan for major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan identifies necessary improvements for development, and has been designed to accommodate Business Professional Office. The
proposed land use change would require changes to the Infrastructure Plan to accommodate a Light Industrial land use on 35 acres, including modifications to Figure 2.0-1 Specific Plan Land Use Designation, and Table 2.0-1, Land Use Comparison to reflect the proposed land use change from BPO to LI for the properties bound by Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north. Regarding the proposed street vacations, these three unimproved paper streets (Goldenview Drive, Johnson Avenue, and Via Verona Street) between Markham Street to the north and Perry Street to the south could be useful access for future BPO office development clustering.

c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

The proposed Specific Plan Amendment is inconsistent with the PVCCSP because it would contribute to more environmental impacts as a result of the Project than if the existing PVCCSP zoning were to be retained for development of a smaller project. The Specific Plan contains standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources. The Specific Plan Amendment to convert BPO to Light Industrial zoning will not provide as many opportunities to expand green building, energy conservation, and water conservation. In addition, BPO development standards require more landscaping than warehouse development in the Light Industrial zone, and moreover, large truck and trailer parking areas are devoid of trees and thus these concrete areas contribute to the urban heat island effect. The Project EIR determined that significant impacts to people would occur as a result of the project, even with implementation of mitigation measures, as follows:

- **Air Quality** – Long-term NOx emission in excess of SCAQMD’s regional significance threshold.
- **GHG Emissions** – GHG Emissions in excess of SCAQMD’s recommended screening thresholds of 10,000 MTCO2e/yr.
- **Traffic** – Exceeding a level of service on freeway segments on I-215 in the Year 2040 condition.

These impacts are considered significant and unavoidable, and require the adoption of a Statement of Overriding Considerations if the Specific Plan Amendment and Project are to be approved.

d. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Development under the proposed land use change will require implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

DEVELOPMENT PLAN REVIEW 17-00002

1. The proposed map is consistent with applicable general and specific plans.

The proposed tentative parcel map is inconsistent with the goals of the Perris General Plan and the Perris Valley Commerce Center Specific Plan because it does not promote orderly
development, and would remove 35 acres of important Business-Professional Office zoning that provides a buffer between industrial and commercial uses along Perris Blvd. The associated Specific Plan Amendment proposes to amend the PVCCSP by changing 35 of the 55-acre site from Business Professional Office to Light Industrial to build a 1.2 million square foot warehouse project. Orderly development would include a mix of land use designations to promote a variety of desirable land uses, with transitional zoning between distinctly different uses to protect their operations. The proposed map would consolidate fourteen smaller parcels into one large 55-acre parcel that would eliminate the underlying BPO zoning that supports business park and office development and further increase land within the PVCCSP for industrial development, thus creating an imbalance between land uses. In addition, BPO land uses are more appropriate to a commercial corridor such as Perris Blvd., where heavy truck traffic is incompatible with passenger vehicles.

2. **The site is physically suitable for the type and density of the proposed development.**

   The proposed tentative parcel map is inconsistent with the goals of the Perris General Plan and the Perris Valley Commerce Center Specific Plan because office and business park development was determined to be appropriate for this site, not a large-scale industrial warehouse. The PVCCSP designated 35 acres of the Project’s 55 acres for Business Professional Office use along Perris Blvd as a transitional zone between industrial land uses to the north and commercial land uses to the south. The proposed project site is close to the commercial intersection of Perris Blvd and Ramona Expressway. To approve the proposed parcel map and convert 35 acres on Perris Blvd to Light Industrial warehousing use would reduce the overall density and intensity of the use on the Project site, but lose an important land use transition zone and future office development in a prime location.

3. **That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.**

   The proposed tentative parcel map is inconsistent with the goals of the Perris General Plan and the Perris Valley Commerce Center Specific Plan because the proposed project would have more significant impacts to the environment than if the site were to be developed to BPO standards of the PVCCSP. The tentative map would consolidate 55 acres rezoned from BPO to Light Industrial to build a 1.2 million s.f. warehouse building with 187 truck docks in two large truck courts on the north and south sides of the building. Most of the remaining property is paved for car and truck access, parking, and trailer storage. Due to the size of the building, there is limited area for landscaping, and much of the project landscaping is located within large water quality retention basins along Markham Street. Pursuant to CEQA and the Guidelines for Implementation of the California Environmental Quality Act, an EIR was prepared for the Project that determined that less than significant impacts to wildlife and their habitat would occur as a result of the Project with implementation of the MMRP. However, some environmental impacts cannot be mitigated and have potential to cause environmental harm to air quality and add greenhouse gases to the atmosphere.

4. **That the design of the map or the type of improvements will not cause serious public health problems.**

   The Project EIR determined that the project would generate environmental impacts to public health from the construction and operation of the proposed Project, primarily as a result of the truck traffic it will generate, even with implementation of mitigation measures. These impacts are the following:
- **Air Quality** – Long-term NOx emission in excess of SCAQMD’s regional significance threshold.
- **GHG Emissions** – GHG Emissions in excess of SCAQMD’s recommended screening thresholds of 10,000 MTCO2e/yr.
- **Traffic** – Exceeding a level of service on freeway segments on I-215 in the Year 2040 condition.

The environmental impact of transport is significant because transportation is a major user of energy, and burns most of the world’s petroleum. This creates air pollution, including nitrous oxides and particulates, and is a significant contributor to global warming through emission of carbon dioxide. Within the transport sector, trucking is one of the largest contributors to global warming. These impacts to public health are considered significant and unavoidable, and require the adoption of a Statement of Overriding Considerations if the project is to be approved.

**TENTATIVE PARCEL MAP 37304 (TPM No. 17-05060)**

1. **The location, size, design, density and intensity of the proposed development and improvements are consistent with the City’s General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.**

The location, size, design, and use of the proposed development and improvements are inconsistent with the PVCCSP because site development under Light Industrial PVCCSP development standards and BPO development standards differs in terms of use, setbacks, architecture, and landscaping. The most significant difference between BPO and LI zoning is the front building setback, onsite landscaping coverage, and compatibility with adjacent zoning. The proposed project under LI zoning has less landscaping, less architectural street appeal, and both the building and passenger parking lots are located closer to the street than BPO development requirements. BPO development with nodes of offices surrounded with landscaping and small parking areas would have a more pleasing aesthetic along Perris Blvd., and be more compatible with the existing and future commercial businesses in this location.

2. **The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.**

See Finding No. 2 under Tentative Parcel Map 37304.

3. **The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

The proposed Duke Warehouse at Perris Blvd. and Markham Street Project and its operations would be physically compatible with the abutting property, however the impacts from the proposed use were not anticipated by the PVCCSP, and the EIR prepared for the Project identifies environmental impacts from the construction and operation of the Project that will be detrimental to the public health, safety or welfare. See Findings under Specific Plan Amendment, 2.c, above. The land use as a large warehouse building is not permitted in BPO zoning due to the traffic impacts from trucks. The use as a 1.2 million square foot distribution warehouse facility will increase truck traffic in the vicinity, and could negatively impact traffic circulation on Perris Blvd and Ramona Expressway. Although
trucks are required to avoid the commercial areas south from the site on Perris Blvd. and are required to travel west and north along PVCCSP industrial corridors to Harley Knox Blvd. and the I-215 Freeway, there is no way to insure that they will do so. Therefore, the Project as proposed has the potential to be detrimental to the public health, safety or welfare.

4. The architecture proposed is compatible with community standards and protects the character of adjacent development.

The proposed 1.2 million square foot warehouse building is out of scale with the existing and anticipated development on Perris Blvd, for which the site has been designated by the PVCCSP for office use. The proposed Light Industrial development consists of a 1.2 million square foot building immediately north of existing small-scale commercial development on Perris Blvd. The proposed Project will impact the character of adjacent development, including the remaining remnant of BPO zoning to the north, and future commercial development to the south. Moreover, the requested zone change from BPO to LI will likely contribute to the loss of the limited remaining land zoned for BPO development. The proposed warehouse is adjacent to similar zoning and development to the west and east, thereby increasing the public view of unrelenting mass with little visual relief along this section of Perris Blvd. The location is close to small commercial businesses near the intersection of Perris Blvd and Ramona Expressway, which will be overwhelmed by the visual effect of a 1.2 million s.f. building immediately to the north. Even the best architecture cannot reduce the impact of a building this size and make it compatible with community standards, nor can it protect the character of adjacent development.

5. The landscaping plan ensures visual relief and provides an attractive environment for the public’s enjoyment.

The PVCCSP requires landscaping to be provided at a minimum rate of 15% for the Business Professional Office zone and 12% for the Light Industrial zone. Deeper setbacks are also required for the BPO zone, which generally are treated with landscaping. Due to the proposed Specific Plan Amendment, less landscaping is required under Light Industrial zoning. The conceptual landscape plan proposes a total of 12.9% onsite landscaping for the Project. Much of this landscape area is contained in the large water quality detention basins along Markham Street. Thus the landscaping plan is not adequate to ensure the public will have visual relief from the sight of a large warehouse on Perris Blvd.

6. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

The City of Perris standard project review practices, compliance with state and local best planning practices, and preparation of the EIR, the safeguards necessary to protect the public health, safety and general welfare have been provided for the proposed project.

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, as follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.
Section 2. The City Council hereby denies certification of the EIR (State Clearinghouse No. 2017081059), and denies approval of Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060 (TPM 37304), and Development Plan Review 17-00002 that would facilitate the construction of a 1,189,860 square foot high cube warehouse building on 55 acres at the southeast corner of Perris Blvd. and Markham Street, based on the information presented in the staff report and supporting exhibits, the findings presented herein, and all written and oral testimony presented at the public hearing.

Section 3. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 4. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

ATTEST:

Mayor, Michael M. Vargas

City Clerk, Nancy Salazar

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE ) §
CITY OF PERRIS )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar
RESOLUTION NUMBER (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT 17-05100 (STATE CLEARINGHOUSE #2017081059), PREPARED FOR THE DUKE PROJECT, A WAREHOUSE DEVELOPMENT PROJECT TOTALING 1,189,860 SQUARE FEET, BASED UPON THE STATEMENT OF FACTS AND FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION, AND THE MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, the Duke Project ("Project") is a proposal to construct a warehouse building totaling 1,189,860 square feet with associated parking and other site improvements, and on and off-site infrastructure improvements on 55 acres located on the west side of Perris Boulevard between Markham Street and Perry Street; and

WHEREAS, during review of the project it was deemed an Environmental Impact Report (EIR/State Clearinghouse No. 2017081059) was required to assess environmental impacts associated with the project; and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 et seq.), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

WHEREAS, the City, as lead agency, determined that an Environmental Impact Report ("EIR") should be prepared pursuant to CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

WHEREAS, a scoping meeting was conducted for the proposed project on September 20, 2017 by the Planning Commission to hear from both public agencies and the public on the potential environmental impacts, site planning and building architecture; and

WHEREAS, between January 31, 2018 and March 16, 2018, the Draft Environmental Impact Report (DEIR) was made available for public review and comment during a state-mandated 45-day public review period; and

WHEREAS, on April 27, 2018, the Final EIR was distributed to those agencies and persons that commented in writing on the Draft EIR; and

WHEREAS, on May 9, 2018, the Planning Commission conducted a duly noticed special public hearing on the project, and at the meeting recommended approval of the project to the City Council after considering public testimony and materials in the staff report and accompanying documents for the Statement of OVERRIDING Consideration of Environmental Impact, the Environmental Impact Report 17-05100 (State Clearinghouse No. 2017081059), Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060 (TPM 37304) and Development Plan Review 17-00002; and
WHEREAS, on May 29, 2018, the City Council conducted a duly noticed public hearing on the project and at the meeting certified the EIR after considering public testimony and materials in the staff report and accompanying documents for the Statement of Overriding Consideration of Environmental Impact Report 17-05100 (State Clearinghouse No. 2017081059), Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060 (TPM 37304) and Development Plan Review 17-00002; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project’s environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, all of the proposed findings and conclusions recommended by this Resolution are based upon the oral and written evidence presented to the City Council as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, the project level and cumulative environmental impacts identified in the Final EIR which the City Council finds to be less than significant and to not require mitigation are described in the Statement of Facts and Findings and Statement of Overriding Considerations are attached hereto and incorporated herein by reference as if set forth in full; and

WHEREAS, the project level and cumulative environmental impacts identified in the Final EIR which the City Council finds to be mitigated to a level of less than significant through the imposition of feasible mitigation measures identified in the Final EIR and set forth therein are described in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full; and

WHEREAS, the project level and cumulative environmental impacts identified in the Final EIR which the City Council finds cannot be mitigated to a level of less than significance despite the imposition of all feasible mitigation measures identified in the Final EIR and set forth therein are described in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full; and

WHEREAS, the potential for growth inducing impacts described in the Draft EIR which the City Council finds to be less than significant are described in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full; and

WHEREAS, irreversible environmental impacts as a result of the project’s operational air quality impact, cumulative air quality impact and cumulative traffic impacts related to levels of service on freeway segments on the I-215 are identified in the Draft EIR,
which the City Council approves for the reasons described in Section 7 of the Statement of Facts and Findings and Statement of Overriding Considerations (see Planning Commission Packet, Attachment 8) and incorporated herein by reference if set forth in full; and

WHEREAS, the Mitigation Monitoring and Reporting Program to address project level and cumulative environmental impacts identified in the Draft EIR which the City Council finds to be mitigated to a level of less than significant through the imposition of feasible mitigation measures are set forth therein and described in Section 4.0 of the Final EIR and incorporated herein by reference as if set forth in full; and

WHEREAS, alternatives to the Project that might eliminate or reduce significant environmental impacts of the project are set forth therein and described in Section 5.3 of the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record, including the Final EIR and all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, the City Council’s certification of the Final EIR reflects its independent judgment and analysis; and

WHEREAS, no comments made in the public hearings conducted by the City Council or any additional information submitted to the City Council have produced substantial new information requiring recirculation or additional environmental review under State CEQA Guidelines section 15088.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Environmental Impact Report Environmental Impact Report 17-05100 (State Clearinghouse No. 2017081059) was prepared in accordance with Sections 21000 through 21177 of the California Public Resources Code and Sections 15000 through 15387 of the California Code of Regulations (CEQA Guidelines); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, as follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.

Section 2. The majority of potentially significant environmental impacts of the Project identified in the Final EIR have been determined to be less than significant or mitigated to a level of less than significance.
Section 3. Certain impacts associated with operational air quality impact, cumulative air quality impact and cumulative traffic impacts related to levels of service on freeway segments on the I-215 identified in the Final EIR have been determined to be significant and unavoidable. The specific impacts are set forth in the Statement of Facts and Findings and Statement of Overriding Considerations (see Planning Commission Packet, Attachment 8). Based on specific economic, social, technical and/or other considerations, the City Council finds those effects acceptable with adoption of the Statement of Facts and Findings and Statement of Overriding Considerations.

Section 4. The City Council finds that the Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines, and certifies the Final EIR as complete and adequate.


Section 6. The City Council hereby adopts the Mitigation Monitoring and Reporting Program and incorporated herein by reference as if set forth in full.

Section 7. Based on the above findings, the City Council hereby certifies the Final EIR for the Project EIR 17-05100 (State Clearinghouse No. 2017081059)).

Section 8. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 9. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

__________________________
City Clerk, Nancy Salazar
STATE OF CALIFORNIA   
COUNTY OF RIVERSIDE  §
CITY OF PERRIS

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:  
NOES:
ABSENT:
ABSTAIN:

______________________________
City Clerk, Nancy Salazar

ORDINANCE NUMBER

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 17-05074 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 35 ACRES FROM BUSINESS PROFESSIONAL OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE APPROVAL OF AN INDUSTRIAL WAREHOUSE PROJECT ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, a Specific Plan Amendment application was submitted to enable an industrial development known as the Duke Warehouse at Perris Blvd and Markham Street Project to amend the land use designation of 55 acres from Business Professional Office (BPO) to Light Industrial (LI); and

WHEREAS, the proposed Specific Plan Amendment ("SPA") will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

WHEREAS, by Resolution Number ____, the City Council certified the Environmental Impact Report (EIR/State Clearinghouse No. 2017081059) for SPA 17-05074; and

WHEREAS, at a special meeting on May 9, 2018, the Planning Commission conducted a duly noticed public hearing on SPA 17-05074 and recommended approval of the SPA after considering public testimony and materials in the staff report and accompanying documents; and

WHEREAS, on May 29, 2018, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:
**Section 1.** The above recitals are all true and correct and are incorporated herein as if set forth in full.

**Section 2.** City Council Resolution No. ___ found that all the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated, and thereby certified the EIR.

**Section 4.** The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Duke Warehouse at Perris Blvd and Markham Street Project, the following regarding Specific Plan Amendment 17-05074:

1. *The Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

   The PVCCSP sets specific goals to achieving the vision established by the Perris General Plan Policy III.A which states, “Commerce and industry to provide jobs for residents at all economic levels” with Policy III.A adding: “Accommodate diversity in the local economy”. The proposed Light Industrial land use and operation will help to insure that adequate jobs are available at all skill levels of employment in the City of Perris. The pay for warehouse jobs ranges from minimum wage to above $50 per hour. Warehouse jobs are available to City of Perris residents at any time, and public transportation is also available. Employees living close to the Project have the option to bicycle to work, and bicycle racks are a mandatory requirement for the Project.

2. *The Specific Plan Amendment provides adequate text and diagrams to address the following issues in detail:*

   a. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.*

   The proposed Specific Plan Amendment is a logical extension of the existing Light Industrial zoning pattern to the east and west, which are developed with similar warehouse facilities. To the west is the 700,000 square foot Ross distribution center, at the southwest corner of Perris Blvd. and Markham Street, completed in 2013. To the east is the 460,000 square foot Markham East cross-dock warehouse, currently under construction at the southwest corner of Markham Street and Redlands Avenue. The provision for open space is not applicable to industrial or business park development, and there is no land set aside for parks in the PVCCSP. However, park fees have been adopted for industrial development, and will be collected at issuance of building permits for an industrial project in the PVCCSP to pay for renovation and expansion of parks that, through their attraction of workers, may indirectly contribute to population growth in the City and necessitate additional park construction.
b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Plan area and needed to support the land uses described in the Plan.

The Specific Plan contains an Infrastructure Plan for major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan identifies necessary improvements for development. Since Light Industrial is a less intense use than Business Professional Office, the infrastructure plan is designed to accommodate the proposed land use change.

The PVCCSP Amendments will modify Figure 2.0-1 Specific Plan Land Use Designation, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 35 acres from Business Professional Office (BPO) to Light Industrial (LI) for the properties bound by Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north. In addition, all appropriate exhibits will be updated to reflect the vacation of three unimproved paper streets on the property: Goldenview Drive, Johnson Avenue, and Via Verona Street between Markham Street to the north and Perry Street to the south.

c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

The Specific Plan contains standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources. An Environmental Impact Report with a Mitigation, Monitoring and Reporting Plan (MMRP) was prepared for the Project and adequately provides for the conservation, development, and utilization of natural resources, as applicable, and the proposed Specific Plan Amendment is subject to compliance with these requirements.

d. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Development under the proposed land use change will require implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Section 4. The City Council hereby approves Specific Plan Amendment 17-05074 to amend the land use designation of 55 acres from Business Professional Office to Light Industrial in the Perris Valley Commerce Center (PVCC) Specific Plan to facilitate the Duke Warehouse at Perris Blvd and Markham Street Project.
Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

__________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA    )
COUNTY OF RIVERSIDE     §
CITY OF PERRIS          )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
City Clerk, Nancy Salazar

Attachment: Revised Pages in Specific Plan Amendment No. 9
Perris Valley Commerce Center Specific Plan Amendment No. 89

City of Perris

Prepared by:
Albert A. Webb Associates
3788 McCray Street
Riverside CA 92506

Approved: January 10, 2012, Ordinance No. 1284
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323
Amendment No. 5 Approved: September 13, 2016, Ordinance No. 1331
Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1337
Amendment No. 7 Approved: June 13, 2017, Ordinance No. 1346
Amendment No. 8 Approved: April 10, 2018, Ordinance No. 1361
Amendment No. 9 Approved: TBD
This document reflects all amendments to April 2018

<table>
<thead>
<tr>
<th>Amendment No.</th>
<th>Case No.</th>
<th>Details of Amendment</th>
<th>Approval Date</th>
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<tbody>
<tr>
<td>1</td>
<td>12-04-0010</td>
<td>The purpose of Amendment No. 1 is to modify Table 12.0-1, Land Use Restrictions to clarify allowable industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1).</td>
<td>9/25/2012</td>
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<td>2</td>
<td>11-12-0005</td>
<td>The purpose of Amendment No. 2 is to update all graphics to reflect the street vacation of Nance and Markham Streets between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and general plan amendment (GPA 12-02-0001) to the circulation element for the removal of Harley Knox Blvd. from Redland Avenue to Perris Valley Storm Channel.</td>
<td>11/27/2012</td>
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<td>Resolution #4538</td>
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<td>3</td>
<td>12-10-0006</td>
<td>The purpose of Amendment No. 3 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, Figure 3.0-1, Circulation Plan, Figure 3.01-2 Truck Route Plan, and Table 2.0-1, Land Use Comparison to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C)(49.14 acres) and Business Professional Office (BPO) (19.85 acres) to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site.</td>
<td>02/09/2016</td>
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<td>Ordinance #1324</td>
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<td>4</td>
<td>14-04-0001</td>
<td>The purpose of Amendment No. 4 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties.</td>
<td>02/09/2016</td>
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<td>Ordinance #1323</td>
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<td>5</td>
<td>16-0525</td>
<td>The purpose of Amendment No. 5 is to modify section 12, the Airport Overlay Zone to update the 2014 March Air Reserve Base/Inland Port Airport Compatibility Plan.</td>
<td>09-13-2016</td>
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<td>6</td>
<td>14-04-0001</td>
<td>The purpose of Amendment No. 6 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Commercial-Retail (C) to Light Industrial (LI), for the properties bound by Interstate 215 to the east, Harley Knox Boulevard to the south and west, and W. Oleander Avenue to the north consisting of approximately 23.66 acres.</td>
<td>02/14/2017</td>
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<td>16-05077</td>
<td>The purpose of Amendment No. 7 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 7.48 acres from Commercial-Retail (C) to Light Industrial (LI).</td>
<td>6/13/2017</td>
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<td>17-05242</td>
<td>The purpose of Amendment No. 8 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 16.22 acres from Business Professional Office (BPO) to Light Industrial (LI), for four parcels located at the southwest corner of Markham Avenue and Webster Avenue.</td>
<td>4/10/2018</td>
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<td>Ordinance #1361</td>
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<td>9</td>
<td>17-05074</td>
<td>The purpose of Amendment No. 9 is to modify Figure 2.0-1 Specific Plan Land Use Designation, Figure 4.0-16 Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 35 ACRES from Business Professional Office (BPO) to Light Industrial (L), for the properties bound by Johnson Avenue to the east, Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north. Amendment No. 8 also modifies Figure 3.0-1 Circulation Element, Figure 3.0-4 Mass Transit, Figure 3.0-7 Existing Water, Figure 3.0-8, Existing Sewer, Figure 3.0-9, Existing Recycled Water, Figure 3.0-12 Existing Natural Gas, Figure 3.0-13, Existing Electric, Figure 3.0-14, Existing Telephone, Figure 3.0-15 Existing Cable, Figure 5.0-7 Perris Valley Storm Channel Trail, and Figure 5.0-8 Ramona Expressway Trail to reflect the vacation of three streets: Goldenview Drive, Johnson Avenue, and Via Verona Street between Markham Street to the north and Perry Street to the south.</td>
<td>TBD</td>
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</table>
new residential development, schools or churches. It should be noted that there is some existing residential development in this area.

**Accident Potential Zone II (APZ-II):** This zone prohibits many uses that involve hazardous materials (such as gas stations), and those uses that have higher densities of people per acre. Non-residential development will be limited to those uses that have not more than 50 persons per acre at any time, including hotels and motels. This zone prohibits new residential development, schools or churches.

### 2.2 Summary of Perris Valley Commerce Center Land Use Comparison

Generally, the City of Perris General Plan Land Use designations correspond with the Perris Valley Commerce Center Specific Plan land use designations with the following exceptions. The Community Commercial (CC) and Neighborhood Commercial (NC) have been combined into one designation – Commercial (C). Business Park (BP) and Professional Office (PO) have been combined to form one designation – Business/Professional Office (BPO). Public/Semi-Public/Utilities (P) and Park, Recreational, and Natural Open Space (OS) have been combined to Public (P). Table 2.0-1 as shown below, provides a comparison of the land use between the City of Perris existing General Plan designations and the Perris Valley Commerce Center Specific Plan designations.

#### Table 2.0-1, Land Use Comparison

<table>
<thead>
<tr>
<th>General Plan Land Use</th>
<th>Existing Acres Prior to PVCC SP</th>
<th>Acres Adopted by 2012 PVCCSP</th>
<th>Proposed Acres (SPA1-SPA9)</th>
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<td>Business Park/Professional Office (BPO)</td>
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<tr>
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<tr>
<td>Residential (Single-Family) (R-6,000)</td>
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<td>Residential (R)</td>
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<td>Other (ROW, Basin, etc.)</td>
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LAND USE RELATED EXHIBIT
CHANGES
Table 2.0-1 Land Use Comparison

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<th>General Plan Land Use</th>
<th>Existing Acres Prior to PVCC SP</th>
<th>Acres Adopted with 2012 PVCCSP</th>
<th>Proposed Acres (SPA1 - SPA2)</th>
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### AMENDMENTS TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN DOCUMENT

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<tr>
<th>Amendment No.</th>
<th>Project Name</th>
<th>Land Use Changes</th>
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<tr>
<td>1</td>
<td>H&amp;M Architects/Engineers</td>
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<td>2</td>
<td>Stratford Ranch</td>
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<td>Optimus Logistics Center</td>
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<td></td>
<td></td>
<td>19.85 acres from BPO to Li</td>
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<td>4</td>
<td>Optimus Logistics Center 2</td>
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<td>5</td>
<td>City/Riverside ALUC</td>
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<td>Perris Gateway Investors</td>
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<td>7</td>
<td>Perris Self-Storage</td>
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<tr>
<td>8</td>
<td>Mike Naggar</td>
<td>16.22 acres from BPO to LI</td>
</tr>
<tr>
<td>9</td>
<td>Duke</td>
<td>54.71 acres from BPO to LI</td>
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</table>
UPDATED EXHIBITS AS A RESULT OF STREET VACATIONS
RESOLUTION NUMBER (Next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING TENTATIVE PARCEL MAP 17-05060 (TPM 37304) AND DEVELOPMENT PLAN REVIEW 17-00002 TO FACILITATE CONSTRUCTION OF A 1,189,860 SQUARE FOOT INDUSTRIAL BUILDING ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, SUBJECT TO THE CONDITIONS OF APPROVAL AND FINDINGS CONTAINED HEREIN.

WHEREAS, the Duke Project ("Project") is a proposal to construct a warehouse building totaling 1,189,860 square feet with associated parking and other site improvements, and on and off-site infrastructure improvements on 55 acres located on the west side of Perris Boulevard between Markham Street and Perry Street; and

WHEREAS, a Development Plan Review application (DPR 17-00002) was submitted for consideration of architectural design and site layout; and

WHEREAS, a Tentative Parcel Map application was submitted to consolidate 14 parcels and vacate all or parts of three unimproved streets included in the property; and

WHEREAS, the proposed Development Plan Review 17-00002 and Tentative Parcel Map 37304 (TPM 17-05060) (collectively, the "Project") are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, a scoping meeting was conducted for the proposed project on September 20, 2017 by the Planning Commission to hear from both public agencies and the public on the potential environmental impacts, site planning and building architecture; and

WHEREAS, on May 9, 2018, the Planning Commission conducted a duly noticed special public hearing on the project, and at the meeting recommended denial of the project after considering public testimony and materials in the staff report and accompanying documents for the Statement of Overriding Consideration of Environmental Impact, the Environmental Impact Report (State Clearinghouse No. 2017081059), Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060 (TPM 37304) and Development Plan Review 17-00002; and

WHEREAS, on May 29, 2018, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

Attachment 5
WHEREAS, the City Council has certified the Environmental Impact Report (EIR 17-05100/State Clearinghouse #2017081059) for the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, as follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.

Section 2. City Council Resolution No. ___ found that all the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City's Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated, and certified the EIR.

Section 3. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as any written or oral testimony presented at the public hearing, with respect to the Duke project, the following regarding Tentative Parcel Map 17-05060 (TPM 37304) and Development Plan Review 17-00002:

Tentative Parcel Map 37304 (TPM 17-05060)

1. The proposed map is consistent with applicable general and specific plans.

The proposed tentative parcel map has been review by the City Engineer’s Department and the Planning Department to insure compliance with the city codes and all other applicable regulations, subject to the land use change proposed by SPA 17-05074 that would amend the PVCCSP by changing 35 of the 55-acre site from Business Professional Office to Light Industrial to build the large warehouse project. The proposed map would consolidate fourteen smaller parcels into one parcel and three lettered lots, and vacate all or portions of the rights-of-way of three unimproved streets on the property. All necessary roadway improvements adjacent to the property will be constructed along with payment of development impact fees that are required for the project to support the extension of utility infrastructure, build roads, and improve the freeway interchanges at Harley Knox Blvd and Ramona Expressway.

2. That the site is physically suitable for the type and density of the proposed development.

The 55-acre map site is relatively flat, with a gentle regional slope downwards to the east-southeast, and is situated at an elevation approximately 1,450 feet above mean sea level. The proposed change to the PVCCSP land use designation from Business Professional Office to Light Industrial would reduce the overall density and intensity of the use on the Project site.
The 2014 March ARB/Inland Port Airport Land Use Airport Overlay Plan (ALUCP) provides guidelines that are intended to protect flight paths and minimize impacts to residents and employees within the subject area. PVCCSP Chapter 12, Airport Overlay Zones, indicates the project site is located within Zone D, which is a Flight Corridor Zone subject to occasional disruptive noise incidents. The project required a hearing before the Riverside County Airport Land Use Commission (ALUC) to determine its consistency with the ALUCP. On April 12, 2018, ALUC determined the Project was consistent with the 2014 March ARB/Inland Port ALUCP, and requested standard conditions be applied to the project. The applicant agrees to all the conditions recommended by the Airport Land Use Commission, which are found in the Planning Conditions of Approval.

3. That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

Pursuant to the California Environmental Quality Act and the Guidelines for Implementation of the California Environmental Quality Act, an EIR was prepared for the Project that determined that less than significant impacts to wildlife and their habitat would occur as a result of the Project with implementation of the MMRP. The map site consists of vacant land consisting of mixed tilled soils and overgrown vegetation. The Project site is within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) adopted by the City of Perris. Vegetation types at the Project site consist primarily of ruderal and disturbed vegetation. The site generally provides low quality habitat for wildlife and no sensitive wildlife species were documented at the Project site. The Project site is not located within any designated MSHCP “Criteria Area” cells, and it is not within a “Core” or “Linkage” area. No Riparian/Riverine areas or vernal pools are located within or adjacent to the Project site or off-site impact areas.

4. That the design of the map or the type of improvements will not cause serious public health problems.

The Project EIR determined that less than significant impacts to people would occur as a result of the project, except for certain identified environmental impacts that will result from the construction and operation of the proposed Project, even with implementation of mitigation measures, as follows:

- **Air Quality** – Long-term NOx emission in excess of SCAQMD’s regional significance threshold.
- **GHG Emissions** – GHG Emissions in excess of SCAQMD’s recommended screening thresholds of 10,000 MTCO2e/yr.
- **Traffic** – Exceeding a level of service on freeway segments on I-215 in the Year 2040 condition.

These impacts are considered significant and unavoidable, and require the adoption of a Statement of Overriding Considerations if the project is to be approved. The Findings of Fact and the Statement of Overriding Considerations are included as an
attachment in Resolution 18-10. This statement compares the benefits of the project with the unavoidable effects and finds the unmitigated impacts to be acceptable in view of the overriding considerations.

Potential impacts related to all other topics analyzed in the EIR were found to be less than significant, or less than significant with the proposed mitigation measures incorporated. The EIR prepared for the PVCCSP prior to its adoption in 2012 includes various mitigation measures to ensure that Projects located within the PVCCSP planning area identify air quality impacts from construction and operation and mitigate any potential impacts appropriately. Project-specific and relevant mitigation measures from the PVCCSP EIR and as recommended by responding agencies to the City's request for comments during stages of the EIR preparation were applied to the Project by the MMRP to address both potential regional and local air quality impacts.

Development Plan Review 17-00002

1. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.

The proposed site development was reviewed by City staff and determined to be in compliance with all applicable provisions of the General Plan, Perris Valley Commerce Center Specific Plan (PVCCSP), and the Zoning Code. The development standards for Light Industrial development including use, setbacks, height of buildings, lot coverage, architecture, lighting and landscaping are provided by the PVCCSP, with parking regulations contained in Chapter 19.69 of the Zoning Code. Staff determined the proposed project meets or exceeds all development standards of the Specific Plan for Light Industrial land use. In addition, the project has been deemed consistent with the 2014 March ARB/Inland Port Airport Land Use Compatibility Plan, and is consistent with the requirements of the Multiple Species Habitat Conservation Plan (MSHCP). The project has been conditioned as necessary to ensure compliance with all PVCCSP and Zoning regulations.

2. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.

See Finding No. 2 under Tentative Parcel Map 37304.

3. The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
The proposed Duke Warehouse at Perris Blvd. and Markham Street Project and its operations is compatible with abutting properties, and will not be detrimental to the public health, safety or welfare. The adjacent use to the east is also a distribution warehouse facility, and across Perris Blvd. to the west, is the Ross Distribution Center. These are appropriate uses within the Light Industrial Zone. To the north is vacant land designated as Business Park and Light Industrial, and to the south, the land is designated as Commercial.

The Project is subject to approval of Specific Plan Amendment by the City Council to change the zone of 35 acres of land from Business Professional Office (BPO) to Light Industrial (LI). The proposed project meets or exceeds all development standards of the Specific Plan for Light Industrial land use, and almost all of the development standards for the BPO designation. Other than lot size and lot dimensions, the most significant difference between BPO and LI zoning under the PVCCSP is the front building setback (reduced by five feet for arterial and local streets) and side yard setback adjoining residential development, and onsite landscaping coverage. The location of the Project on both Perris Blvd and Markham Street require compliance with the Visual Corridor requirements of the PVCCSP, so enhanced architecture, site design, and landscaping have been provided for the project. The building architecture has been significantly upgraded to look more “Business Park”. The landscaping surrounding the site is lush, and truck courts are completely hidden by screen walls. The proposed Project is a step up from typical LI development and will provide a visual transition from commercial uses to the south and future BPO development to the north along Perris Blvd.

Although the use as a large warehouse building is not permitted in BPO zoning, the intensity of the proposed use is less than it would be with business park development. In a business park scenario, there would be significantly more passenger car activity at the site, and more parking area would be needed to accommodate passenger vehicle parking on the site; for a warehouse, the traffic impacts are from trucks, and trucks are required to avoid the commercial areas south from the site on Perris Blvd. and are directed west and north along PVCCSP industrial corridors to Harley Knox Blvd. and the I-215 Freeway. Furthermore, the mitigation measures provided with the EIR prepared for the Project will ensure the Project will not be detrimental to the public health, safety or welfare.

4. The architecture proposed is compatible with community standards and protects the character of adjacent development.

As stated above, the proposed architecture exceeds PVCCSP design standards for Light Industrial development, and thereby protects the character of adjacent development, including future commercial development to the south. The Project is adjacent to similar development to the west and east, and the location of the Project requires compliance with the Visual Corridor requirements of the PVCCSP. Enhanced architecture, site design, and landscaping have been provided for the project to ensure that it resembles the transitional zoning of BPO for better integration with the variety of uses found along Perris Blvd. The proposed architecture exceeds the design standard
for LI development by providing more window glazing, better design elements, significant articulation of the building facade and the roofline. The building design features symmetry and balance with enhanced architectural treatments at the corners and intermittently along the façade. The proposed color palette and materials feature sophisticated and complex color tones ranging from creamy beige to darker, subtle taupe tones accented by rich mahogany red tones. High quality materials that include smooth travertine tile and natural rough-hewn ledgestone veneer create a focal point at the center of the building. The use of bronze, non-reflective glazing is consistent with business office design and used at the office corners facing Perris Blvd.

5. The landscaping plan ensures visual relief and provides an attractive environment for the public’s enjoyment.

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone and 15% for the Business Professional Office zone. The proposed Specific Plan Amendment would change the entire site to Light Industrial zoning. The conceptual landscape plan proposes a total of 306,352 square feet of onsite landscaping for the Project, which is 12.9% of the overall site area. Along the street frontage of the project, enhanced landscaping with three layers of trees are proposed along Perris Blvd. and Markham Street, in compliance with their PVCCSP designation as visual corridors. Perry Street will feature eighty (80) 24-inch box London plane trees spaced approximately 20 feet apart. Emphasis has been placed on enhanced landscaping at all project entries to promote a business park feel. Multi-level landscape materials and three-foot landscaped berms on Perris Blvd. and Markham Street will enhance the public view of the site from Perris Blvd. and the highly visible corners at Perry Street and Markham Street. The right of way landscaping also features large attractive street trees spaced 30 feet apart or less. The abundance of landscaping on and offsite provides the public with a rich streetscape.

6. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

The City of Perris standard project review practices, compliance with state and local best planning practices, and preparation of the EIR, the safeguards necessary to protect the public health, safety and general welfare have been provided for the proposed project.

Section 4. The City Council hereby approves Tentative Parcel Map 17-05060 (TPM 37304) and Development Plan Review 17-00002 for the Duke Project, based on the information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the attached Conditions of Approval.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.
Section 7. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF PERRIS

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May 2018, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachments: Conditions of Approval (Planning, Engineering & Fire)
CITY OF PERRIS
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

CONDITIONS OF APPROVAL

Environmental Impact Report (EIR) 17-05100
Specific Plan Amendment (SPA) 17-05074
Tentative Parcel Map (TPM) 17-05060
Development Plan Review (DPR) 17-00002
City Council Meeting: May 29, 2018

Project: EIR 17-05100, SPA 17-05074, TPM 17-05060 (37304), and DPR 17-00002 – Proposal to develop a 1.2 million square-foot warehouse building on 55 acres with a proposed Specific Plan Amendment to change the land use designation of westernmost 35 acres of site from Business-Professional Office (BPO) to Light Industrial (LI); a Tentative Parcel Map to consolidate 14 existing parcels and vacate all or parts of three unimproved streets, and a Development Plan Review to analyze the proposed site plan and architectural elevations. The Project is located on Perris Blvd., south of Markham Street, north of Perry Street, and west of Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. **Applicant:** Duke Realty

GENERAL CONDITIONS:

1. **Environmental Impact Report Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the certified Environmental Impact Report (SCH NO. 2017081059). The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential traffic, noise, and air quality impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.

2. **Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).

3. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

4. **Phasing.** Any phasing plan shall be reviewed and approved by the Development Services Department and the City Engineer. Each phase of the project shall provide adequate drainage and at least two points of paved access to both lots.

5. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.

6. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans recommended for approval by the Planning Commission to the City Council on May 9, 2018, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
7. **Approval Period for Development Plan Review 17-00002.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.

8. **Approval Period for Tentative Parcel Map.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extensions) expiration of Tentative Parcel Map approval.

9. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Fire Marshal, and a fire access and fire underground plan shall be submitted for approval prior to submittal of construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (as applicable) shall be shown on the final set of construction plans.

10. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).

11. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **March 26, 2018.** On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

12. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof; and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning this project. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and cooperate fully in the defense of the action.

13. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.

14. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
15. **Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Any graffiti located on the site shall be removed within 48 hours.

16. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or physical barrier such as a wall.

17. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.

18. **Glazing.** Highly-reflective glass shall not be used for architectural elevations.

19. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.

20. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.

21. **Payment of Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to “Riverside County Clerk-Recorder”, in the amount of $3,218.00 for payment of State Fish and Game fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.

22. **Signage.** The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.

23. **Preliminary Water Quality Management Plan (PWQMP) 17-00002.** A Preliminary PWQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100-year storm event volumes. The following conditions apply:

   a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

   b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the infiltration basin, self-retaining landscaping and trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
24. **Final Water Quality Management Plan (FWQMP).** To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

25. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the EIR Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.

26. **Vehicle Parking.** Parking for high-occupancy vehicles (HOV) and rideshare vans, and for High-Efficiency Vehicles (HEV) and other fuel-efficient vehicles shall be provided as required by the Mitigation Monitoring and Reporting Plan (MMRP). Design of parking stalls shall comply with PMC 19.69.030C.5b ("double-striping"). All designated parking stalls shall be marked as required.

27. **Employee Amenities.** The following amenities are required for the Project:
   a. Indoor 2,500 to 3,000 square foot gymnasium with exercise equipment and locker facilities
   b. Outdoor sand volleyball or bocce ball court
   c. Outdoor half-court basketball court
   d. Outdoor shaded break areas in two locations near offices

28. **LEED Certification.** The building shall be designed to achieve the equivalent of LEED™ "Certified" rating under the US Green Building Council 2012 Core and Shell Development standards, and would be built in compliance with those plans. The design, construction, and operation of the proposed building would incorporate a series of green building strategies to achieve this certification level.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS**

29. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.

30. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.

**TPM 37304 - FINAL MAP RECODATION**

31. **Application.** The Final Map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with the application to the
City Engineer. The Final Map application shall include all necessary road dedications, appropriate easements and street vacations.

31. **Map Recordation.** Prior to recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:

   a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.
   b. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000.
   c. Any other required approval from an outside agency.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

33. **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, Tentative Parcel Map 37304 shall be submitted for Final Map approval to the Planning Department and the City Engineer’s Department, and be recorded with the County of Riverside, with proof of recording provided to the City Planning Division and Engineering Division. The Final Map shall conform substantially to the approved Tentative Map.

34. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:

   a. **Water Quality Basins and Large Swales.** Tiered landscaping with mature trees (24” to 36” box) shall be planted in these areas, including berms.
   b. **Accent Landscaping.** Large trees (24” to 36” box) shall be included in the landscape design at all driveway entrances to the project site
   c. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
   d. **Parking Area Berms at Right of Way.** A minimum 4-foot high landscaped berm is required to screen all non-truck parking areas from view of the Perris Blvd. and Markham Street public-right-of-ways.
   e. **Landscape Berms at Screen Wall.** Screen walls along Markham Street shall include a minimum 6-foot high 4:1 sloped landscape berm to visually reduce the screen wall height to eight feet or less.
   f. **Street Trees.** All street trees within the public right of way on Perris Blvd., Markham Street and Perry Street shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway.
   g. **Employee Amenity Areas.** Outdoor employee break areas shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
   h. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
i. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.

j. **Water Conservation.** Rain sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.

k. **Maintenance.** All landscaping shall be maintained in a viable growth condition.

l. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City’s "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.

35. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Markham Street and Perry Street) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:

   a. **Decorative Screen Walls.** Decorative screen walls along Markham Street and Perry Street shall be 14 feet in height with landscaped berm, incorporate pilasters every 100 linear feet and include a decorative cap, subject to the review and approval of the Planning Division.

   b. **Interior Walls.** The 14-foot tall screen walls shall return from both Markham Street and Perry Street frontage to the easternmost interior property boundary a minimum of 120 feet, and then may step down to minimum 8-foot high tubular steel fencing before stepping up to the 14-foot return for 120 feet approaching Perry Street.

   c. **Additional Screen Wall Required.** A 14-foot tall screen wall shall be added at the northeast corner of the northeast office corner to extend east as far as necessary to screen the truck and trailer storage area to the north from Perry Street.

   d. **Gates.** All tubular steel gates in public view shall be a minimum of nine feet in height, and be screened by a high quality view-obscuring material, subject to Planning review and approval.

   e. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.

   f. **Knox boxes** are required for all gates, and shall be approved by the Fire Marshal and issued by the Building Division.

36. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:

   a. **Charging Stations.** The applicant shall install two charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.

   b. **Parking stalls** for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).

37. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City’s Outdoor Lighting Regulations and Mount Palomar Observatory’s Dark Sky Ordinance. The lighting plan shall include photometrics, fixture details and light standard elevations. High
efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security.

38. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project’s location within Airport Overlay Zone D:

a. Prior to issuance of building permits, the landowner shall have conveyed an avigation easement to the March Inland Port Airport Authority.

b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

c. The following uses shall be prohibited:

i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

iii) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower and row crops, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, and incinicators.)

iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

d. A “Notice of Airport in the Vicinity” shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

e. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.

f. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

g. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

h. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

i. **FAA and TERPS.** The development shall undergo FAA (Federal Aviation Administration) and TERPS (Terminal Instrument Procedures) review prior to issuance of building permits.
j. **Landscaping Plans.** The landscaping plan will require review by the MARB. The landscaping plan will not include fruit trees that could be an attractant for birds.

39. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).

40. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
   
   a. Stephen's Kangaroo Rat Mitigation Fees of $500.00 per acre;
   b. Multiple Species Habitat Conservation Plan fees currently in effect;
   c. Current statutory school fees to all appropriate school districts;
   d. Any outstanding liens and development processing fees owed to the City;
   e. Appropriate Road and Bridge Benefit District fees.

41. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

   Landscape Maintenance District No. 1;
   Flood Control Maintenance District No. 1;
   Maintenance District No. 84-1; and
   North Perris Road and Bridge Benefit District

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

42. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.

43. **Bicycle Lanes.** Appropriate Striping for Class II Bicycle Lanes shall be provided on Perris Boulevard and Markham Street according to the Trails Master Plan subject to the approval of the Planning Division and the City Engineer’s office.

43. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.

44. **Off-site Landscaping Plans.** Similar to onsite landscape submittal, three copies of conceptual Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division accompanied by the appropriate filing fee. These plans will be forwarded to Public
Works Administration for review and approval. The landscape plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Zoning Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled “LMD Conceptual Off-site Landscape Plan 17-00002” and exclude private on-site landscaping, unless intended to be included in landscape easement and annexation. The Conceptual Landscape Plan shall include but not be limited to:

a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb and fully dimensioned, to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area, or if no such guidelines exist, the design intent of neighboring development as determined by the Engineering Administration and Special Districts Division.

b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, an ET based controller with weather station (Hunter or equal), Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal) (if one is not already in place).

c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e., SF of planting areas, turf, number of trees, SF of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

d. **Meters** – If landscape system will be separate from on-site meter water and power, provide new water meter and electrical service. If system is separate, system and accounts to be turned over to landscape district, and district will assume costs for water and power. Each district is required to be metered separately. Show locations of water and electrical meter for landscape district.
CONDITIONS OF APPROVAL

P8-1307
March 26, 2018
Developer Plan Review 17-00002, PM 37304

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedication in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q’s and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements for Phase I as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer’s office.

1. This project is located within the limits of the Perris Valley area drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.

2. The project’s grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.

3. The incremental increase in runoff between developed and undeveloped stage (100-year) and the nuisance runoff shall be retained within onsite private detention basins and connected to existing Flood Control Line “D”. This proposal is deviating from adopted Master Plan. The applicant shall be required to submit on and offsite drainage reports and storm drain design to RCFC for their review and approval.

4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all on and offsite landscaping with exception of median improvements which will be included in landscape maintenance. The proposed streetlights and portions of existing signal at intersections of Perris Blvd. with Perry and Perris Blvd. with Markham shall be maintained by City and partial cost paid for by the property owners through annexation to lighting and landscaping districts. In the event RCFC does not maintain the proposed offsite drainage facilities, it shall be annexed to Flood Control District for maintenance.

6. Existing power poles within the project site or along the project boundary (under 66kv), if any, shall be removed and cables underground. All other utility poles, if any, shall be removed and utilities undergrounded.

7. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per City of Perris standards. Street lights shall be prepared by Electric Engineer and shall be LS3, LED.

8. This project is located within EMWD’s water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.

9. The applicant shall submit to City Engineer the following for his review:

   a. Street Improvement Plans
   b. Signing, Striping and Signal Plans
   c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
   d. Water & Sewer Plans
   e. Drainage Plans, Hydrology and Hydraulic Reports
   f. Streetlight Plan
   g. Final WQMP

The project’s design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

10. All pads shall be graded to be a minimum of 1’ above 100-year calculated water surface or adjacent finished grade.

11. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.

12. 6’ concrete sidewalk, handicap ramps, and driveways shall be installed pursuant to Riverside County and ADA standards and as
approved by Planning Department. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.

13. Catch basins and minimum 18” laterals shall be installed at all existing intersections adjacent to the site and all new/existing driveways.

14. All onsite drainage runoff shall be collected via onsite underground facilities and conveyed to proposed master planned facilities.

15. This and other similar projects will significantly impact the transportation infrastructure within the City of Perris and adjacent communities. For this reason, the following transportation related improvements are required to mitigate the initial and the ongoing impact to the transportation facilities.

16. Markham Street from Perris Blvd. to easterly property line shall be improved with minimum of 60’ of new paving, curb/gutter and sidewalk located 32’ on either side of centerline within 92’ full width dedicated right-of-way. The improvements shall include widening the intersection of Perris and Markham to ultimate standards at all corners and relocating / upgrading of existing signal.

At the direction of City Engineer, the existing pavement if complies with structural section may be grind/overlay.

17. Perry Street from Perris Boulevard to easterly property line shall be improved to provide for minimum 36’ of new paving with curb/gutter and sidewalk located 20’ on either side of centerline within 60’ full width right-of-way. The intersection of Perry Street and Perris Boulevard shall be improved to provide for ultimate improvements at all corners including relocation / upgrading of existing signal poles.

18. Perris Boulevard adjacent to the site shall be improved along the east side to provide for ultimate improvements including dedicated right turn lanes within minimum of 64’ ½-width right-of-way.

19. Traffic index of 10.5 shall be used for any work on Perris Boulevard and 9.0 for Perry Street and Markham Street.

20. The intersection of Markham with Perris Boulevard and Perris Boulevard with Perry Street shall be improved with concrete section to withstand the truck traffic.

21. Right-of-way acquisition. All right-of-way property area necessary for construction of the street and traffic improvements including any utility and construction easements, not under Applicant’s ownership shall be acquired by the Applicant, at Applicant’s sole cost. If applicant is unsuccessful in negotiating any right-of-way acquisition with third party owners after a 30-day period, then City shall conduct
the necessary analysis to determine in its sole discretion whether to attempt to acquire the right-of-way by exercise of its power of eminent domain; provided, however, that nothing herein shall be deemed a prejudgment or commitment with respect to condemnation.

22. Reimbursement of costs. Applicant and City shall cooperate to ensure that Applicant receives, to the greatest extent practicable, reimbursement for all of Applicant’s eligible costs of constructing all of the street and traffic improvements. Reimbursement agreement or some similar agreement between Applicant and the City and/or establishment of a RBBD community facilities district or other assessment district that will fund the costs of such construction. Notwithstanding the forgoing, City shall have no obligation to reimburse or credit Applicant from any source of City funding other than under the local Development Impact Fee program as adopted by the City. Other sources of reimbursement future developers who benefit from the improvements constructed by the Applicant, and/or participants in a community facilities or assessment district created to fund such improvements and other improvements in the vicinity of Applicant’s project.

23. Driveways shall be installed per Riverside County Standard No 207A.

24. Minimum of one RTA stop with City/RTA standard shelter shall be provided along Markham and/or Perris as determined by the City Engineer and RTA.

25. Prior to issuance of any permit, final map shall be recorded and bonds posted. Existing road dedications in conflict with the proposed project shall be vacated subject to utility clearance.

26. Truck access to this site shall be limited to and from I-215 interchange and Harley Knox Boulevard, to Indian Avenue and continue on Markham Avenue.

27. Truck traffic on Perris Boulevard shall be prohibited and the Applicant’s Traffic Engineer shall implement a design to prohibit truck access to and from Perris Boulevard.

28. Street improvement plans shall include a class II/III bike lane in accordance with the Perris Trails Master Plan, subject to the approval of the City Engineer.

29. Prior to issuance of occupancy permit, the applicant shall pay the City $500,000 for their contribution toward implementation of interim and ultimate improvements to I-215 / Ramona Expressway, Placentia / I-215 interchange, and other citywide infrastructure improvements. This one time contribution is above and beyond RBBD and other City fees and is not reimbursable.
30. Improvements to I-215 / Harley Knox Interchange shall be deferred and implemented by City / County and others.

Habib Motlagh
Habib Motlagh
City Engineer
May 3, 2018

City of Perris
Attn: Kenneth Phung
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for DPR17-00002

As requested a review of the subject property was completed. Please apply the following conditions:

1. Prior to the issuance of a grading permit, Provide a fire flow report from the hydrant closest to the property. A City of Perris Water Availability/Fire Flow Form shall be completed.

2. Prior to the issuance of a grading permit a fire department access plan shall be submitted to the city of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.

3. Fire department access doors shall be provided in the warehouse area every 100 feet or fraction thereof as measure center of door to center of door.

4. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

5. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.

6. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained.

7. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
8. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

9. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

10. Prior to the issuance of a Certificate of Occupancy the building shall be evaluated by an Emergency Radio Communication Specialist to certify if the building meets the emergency communications capability as specified by the California Fire Code § 510. If the building does not meet the minimum requirements an emergency radio communication enhancement system shall be provided. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued.

Respectfully,

Dennis Grubb, CFPE
PROJECT ALTERNATIVES

Alternative 1: No Project/No Build. Existing zoning of Business Professional Office and Light Industrial to remain with no development.

Alternative 2: No Project/No Zone Change/Specific Plan Development Alternative. Existing 35 acres of Business Professional Office zoning to remain and be developed in accordance with the land use designation, and the adjacent 17 acres of Light Industrial zoning to also be developed in accordance with the land use designation, yielding approximately 518,000 square feet of business park uses and 371,260 square feet of warehouse use.

Alternative 3: BPO Fronting Perris Boulevard/Reduced Zone Change. Reduce BPO zoning from 35 acres to approximately 7.1 acres along Perris Blvd. and develop with a 79,500 square foot business park, and develop the remaining 48 acres with a 1,034,760 square foot logistics warehouse building.

Alternative 4: Reduced Density. Reduce the project density by 30%, resulting in an approximately 832,900 square foot warehouse building.
CITY COUNCIL

AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Annexation of parcels into CFD 2001-3 (North Perris Public Safety District) – Annexation No. 26

Project: Parcel Map 37187
Owner: Duke Realty Limited Partnership
APNs: 302-070-017, 302-070-018, portion of 302-070-021, portion of 302-070-022, 302-070-023, and 302-070-024

REQUESTED ACTION:

1.) Open a public hearing on Annexation No. 26 to CFD 2001-3 and determine if there are any protests to the Annexation.

2.) Adopt a Resolution of the City Council of the City of Perris, acting as the Legislative Body, of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, calling a Special Election, to submit to Qualified Electors, within Proposed Annexation No. 26 the question of annexing such territory and levying of a Special Tax within the area of Proposed Annexation No. 26.

3.) Conduct the Special Election relating to Annexation No. 26.

4.) Adopt a Resolution of the City Council of the City of Perris, acting as the Legislative Body of the Community Facilities Districts No. 2001-3 (North Perris Public Safety) of the City of Perris, Declaring the results of the Special Election relating to Annexation No. 26, and Ordering the Annexation of such territory, and directing the Recording of a Notice of Special Tax Lien.

CONTACT: Jennifer Erwin, Director of Finance

BACKGROUND/DISCUSSION:

At its meeting on April 24, 2018, the City Council of the City of Perris (the “City Council”), acting as Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) (the “District”), adopted Resolution No. 5255 (“Resolution of Intention”), Declaring its Intention to Annex Certain Territory to the District and setting the date of the public hearing to May 29, 2018 as the date for conducting the hearing in connection with the annexation of territory to the District. These actions were taken, as required by law, pursuant to a petition submitted to the property owner of the territory proposed for annexation to the District. The Owner, pursuant to the petition submitted concurrently with the Resolution of Intention, submitted a waiver concurrently herewith, waiving certain time periods and noticing requirements required by the Mello-Roos Community Facilities Act of 1982 (“the Act”) and the Elections Code of the State of California.

The holding of the Public Hearing and adopting of the resolutions submitted with this report and the conduct of this election will complete the annexation of territory to the District. The property owner has waived notice and the time period for conducting the election pursuant to the Act. The Clerk has not received any written protests prior to the hearing.
BUDGET / FISCAL IMPACT:

The Annexation of territory into the District increases the tax base to fund the public safety services to be provided to the residents and businesses within the District. The levy of the Special Tax will begin in the fiscal year for which a building permit was issued prior to March 1st of the previous fiscal year.

Prepared by: Daniel Louie, Willdan Financial Services

City Attorney: 
Asst. City Manager: 
Director of Finance: 

Public Hearing: May 29, 2018
NOTICE OF PUBLIC HEARING

City of Perris
Community Facilities District No. 2001-3
(North Perris Public Safety)
Annexation No. 26

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on May 29, 2018, or as soon thereafter as practicable, at City Hall, located at 101 North “D” Street, Perris, California 92570, the City Council of the City of Perris, California (the “City Council”) will hold a public hearing on the Annexation of territory (“Annexation No. 26”) to City of Perris Community Facilities District No. 2001-3 (North Perris Public Safety) (the “CFD”), the proposed rate, and method of apportionment of the special tax (the "Special Tax") to be levied on certain property within Annexation No. 26.

On April 24, 2018, the City Council adopted Resolution No. 5255 (the “Resolution of Intention”) declaring its intention to annex Annexation No. 26 to the CFD pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Act”), and to levy Special Taxes to finance the following public Services:

- Fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto;
- Police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 26. Commencing with Fiscal Year 2018-2019 a Maximum Special Tax shall be levied as follows: (1) $343.19 per Single-Family Unit; (2) $68.64 per Multi-Family Unit; and (3) $1,372.79 per acre for Non-Residential parcels. For each subsequent fiscal year following Fiscal Year 2018-2019, the Maximum Special Tax may be increased by an amount not to exceed two percent (2.00%) per year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.
The Special Tax as levied pursuant to the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 26 and the CFD, or as otherwise determined appropriate by the City.

The Special Tax shall be levied in perpetuity to fund public Services provided to Annexation No. 26 and the CFD.

If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 26 with each voter having one vote. In that event, the special election shall be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 26 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

If at the time of the close of the public hearing less than 12 persons have been registered to vote within the territory of Annexation No. 26, the vote shall be by the landowners of Annexation No. 26, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 26. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested persons, including all taxpayers or persons owning property in the area, for or against the annexation of Annexation No. 26 to the CFD, the extent of Annexation No. 26, the furnishing of a specified type or types of public facilities or services, will be heard. If 50 percent or more of the registered voters residing within the territory proposed to be annexed to the CFD, or the owners of one-half or more of the area of the land in the territory proposed to be annexed to the CFD and not exempt from the Special Tax, file written protests against the annexation of Annexation No. 26 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 26 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of facilities or services within Annexation No. 26, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of annexation.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and
Annexation No. 26, and the Boundary Map of Annexation No. 26 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call the Office of the City Clerk (951) 956-2925.

Dated: May __, 2018

Sincerely,

Nancy Salazar
City Clerk
City of Perris
Resolution No. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 26 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 26

WHEREAS, the City Council (the “Council”) of the City of Perris, California (the “City”), acting in its capacity as the legislative body (the “Legislative Body”) of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris (the “District”), on April 24, 2018, has heretofore adopted its Resolution No. 5255 (the “Resolution of Intention”) stating its intention to annex certain territory (the “Property”) as described therein to the District pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the “Act”) being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, and specifically Article 3.5 thereof, and calling a public hearing on the question of the proposed annexation of the Property to the District, including the levying of a special tax on the Property and all other matters as set forth in the Resolution of Intention; and

WHEREAS, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory proposed for annexation to the District, stating the public services to be provided in and for the Property and a plan setting forth sharing of such services provided in common with the existing District, and specifying the special taxes to be levied within the Property and any alteration in the Rate and Method of Apportionment (as defined therein and incorporated herein by this reference) is on file with the City Clerk of the City; and

WHEREAS, the Resolution of Intention set May 29, 2018 as the date of the public hearing and to consider the question of the proposed annexation of the Property to the District, including the levying of a special tax on the Property and all other matters set forth in the Resolution of Intention and this Council held said public hearing as required by law; and

WHEREAS, notice of the public hearing was duly given as required by Section 53339.4 of the Act or has been duly waived by the property owner; and

WHEREAS, the public hearing was held on May 29, 2018; and

WHEREAS, at said hearing all persons not exempt from the special tax desiring to be heard on all matters pertaining to the annexation of the Property to the District, the levy of the special tax on the Property, and all other matters as set forth in the Resolution of Intention were heard and a full and fair hearing was held; and
WHEREAS, at the public hearing evidence was presented to the Legislative Body on the matters before it, and the Legislative Body at the conclusion of the hearing is fully advised as to all matters relating to the proposed annexation of the Property to the District, including the levy of the special tax on the Property; and

WHEREAS, it has now been determined that written protests have not been received by registered voters and/or property owners representing more than one-half (1/2) of the area of land proposed to be annexed to the District or within the original District; and

WHEREAS, there were not at least twelve (12) registered voters residing within the territory proposed to be annexed to the District during each of the ninety (90) days preceding the closing of the May 29, 2018 public hearing; and

WHEREAS, on the basis of the foregoing, the Legislative Body has determined at this time to proceed with the annexation of the Property to the District, and to call an election therein to authorize such annexation, including the levy of the special tax therein (as such tax is more particularly described in the Resolution of Intention) to pay for the public services proposed to be financed by the District;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, acting in its capacity as the Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, California, as follows:

Section 1. That the above recitals are all true and correct.

Section 2. Written protests against the annexation of the Property to the District, or against the furnishing of specified services or the levying of a specified special tax within the District, have not been filed by fifty percent (50%) or more of the registered voters, or six (6) registered voters, whichever is greater, residing within the boundaries of the proposed annexation, nor by owners representing one-half (1/2) or more of the area of land proposed to be annexed to the District. All protests and objections, if any, are hereby overruled.

Section 3. The Legislative Body does declare the annexation of the Property to the existing District, to be known and designated as “Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26.” The Legislative Body hereby finds and determines that all prior proceedings taken with respect to the annexation of the Property to the District were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1 of the Act.

Section 4. The boundaries and parcels of land to be annexed and in which the public services are to be provided and on which the special taxes will be levied in order to pay the costs and expenses for said public services are generally described as all that territory proposed to be annexed to the existing District as said property is shown on a
map as previously approved by the Legislative Body, said map designated “Annexation Map No. 26 to Community Facilities District No. 2001-3, (North Perris Public Safety),” a copy of which is on file in the office of the City Clerk and shall remain open for public inspection. The map of the proposed boundaries of Annexation No. 26 to the District has been recorded in the Office of the County Recorder of Riverside County, California in Book 82, Page 44 of the Book of Maps of Assessments and Community Facilities Districts (Document Number 2018-0172871).

Section 5. The Council finds that the Services, generally described as fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto, as set forth in Exhibit “B” hereto are necessary to meet the increased demand put upon the City as a result of the development within Annexation No. 26.

Section 6. Except where funds are otherwise available, a special tax is hereby authorized, subject to the approval of the landowners as the eligible electors of the District, to levy annually in accordance with procedures contained in the Act, a special tax within the District, secured by recordation of a continuing lien against all nonexempt real property in the District, sufficient to pay for the Services and Incidental Expenses. The rate and method of apportionment and manner of collection of the special tax within the District is described in detail in Exhibit “A” attached hereto and incorporated herein by this reference. Exhibit “A” allows each landowner within the District to estimate the maximum amount that may be levied against each parcel.

Section 7. The Rate and Method of Apportionment of the special tax is based on the expected demand that each parcel of real property within the District will place on the Services, on the cost of making the Services available to each parcel within the Property, and on other factors. The Council hereby determines the rate and method of apportionment of the special tax set forth in Exhibit “A” to be reasonable. The special tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and such special tax is not based upon the value or ownership of real property. In the event that a portion of the property within Community Facilities District No. 2001-3 shall become for any reason exempt, wholly or partially, from the levy of the special tax specified on Exhibit “A,” the Council shall, on behalf of Community Facilities District No. 2001-3, cause the levy to be increased, subject to the limitation of the maximum special tax for a parcel as set forth in Exhibit “A,” to the extent necessary upon the remaining property within the District which is not delinquent or exempt in order to yield the special tax revenues required for the purposes described herein. The obligation to pay special taxes may be prepaid as set forth in Exhibit “A.” Upon recordation of a notice of special tax lien pursuant to Streets and Highways Code Section 3114.5, continuing lien to secure each levy of the special tax will attach to all nonexempt parcels within the Property and the lien shall continue in force and effect until the special tax obligation is permanently satisfied and the lien canceled in accordance with the law or until collection of the special tax by the Legislative Body ceases.
Section 8. Pursuant to Section 53325.7 and 53326 of the Act, a special election is hereby called on behalf of the District on the proposition of levying the special tax on the territory within Annexation No. 26 to the District and establishing an appropriations limit therein. The proposition relating to the District authorizing the levy of the special tax on the Property and establishing an appropriations limit shall be substantially in the form attached hereto as Exhibit “C.”

Section 9. The special election for the District on the proposition of authorizing the levy of the special tax on the Property and establishing an appropriations limit shall be held on May 29, 2018.

Section 10. It is hereby found that there were not at least twelve (12) registered voters that resided within the territory of the proposed Annexation No. 26 during each of the ninety (90) days preceding the closing of the May 29, 2018 public hearing regarding the levy of the special tax on the territory within Annexation No. 26 and establishing an appropriations limit therein and, pursuant to Section 53326 of the Act, the ballots for the special election shall be distributed by personal service, or by mail, with return postage prepaid, by the Election Official, to the landowners of record within the District as of the close of the public hearing. Each landowner shall have one (1) vote for each acre or portion thereof that he or she owns within the District, as provided in Section 53326 of the Act and may return the ballot by mail or in person to the Election Official not later than 6:30 p.m. on May 29, 2018, or 6:30 p.m. on another election day mutually agreed to by the Election Official and the landowners. In accordance with Section 53326(d) of the Act, the election shall be closed and the results certified by the Election Official as soon as all qualified electors have voted.

Section 11. If two-thirds (2/3) of the votes cast upon the question of levying such special tax and establishing such appropriations limit are cast in favor of levying such special tax within the District as determined by the Legislative Body after the canvass of the returns of such election, the Legislative Body may levy such special tax within the District under the Act in the amount and for the purposes as specified in this Resolution. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in this Resolution, subject to the Act, except that the special tax may be levied at a rate lower than that specified herein and the maximum annual tax rate may be lowered. Such special tax may be levied so long as it is needed to pay for the financing of the services.

Section 12. If special taxes of the District are levied against any parcel used for private residential purposes, (i) the maximum special tax rate shall not be increased over time except that it may be increased by an amount not to exceed two percent (2.00%) per year to the extent permitted in the rate and method of apportionment; (ii) such tax shall be levied in perpetuity, as further described in Exhibit “A” hereto; and (iii) under no circumstances will such special tax be increased more than ten percent (10%) as a consequence of delinquency or default by the owner of any other parcels within the District by more than ten percent.
Section 13. In the event that a portion of the property in the District shall become for any reason exempt, wholly or partially, from the levy of the special tax specified in Exhibit "A" the Council shall, on behalf of the District, increase the levy to the extent necessary upon the remaining property within the District which is not delinquent or exempt in order to yield the required payments, subject to the maximum tax.

Section 14. The Council finds that there is not an ad valorem property tax currently being levied on property within the proposed District for the exclusive purpose of financing the provision of the same services to the territory of the District as provided by the Services.

Section 15. An appropriations limit for the District is hereby established as an amount equal to all the proceeds of the special tax collected annually and as defined by Article XIIIIB of the California Constitution, as adjusted for changes in the cost of living and changes in population.

Section 16. The Elections Official shall cause to be published once in a newspaper of general circulation the text of Proposition A, along with a description of the election proceedings. The publication shall also state that only the qualified electors in the District may vote on the proposition and that the canvass of the election will take place in the office of the City Clerk following the close of the election. Pursuant to the petition and request, the publication of such notice has been waived by the property owner.

Section 17. The question of levying a special tax and establishing an appropriations limit shall constitute a single election pursuant to Sections 53325.7, 53326 and 53353 of the Act for the purpose of holding said election. Following the close of the election, the election shall be canvassed at the office of the City Clerk, 101 North "D" Street, Perris, California 92570.

Section 18. The Office of the City Manager, 101 North "D" Street, Perris, California 92570, (951) 943-6100, or its designee, is designated to be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and for estimating future special tax levies pursuant to Section 53340.2 of the Government Code.

Section 19. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the Legislative Body hereby establishes the following accountability measures pertaining to the levy by the District of the Special Tax described in Section 6 above:

A. Such Special Tax with respect to the District shall be levied for the specific purposes set forth in and Section 5 hereof and Proposition A referred to herein.
B. The proceeds of the levy of such Special Tax shall be applied only to the specific purposes set forth in Section 5 hereof and Proposition A referred to herein.

C. The District shall establish an account or accounts into which the proceeds of such Special Tax shall be deposited.

D. The City Manager or Finance Director, or his or her designee, acting for and on behalf of the District, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

Section 20. The City Clerk is directed to certify and attest to this Resolution, and to take any and all necessary acts to call, hold, canvass and certify an election or elections on the levy of the special tax, and the establishment of the appropriation limit.

Section 21. This Resolution shall take effect immediately upon its adoption.

ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

________________________________________________________________________
Maycr, Michael M. Vargas

ATTEST:

________________________________________________________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS  )

I, NANCY SALAZAR, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the following called vote:

AYES: 

________________________________________________________________________

NOES:

________________________________________________________________________

ABSENT: 

________________________________________________________________________

ABSTAIN: 

________________________________________________________________________

City Clerk, Nancy Salazar
EXHIBIT A

CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-3
NORTH PERRIS PUBLIC SAFETY

SPECIAL TAX RATE AND METHOD OF APPORTIONMENT

A. BASIS OF SPECIAL TAX LEVY

A Special Tax shall be levied on all Taxable Property in Community Facilities District No. 2001-3 ("District"), North Perris Public Safety of the City of Perris and collected each fiscal year commencing in Fiscal Year 2005/06 in an amount determined by the Council through the application of this Rate and Method of Apportionment of the Special Tax. All of the real property in CFD No. 2001-3 unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

B. DEFINITIONS


Administrative Expenses means the costs incurred by the City to determine, levy and collect the Special Taxes, including salaries of City employees and the fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer CFD No. 2001-3 as determined by the Finance Director.

Annual Cost(s) means for each fiscal year, the total of 1) the estimated cost of services provided through the Police & Fire Protection Program adopted by the City; 2) Administrative Expenses, and 3) any amounts needed to cure actual or projected delinquencies in Special Taxes for the current or previous fiscal year.

Annual Tax Escalation Factor means an increase in the Maximum Special Tax Rate each year following the Base Year in an amount not to exceed 2.00% annually.

Base Year means Fiscal Year ending June 30, 2006.

CFD No. 2001-3 means the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris.

City means the City of Perris, California.

Council means the City Council of the City of Perris as the legislative body for CFD No. 2001-3 under the Act.
County means the County of Riverside, California.

Developed Parcel means for each fiscal year, each Parcel for which a building permit for new construction or renovations was issued prior to March 1 of the previous fiscal year.

District means the Community Facilities District No. 2001-3, ("CFD 2001-3), North Perris Public Safety of the City of Perris.

Exempt Parcel means any Parcel that is not a Residential Parcel or a Non-Residential Parcel. Exempt Parcels are exempt from the levy of Special Taxes.

Finance Director means the Finance Director for the City of Perris or his or her designee.

Fiscal Year means the period starting July 1 and ending the following June 30.

Maximum Special Tax means the greatest amount of Special Tax that can be levied against a Parcel in a given fiscal year calculated by multiplying the Maximum Annual Special Tax Rate by the relevant acres or units of the Parcel.

Maximum Special Tax Rate means the amount determined pursuant to Section D below, which will be used in calculating the Maximum Special Tax for aParcel based on its land use classification. Each fiscal year following the Base Year, the Maximum Special Tax Rate shall be increased in accordance with the Annual Tax Escalation Factor and otherwise adjusted as provided in this Special Tax Rate and Method of Apportionment.

Maximum Special Tax Revenue means the greatest amount of revenue that can be collected in total from a group of Parcels by levying the Maximum Special Tax.

Multi-Family Unit means each multi-family attached residential unit located on a Developed Parcel.

Non-Residential Acres means the acreage of a Non-Residential Parcel. The acreage assigned to such a Parcel shall be that shown on the County assessor’s parcel map.

Non-Residential Parcel means a Developed Parcel for which a building permit(s) was issued for private non-residential use. Non-Residential Parcels do not include Parcels that are intended to be, (1) publicly owned or owned by a regulated public utility, or (2) assigned minimal value or is normally exempt from the levy of general ad valorem property taxes under California law, including homeowners association property, public utility, public streets; schools; parks; and public drainage ways, public landscaping, greenbelts, and public open space.

Parcel means a lot or parcel shown on an assessor’s parcel map with an assigned assessor’s parcel number located in CFD No. 2001-3 based on the last equalized tax rolls of the County.
**Police & Fire Protection Program** means a program adopted by the Council pursuant to Section 53313 of the Act for the provision, in a defined area of benefit, of police and fire protection services that are in addition to those services that would be provided to the area of CFD No. 2001-3 if CFD No. 2001-3 were not in existence.

**Residential Parcel** means a Developed Parcel for which a building permit(s) was issued for residential use.

**Single-Family Unit** means a Developed Parcel used for single-family detached residential development.

**Special Tax(es)** means any tax levy under the Act in CFD No. 2001-3.

**Taxable Property** means every Residential Parcel and Non-Residential Parcel.

**Zone A** means property designated as Zone A.

C. **Duration of the Special Tax**

Duration of Special Tax for Taxable Property in CFD No. 2001-3 shall remain subject to the Special Tax in perpetuity.

D. **Assignment of Maximum Special Taxes**

1. **Classification of Parcels**

Each fiscal year, using the Definitions above, each Parcel of Taxable Property is to be classified as either a Residential Parcel or Non-Residential Parcel. Each Residential Parcel is to be further classified as either a Single-Family Unit or as the number of Multi-Family Units located on such Parcel.
2. **Maximum Special Tax Rates**

**TABLE 1**
Maximum Special Tax Rate for Developed Property in Community Facilities District No. 2001-3
Fiscal Year 2005/06

<table>
<thead>
<tr>
<th>Tax Status</th>
<th>Base Year Maximum Special Tax Rate</th>
<th>Tax Levy Basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential Unit</td>
<td>$265.30</td>
<td>Per Unit</td>
</tr>
<tr>
<td>Multi-Family Residential Unit</td>
<td>$53.06</td>
<td>Per Unit</td>
</tr>
<tr>
<td>Non-Residential Parcel</td>
<td>$1,061.21</td>
<td>Per Acre</td>
</tr>
</tbody>
</table>

Each Fiscal Year following the Base Year of FY 2005/06, the Maximum Special Tax Rates shall be increase in accordance with the Annual Tax Escalation Factor.

**E. Setting the Annual Special Tax Levy**

The Special Tax levy for each Parcel of Taxable Property will be established annually as follows:

1. Compute the Annual Costs using the definitions in Section B.

2. Calculate the available special tax revenues by taxing each Parcel of Taxable Property at 100.00% of its Maximum Special Tax. If revenues are greater than the Annual Costs, reduce the tax proportionately against all Parcels until the tax levy is set at an amount sufficient to cover Annual Costs.

3. Levy on each Parcel of Taxable Property the amount calculated above. No Special Tax shall be levied on Exempt Parcels.

The City shall make every effort to correctly assign the number of taxable units and calculate the Special Tax for each Parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the tax and their Special Tax assignments.

**F. Administrative Changes and Appeals**

The Finance Director or designee has the authority to make necessary administrative adjustments to the Special Tax Rate and Method of Apportionment in order to remedy any portions of the Special Tax formula that require clarification.

Any taxpayer who feels that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Finance Director appealing the levy of the Special Tax. The Finance Director will then promptly review the appeal, and if necessary, meet with the applicant. If the Finance Director verifies that the tax should be modified or changed, a
recommendation at that time will be made to the Council and, as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

Interpretations may be made by Resolution of the Council for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to CFD No. 2001-3.

G. **MANNER OF COLLECTION**

The Special Tax will be collected in the same manner and at the same time as *ad valorem* property taxes; provided; however, the City or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary to meet its financial obligation.
Exhibit B

COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 26

TYPES OF SERVICES TO BE FINANCED

Fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto.
Resolution No. ______

Exhibit C

OFFICIAL BALLOT
TO BE OPENED ONLY BY THE CANVASSING BOARD

COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 26
SPECIAL TAX AND APPROPRIATIONS LIMIT ELECTION

May 29, 2018

To vote, mark a cross (+) or (X) in the voting square after the word "YES" or after the word "NO." The voter should then sign the ballot. All distinguishing marks otherwise made are forbidden and will void the ballot.

This ballot is provided to DUKE REALTY LIMITED PARTNERSHIP, as owner or authorized representative of such sole owner of 30.75 acres of the land within Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26 (the "Property") and represents 31 of the votes required for annexation.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Perris at 101 North "D" Street, Perris, California 92570 and obtain another.

PROPOSITION A: Shall the Property be annexed and shall a Special Tax be levied within Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26 to pay for the provision of fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; and police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto, as authorized in the Resolution calling election adopted on MAY 29, 2018 and the Resolution of Intention referred to therein; and shall an appropriations limit be established for Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26 pursuant to Article XIIIIB of the California Constitution, said appropriations limit to be equal to the amount of all proceeds of the special tax collected annually, as adjusted for changes in the cost of living and changes in population, where said Maximum Special Tax Rate for Fiscal Year 2018-2019 is $343.19 per Single-Family Residential Unit, $68.64 per Multi-Family Residential Unit and $1,372.79 per acre for Non-residential Parcels and is subject to an Annual Tax Escalation Factor not to exceed 2.00% annually?

Number of votes: 31

Property Owner: DUKE REALTY LIMITED PARTNERSHIP

By: ________________________________
Resolution No. ______


The City Council (the “Council”) of the City of Perris, California (the “City”), acting in its capacity as the legislative body (the “Legislative Body”) of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris (the “District”), does hereby resolve as follows:

WHEREAS, the Legislative Body called and duly held an election in the District pursuant to Resolution No. ____ adopted on May 29, 2018 for the purpose of presenting to the qualified electors within the certain territory proposed to be annexed to the District known and designated as “Annexation No. 26” (the “Property”), a proposition for the levy of a special tax and the establishment of an appropriations limit (“Proposition A”) in accordance with the method set forth in Exhibit “A” to Resolution No. 5255 adopted on April 24, 2018 (the “Resolution of Intention”); and

WHEREAS, the landowners of record within the Property as of the close of the public hearing held on May 29, 2018 unanimously consented to a waiver of the time limits for setting the election and a waiver of any written analysis, arguments or rebuttals as set forth in California Government Code sections 53326 and 53327. Such waivers are set forth in written certificates executed by the landowners which are on file with the City Clerk as election official (the “Election Official”) concurring therein; and

WHEREAS, pursuant to the terms of the Resolution Calling Election and the provisions of the Mello-Roos Community Facilities Act of 1982 (the “Act”), the special election was held on May 29, 2018; and

WHEREAS, there has been presented to this Legislative Body a Certificate of the Election Official as to the Results of the Canvass of the Election Returns (the “Certificate of the Election Official”), a copy of which is attached hereto as Exhibit “A;”

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, acting in its capacity as the Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, California, as follows:

Section 1. That the above recitals are all true and correct.
Section 2. The canvass of the votes cast in the Property to be annexed to the District at the special election held on May 29, 2018, as shown in the Certificate of the Election Official, is hereby approved and confirmed.

Section 3. Proposition A presented to the qualified electors of the Property for receipt by the Election Official on May 29, 2018, has received a unanimous vote of the qualified electors voting at said election, and Proposition A has carried. The Legislative Body is hereby authorized to take the necessary steps to levy the special tax authorized by Proposition A on the Property.

Section 4. The City Clerk is hereby directed to enter the title of this Resolution on the minutes of the Legislative Body and to indicate the official declaration of the result of such special election.

Section 5. The Legislative Body hereby determines that the Property is added to and part of the existing District with full legal effect, and hereby authorizes the levy of a special tax at the Rate and Method of Apportionment set forth in Exhibit A to the Resolution of Intention. The whole of the territory within the Property shall be subject to the special tax consistent with the provisions of the Act.

Section 6. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the Legislative Body hereby establishes the following accountability measures pertaining to the levy by the District of the Special Tax described in Section 3 above:

   A. Such Special Tax with respect to the District shall be levied for the specific purposes set forth in Proposition A and Section 3 hereof.

   B. The proceeds of the levy of such Special Tax with respect to each Improvement Area shall be applied only to the specific purposes set forth in Section 3 hereof and Proposition A referred to therein.

   C. The District shall establish an account or accounts into which the proceeds of such Special Tax with respect to each Improvement Area shall be deposited.

   D. The City Manager, Assistant City Manager and Finance Director, or his or her designee, acting for and on behalf of the District, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

Section 7. The City Clerk is hereby directed to execute and cause to be recorded in the office of the County Recorder of the County of Riverside a notice of special tax lien in the form required by the Act, said recording to occur no later than fifteen days following adoption by the City Council of this Resolution.

Section 8. This Resolution shall take effect immediately upon its adoption.

Section 9. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.
ADOPTED, SIGNED and APPROVED this 29th day of May, 2018.

__________________________
Mayor, Michael M. Vargas

ATTEST:

__________________________
City Clerk, Nancy Salazar

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE   ) §
CITY OF PERRIS        )

I, NANCY SALAZAR, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY
CERTIFY that the foregoing Resolution Number ____ was duly and regularly adopted by the
City Council of the City of Perris at a regular meeting held the 29th day of May, 2018, by the
following called vote:

AYES: _____________________________________________
NOES: _____________________________________________
ABSENT: ___________________________________________
ABSTAIN: __________________________________________

__________________________
City Clerk, Nancy Salazar
Exhibit A

COMMUNITY FACILITIES DISTRICT NO. 2001-3
(NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 26

CERTIFICATE OF THE ELECTION OFFICIAL
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

STATE OF CALIFORNIA  )
COUNTY OF RIVERSIDE  ) §
CITY OF PERRIS  )

I, NANCY SALAZAR, City Clerk in my capacity as Elections Official in the City of Perris, California, in its capacity as the legislative body of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, DO HEREBY CERTIFY, that pursuant to the provisions of Section 53325.4 of the Government Code and Division 15, commencing with Section 15000 of the Elections Code of the State of California, I did canvass the return of the votes cast at the Special Tax Election on May 29, 2018, held in

COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 26

I FURTHER CERTIFY that the Statement of All Votes Cast, to which this certificate is attached, shows the total number of ballots case within the Property to be annexed to the District for the Proposition, and the totals of the respective columns and the totals as shown for the Proposition are full, true and correct.

WITNESS my hand and Official Seal this 29th day of May, 2018.

CITY OF PERRIS, CALIFORNIA, acting as the LEGISLATIVE BODY OF THE COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS

By: __________________________

City Clerk, Nancy Salazar
COMMUNITY FACILITIES DISTRICT NO. 2001-3
(NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 26

STATEMENT OF ALL VOTES CAST
SPECIAL TAX ELECTION

<table>
<thead>
<tr>
<th>Qualified Landowner Votes</th>
<th>Total Votes Cast</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Perris, Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26, Special Election, May 29, 2018</td>
<td>31</td>
<td>____</td>
<td>____</td>
</tr>
</tbody>
</table>

PROPOSITION A: Shall the Property be annexed and shall a Special Tax be levied within Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26 to pay for the provision of fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; and police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto, as authorized in the Resolution calling election adopted on May 29, 2018 and the Resolution of Intention referred to therein; and shall an appropriations limit be established for Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 26 pursuant to Article XIIIIB of the California Constitution, said appropriations limit to be equal to the amount of all proceeds of the special tax collected annually, as adjusted for changes in the cost of living and changes in population, where said Maximum Special Tax Rate for Fiscal Year 2018-2019 is $343.19 per Single-Family Residential Unit, $68.64 per Multi-Family Residential Unit and $1,372.79 per acre for Non-residential Parcels and is subject to an Annual Tax Escalation Factor not to exceed 2.00% annually?
SUBJECT: Ordinance Amendment and Adoption/Update of Drainage Fees – Ordinance Amendments to Chapter 18.32 of the Municipal Code adding sections 18.32.21, “Drainage Fees – Homeland/Romoland Area Drainage Plan,” and 18.32.22, “Drainage Fees – San Jacinto Area Drainage Plan,” for collection of drainage fees for projects within the San Jacinto River Area Drainage Plan and Homeland/Romoland Area Drainage Plan, for the purpose of constructing master drainage improvements to alleviate flooding issues in the respective areas and the adopting the above-mentioned area drainage plans; Adoption/Update, by resolutions, of the drainage fees for the above-mentioned area drainage plans.

REQUESTED ACTION: Introduce First Reading and Conduct Public Hearing of Ordinance Nos. (next in order) and (next in order), based on the findings contained in the Ordinances and attached exhibits.

Conduct Public Hearing of and Adopt Resolution Nos. (next in order) and (next in order), based on the findings contained in the Resolutions and attached exhibits.

CONTACT: Clara Miramontes, Assistant City Manager

Background

At the request of the Building Industry Association “BIA”, this item was continued from the last City Council meeting on May 9, 2018. The BIA requested additional time in order to meet with City staff to discuss the potential impacts of the drainage fee update, specifically the Romoland Drainage fee. City and County Flood Control staff, the City Attorney and the City Engineer met with the BIA via a phone conference on May 15, 2018. Staff explained that the proposed fee is in response to the County’s adopted fee in 2014 and the City of Perris is now implementing such fee per County Flood Control. The meeting concluded with a clarification of the fee and no further comments have been received by BIA.

The Riverside County Board of Supervisors established the Homeland/Romoland Area Drainage Plan (“HRADP”) in 1988 and the San Jacinto Area Drainage Plan (“SJRADP”) in 1987. Both the HRADP and the SJRADP established the costs of drainage facilities and related fees for Homeland/Romoland area and the San Jacinto River area. The HRADP and the SJRADP have been updated by the County over the years, and the purpose of this amendment is to adopt the HRADP and SJRADP, their updates, and incorporate an updated fee schedule established by the County, which provides the payment of fees for the construction of drainage facilities, as conditioned to the division and development of land.

Proposed Ordinances and Updated Fees

At present, there is a lack of adequate flood control and drainage infrastructure in the areas contemplated by the HRADP and the SJRADP. This is a burden upon existing residents and businesses in those areas, which also limits the future economic development potential of the area.

Pursuant to Government Code Section 66483, the City may, by ordinance require the payment of fees for the purposes of defraying the actual or estimated costs of constructing planned drainage facilities. The purpose of this item is to 1) adopt/update the above-mentioned area drainage plans and 2) adopt/update the above-mentioned area drainage fees. The HRADP and the SJRADP are attached to this report as Exhibits E and F, respectively.
The updated drainage fees are proposed as follows:

Homeland/Romoland Area Drainage Plan:
- Line A sub-watershed: $21,052 per acre
- Line B sub watershed: $15,505 per acre

San Jacinto River Area Drainage Plan:
- Entire Drainage Plan Area: $2,215 per acre

The data and analysis supporting the updated drainage fees for the HRADP and the SJRADP are attached to this report as Exhibits F and G, respectively. The purpose of the fees is to defray the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas, as provided further in the HRADP and SJRADP and will only be utilized for the purposes identified in each of the respective area drainage plans. As more particularly described in the HRADP and SJRADP, respectively, the above-mentioned fees bear a reasonable relationship to the fees' use and the type of development project upon which they are imposed and are fairly apportioned to the type of development project upon which it is imposed.

The proposed ordinances add Sections 18.32.021 and 18.32.022 to the Perris Municipal Code and adopt the updated HRADP and the SJRADP, as they have been updated and amended from time to time by Riverside County. Additionally, the proposed resolutions will adopt the updated HRADP and SJRADP drainage fees.

**BUDGET (or FISCAL) IMPACT:** The cost for staff preparation of this item is included in the existing 2017-2018 General Fund.

Prepared by: Eric Dunn, City Attorney
Asst. City Manager: Clara Miramontes
Asst. City Manager: Darren Madkin
Director of Finance: Jennifer Erwin

**Public Hearing:** May 29, 2018

**Attachments:**
A. Ordinance No. (next in order) adding Section 18.32.021 to the Perris Municipal Code relating to the HRADP.
B. Ordinance No. (next in order) adding Section 18.32.022 to the Perris Municipal Code relating to the SJRADP.
C. Resolution No. (next in order) adopting updated drainage fees for HRADP.
D. Resolution No. (next in order) adopting updated drainage fees for SJRADP.
E. Homeland/Romoland Area Drainage Plan and Fee analysis/study.
F. San Jacinto River Area Drainage Plan and Fee analysis/study.
ORDINANCE NO. (next in order)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADDING SECTION 18.32.021 TO CHAPTER 18.32 OF TITLE 18 RELATING TO FEES COLLECTED TO FUND THE CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION TO THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE HOMELAND/ROMOLAND DRAINAGE PLAN AREA.

WHEREAS, Section 66483 et seq. of the California Government Code authorizes the City of Perris to impose by local ordinance a requirement for the payment of fees for the purposes of defraying the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas; and

WHEREAS, the Homeland/Romoland area, which is the subject of the Homeland/Romoland Area Drainage Plan and its amendments, which is attached hereto as Exhibit 1 and incorporated herein by this reference, has suffered flooding problems in the past, and

WHEREAS, a drainage system is required to safely convey storm runoff through the Homeland/Romoland area and to provide for orderly development; and

WHEREAS, in 1988, the Riverside County Board of Supervisors adopted the Homeland/Romoland Area Drainage Plan and established the related drainage fees by adopting its Ordinance No. 460.90 and Resolution No. 88-108; and

WHEREAS, the City annexed the Homeland/Romoland area, and has been collecting the related drainage fees; and

WHEREAS, on July 2, 2014, the Riverside County Board of Supervisors adopted Resolution No. 2014-135 and Ordinance No. 460.152 which adopted Amendment No. 3 to the Homeland/Romoland Area Drainage Plan and updated the related fees; and

WHEREAS, the City Council now desires to update and adopt the Homeland/Romoland Area Drainage Plan and its amendments, as provided in Exhibit 1 and as adopted by the Riverside County Board of Supervisors, by adopting this Ordinance.

THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals Incorporated. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. CEQA. Based upon its own independent judgment and substantial evidence in the record of proceedings, the City Council finds and determines that, pursuant to CEQA Guidelines, Section 15061(b)(1), 15061(b)(3), 15273, and 15378(b)(4), there is no
possibility that its adoption of this Ordinance would have a significant effect upon the
environment, because the Ordinance involves the creation of a government funding mechanism
which does not involve any commitment to a specific project which may result in a potentially
significant impact upon the environment.

Section 3. Findings. The City Councils makes the following findings:

(a) The fees are based upon the Homeland/Romoland Area Drainage Plan,
including its amendments, which is attached hereto in Exhibit 1 and incorporated herein by this
reference ("Homeland/Romoland ADP").

(b) Subdivision and development of property within the Homeland/Romoland
area will require construction of the facilities described therein because the Homeland/Romoland
area experiences flood and drainage problems, which are more particularly described in the
Homeland/Romoland ADP.

(c) The fees contemplated by the Homeland/Romoland ADP are fairly
apportioned within such areas either on the basis of benefits conferred on property proposed for
subdivision or on the need for such facilities created by the proposed subdivision and
development of other property within such areas, as more particularly described in Exhibit 1.

(d) The fees contemplated by the Homeland/Romoland ADP as to any
property proposed for subdivision or development within the Homeland/Romoland area does not
exceed the pro rata share of the amount of the total actual or estimated costs of all facilities
within such area which would be assessable on such property, as more particularly described in
Exhibit 1.

(e) The drainage or sanitary sewer facilities contemplated by the
Homeland/Romoland ADP are in addition to existing facilities serving the area at the time of the
adoption of such a plan for the area.

Section 4. Adoption of Homeland/Romoland Area Drainage Plan. The
Homeland/Romoland Area Drainage Plan, which is on file in the City Clerk’s office and attached
hereto as Exhibit 1, is hereby adopted. The City Council may amend, modify, or repeal its
adoption of the Homeland/Romoland Area Drainage Plan by resolution.

Section 5. New Code Section. Section 18.32.021, “Drainage fees –
Homeland/Romoland Area Drainage Plan,” is hereby added to Chapter 8.32, “Reservations and
Fees,” of Title 18, “Subdivisions” as follows:

“Section 18.32.021 – Drainage fees - Homeland/Romoland Area Drainage Plan.

(a) This section is adopted pursuant to section 66483 et seq. of the
Government Code, which provides for the payment of fees for the construction of
drainage facilities, as a condition to the division or development of land.

(b) Whenever land that is proposed to be divided or developed lies within the
boundaries of the Homeland/Romoland Area Drainage Plan ("Area Drainage
Plan"), a drainage fee in the amount required by the plan for the area, as adopted or thereafter amended, shall be required as a condition of approval of the division and development of land in that drainage area.

(c) When fee is to be paid.

(1) Drainage fees shall be paid at the time of the filing of the final map or parcel map, or as a condition of the waiver of the filing of a parcel map; provided, however, at the option of the land divider or developer, as the case may be, the fee may be paid, in pro rata amounts, at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels. The amount of the drainage fee required to be paid shall be the amount that is in effect for the area drainage plan at the time of actual payment of the fee.

(2) If the land divider or developer, as the case may be, elects to have payment at the time of issuance of a grading or building permit, the recorded final map or parcel map or certificate of compliance evidencing the waiver of the filing of a parcel map shall specifically state that payment of a drainage fee is required to be paid prior to issuance of a grading permit or building permit for the parcels that have been created by the land division. In addition, a separate instrument shall be recorded by the land divider or developer, as the case may be, in the office of the county recorder, at the time of the filing of the final map or parcel map or certificate of compliance evidencing the waiver of the parcel map, which gives notices that a drainage fee is required to be paid by any person that owns such parcels prior to issuance of a grading or building permit.

(d) If the drainage fee is paid at the time of the final map or parcel map or certificate of compliance evidencing the waiver of the parcel map, it shall be paid to the finance director. If the drainage fee is paid at the time of issuance of a grading or building permit, it shall be paid to the finance director. All fees that are collected shall thereafter be deposited into a local drainage facilities fund maintained under the jurisdiction of the county flood control and water conservation district ("District"). A separate fund shall be established by the district for the area drainage plan. Money in such funds shall be expended for construction or reimbursement for construction, including acquisition of right-of-way necessary for construction, of the drainage facilities serving the drainage area for which the fees are collected, or to reimburse the district for the cost of engineering and administrative services to design and construct and acquire any necessary right-of-way for the facilities.

(e) In the discretion of the district, considerations such as dedication of right-of-way, actual construction, or design work by a civil engineer may be accepted
in lieu of the payment of drainage fees, upon a determination that the alternative is acceptable and is equal to or greater in value than the required fee.

(f) Money may be advanced by the district to design or construct drainage facilities or to acquire necessary right-of-way within an adopted drainage area; thereafter, money so advanced may be reimbursed to the district from the fund for the local drainage area in which the facilities are located.

(g) When required for the implementation of an adopted area plan, an agreement may be entered into between a land divider or developer, as the case may be, and the district whereby the land divider or developer, as the case may be, may advance money for the construction of facilities, or design or construct facilities within a local drainage area, provided that the sole security to the land divider or developer, as the case may be, for repayment of money or other consideration advanced shall be subsequently accruing to the local drainage facilities fund for the drainage area in which the facilities are located. Reimbursement shall be for the amount agreed upon in advance only and shall not include interest or other charges. The agreement shall expire 15 years after the date it was entered into, and any subsequent money paid into the fund shall accrue to the fund without obligation to land dividers or developers, as the case may be, whose agreements have expired.

(h) The area drainage plan, the required facilities and the drainage fee in any adopted plan may be amended by resolution of the city council at any time upon a determination that it is necessary to do so in order to correctly reflect the drainage area, the required facilities or estimated cost of the facilities.”

Section 6. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 7. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 8. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED and APPROVED this __ day of __________, 2018.

MAYOR, MICHAEL M. VARGAS
ATTEST:

______________________________
City Clerk, Nancy Salazar
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Ordinance Number _____ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the ___ day of ______, 2018, and that it was so adopted by the following vote:

AYES: 
NOES: 
ABSENT: 

______________________________
City Clerk, Nancy Salazar
Exhibit 1
Homeland/Romoland Area Drainage Plan
ORDINANCE NO. (next in order)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADDING SECTIONS 18.32.022 TO CHAPTER 18.32 OF TITLE 18 RELATING TO FEES COLLECTED TO FUND THE CONSTRUCTION OF DRAINAGE FACILITIES AS A CONDITION TO THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE SAN JACINTO RIVER AREA DRAINAGE PLAN.

WHEREAS, Section 66483 et seq. of the California Government Code authorizes the City of Perris to impose by local ordinance a requirement for the payment of fees for the purposes of defraying the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas; and

WHEREAS, the San Jacinto River Area, which is the subject of the San Jacinto River Area Drainage Plan which are attached hereto within Exhibit 1 and incorporated herein by this reference, have suffered flooding problems in the past, and

WHEREAS, drainage systems are required to safely convey storm runoff through the San Jacinto River area, respectively, and to provide for orderly development of both areas; and

WHEREAS, in 1988, the Riverside County Board of Supervisors adopted the San Jacinto River Area Drainage Plan and established the related drainage fees by adopting its Ordinance No. 460 and Resolution No. F86-26; and

WHEREAS, the City annexed the San Jacinto River area, and has been collecting the related drainage fees; and

WHEREAS, on September 1, 1987, the Riverside County Board of Supervisors adopted Resolution No. F86-26 and Ordinance No. 460 which created the San Jacinto River Area Drainage Plan and established the related fees; and

WHEREAS, in August 11, 1987, Riverside County conducted a study and analysis which justifies the drainage fees contemplated by the San Jacinto River Area Drainage Plan, which study and analysis is attached hereto and incorporated herein by this reference in Exhibit 2; and

WHEREAS, the City Council now desires to update and adopt the San Jacinto River Area Drainage Plan, as provided in Exhibit 1 and as adopted by the Riverside County Board of Supervisors, by adopting this Ordinance.

THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY ORDAIN AS FOLLOWS:
Section 1. Recitals Incorporated. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. CEQA. Based upon its own independent judgment and substantial evidence in the record of proceedings, the City Council finds and determines that, pursuant to CEQA Guidelines, Section 15061(b)(1), 15061(b)(3), 15273, and 15378(b)(4), there is no possibility that its adoption of this Ordinance would have a significant effect upon the environment, because the Ordinance involves the creation of a government funding mechanism which does not involve any commitment to a specific project which may result in a potentially significant impact upon the environment.

Section 3. Findings. The City Council makes the following findings:

(a) The fees are based upon the San Jacinto River Area Drainage Plan, including its amendments, which is attached hereto in Exhibit 1 and incorporated herein by this reference ("ADP").

(b) Subdivision and development of property within the San Jacinto River area will require construction of the facilities described therein because the San Jacinto River area experiences flood and drainage problems, which are more particularly described in the ADP.

(c) The fees contemplated by the ADP are fairly apportioned within such areas either on the basis of benefits conferred on property proposed for subdivision or on the need for such facilities created by the proposed subdivision and development of other property within such areas, as more particularly described in Exhibit 1.

(d) The fees contemplated by the ADP as to any property proposed for subdivision within the San Jacinto River area does not exceed the pro rata share of the amount of the total actual or estimated costs of all facilities within such area which would be assessable on such property, as more particularly described in Exhibit 1.

(e) The drainage or sanitary sewer facilities contemplated by the ADP are in addition to existing facilities serving the area at the time of the adoption of such a plan for the area.

Section 4. Adoption of San Jacinto River Area Drainage Plan. The San Jacinto River Area Drainage Plan, which is on file in the City Clerk’s office and attached hereto as Exhibit 1, is hereby adopted. The City Council may amend, modify, or repeal its adoption of the San Jacinto River Area Drainage Plan by resolution.

New Code Section. Section 18.32.022, "Drainage fees – San Jacinto River Area Drainage Plan," is hereby added to Chapter 8.32, "Reservations and Fees," of Title 18, "Subdivisions" as follows:

“Section 18.32.022 – Drainage fees - San Jacinto River Area Drainage Plan.
(a) This section is adopted pursuant to section 66483 et seq. of the Government Code, which provides for the payment of fees for the construction of drainage facilities, as a condition to the division of land.

(b) Whenever land that is proposed to be divided or developed lies within the boundaries of the San Jacinto River Area Drainage Plan ("Area Drainage Plan"), a drainage fee in the amount required by the plan for the area, as adopted or thereafter amended, shall be required as a condition of approval of the division of land in that drainage area.

(c) When fee is to be paid.

(1) Drainage fees shall be paid at the time of the filing of the final map or parcel map, or as a condition of the waiver of the filing of a parcel map; provided, however, at the option of the land divider or developer, as the case may be, the fee may be paid, in pro rata amounts, at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels. The amount of the drainage fee required to be paid shall be the amount that is in effect for the area drainage plan at the time of actual payment of the fee.

(2) If the land divider or developer, as the case may be, elects to have payment at the time of issuance of a grading or building permit, the recorded final map or parcel map or certificate of compliance evidencing the waiver of the filing of a parcel map shall specifically state that payment of a drainage fee is required to be paid prior to issuance of a grading permit or building permit for the parcels that have been created by the land division. In addition, a separate instrument shall be recorded by the land divider or developer, as the case may be, in the office of the county recorder, at the time of the filing of the final map or parcel map or certificate of compliance evidencing the waiver of the parcel map, which gives notices that a drainage fee is required to be paid by any person that owns such parcels prior to issuance of a grading or building permit.

(d) If the drainage fee is paid at the time of the final map or parcel map or certificate of compliance evidencing the waiver of the parcel map, it shall be paid to the finance director. If the drainage fee is paid at the time of issuance of a grading or building permit, it shall be paid to the finance director. All fees that are collected shall thereafter be deposited into a local drainage facilities fund maintained under the jurisdiction of the county flood control and water conservation district ("District"). A separate fund shall be established by the district for the area drainage plan. Money in such funds shall be expended for construction or reimbursement for construction, including acquisition of right-of-way necessary for construction, of the drainage facilities serving the drainage area.
for which the fees are collected, or to reimburse the district for the cost of engineering and administrative services to design and construct and acquire any necessary right-of-way for the facilities.

(e) In the discretion of the district, considerations such as dedication of right-of-way, actual construction, or design work by a civil engineer may be accepted in lieu of the payment of drainage fees, upon a determination that the alternative is acceptable and is equal to or greater in value than the required fee.

(f) Money may be advanced by the district to design or construct drainage facilities or to acquire necessary right-of-way within an adopted drainage area; thereafter, money so advanced may be reimbursed to the district from the fund for the local drainage area in which the facilities are located.

(g) When required for the implementation of an adopted area plan, an agreement may be entered into between a land divider or developer, as the case may be, and the district whereby the land divider or developer, as the case may be, may advance money for the construction of facilities, or design or construct facilities within a local drainage area, provided that the sole security to the land divider or developer, as the case may be, for repayment of money or other consideration advanced shall be subsequently accruing to the local drainage facilities fund for the drainage area in which the facilities are located. Reimbursement shall be for the amount agreed upon in advance only and shall not include interest or other charges. The agreement shall expire 15 years after the date it was entered into, and any subsequent money paid into the fund shall accrue to the fund without obligation to land dividers or developers, as the case may be, whose agreements have expired.

(h) The area drainage plan, the required facilities and the drainage fee in any adopted plan may be amended by the city council at any time upon a determination that it is necessary to do so in order to correctly reflect the drainage area, the required facilities or estimated cost of the facilities."

Section 4. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 5. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 6. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.
ADOPTED, SIGNED and APPROVED this ___ day of ______, 2018.

ATTEST:

______________________________
City Clerk, Nancy Salazar

MAYOR, MICHAEL M. VARGAS
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
CITY OF PERRIS  

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Ordinance Number _____ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the __ day of _____, 2018, and that it was so adopted by the following vote:

AYES: 
NOES: 
ABSENT: 

City Clerk, Nancy Salazar
Exhibit 1
San Jacinto River Area Drainage Plan (MAP)
RESOLUTION NUMBER (next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AN UPDATE TO THE DRAINAGE FEES FOR THE HOMELAND/ROMOLAND AREA DRAINAGE PLAN

WHEREAS, Section 66483 et seq. of the California Government Code authorizes the City of Perris to impose by local ordinance a requirement for the payment of fees for the purposes of defraying the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas; and

WHEREAS, the Homeland/Romoland area, which is the subject of the Homeland/Romoland Area Drainage Plan and its amendments, which is attached hereto as Exhibit 1, has suffered flooding problems in the past, and

WHEREAS, a drainage system is required to safely convey storm runoff through the Homeland/Romoland area and to provide for orderly development; and

WHEREAS, in 1988, the Riverside County Board of Supervisors adopted the Homeland/Romoland Area Drainage Plan and established the related drainage fees by adopting its Ordinance No. 460.90 and Resolution No. 88-108; and

WHEREAS, the City annexed the Homeland/Romoland area, and has been collecting the related drainage fees; and

WHEREAS, on July 2, 2014, the Riverside County Board of Supervisors adopted Resolution No. 2014-135 and Ordinance No. 460.152 which adopted Amendment No. 3 to the Homeland/Romoland Area Drainage Plan and updated the related fees; and

WHEREAS, in 2014, Riverside County conducted a study and analysis which justifies the drainage fees contemplated by the Homeland/Romoland Area Drainage Plan and its amendments, which study and analysis is attached hereto and incorporated herein by this reference in Exhibit 2; and

WHEREAS, the data supporting the adoption of the fees contemplated by this Resolution was made available to the public at least ten days prior to consideration and adoption of this Resolution; and

WHEREAS, at a duly noticed public hearing held on May 8, 2018, the City Council received and considered oral and written testimony from City staff and members of the public, including but not limited to the study and analysis contained within Exhibit 2; and

WHEREAS, the City Council adopted Ordinance No. (next in order) which established the fees relating to the Homeland/Romoland Area Drainage Plan; and
WHEREAS, based upon the forgoing, the City Council now desires to update and adopt drainage fees contemplated by the Homeland/Romoland ADP and as adopted by the Riverside County Board of Supervisors, and attached hereto as Exhibit 2.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals Incorporated. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. Findings. The City Council makes the following findings:

(a) The purpose of the fees is to defray the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas, as more particular described in the Homeland/Romoland Area Drainage Plan and its amendments, which is attached in Exhibit 1 and incorporated herein by this reference ("Homeland/Romoland ADP").

(b) The fees shall be used for the purposes identified in the Homeland/Romoland ADP.

(c) The fees contemplated by the Homeland/Romoland ADP bear a reasonable relationship to the fee's use and the type of development project upon which is imposed as more particular described in the Homeland/Romoland ADP.

(d) The fees are based upon the Homeland/Romoland Area Drainage Plan.

(e) Subdivision and development of property within the Homeland/Romoland ADP will require construction of the facilities described therein because the Homeland/Romoland area experiences flood and drainage problems, which are more particularly described in the Homeland/Romoland ADP.

(f) The fees contemplated by the Homeland/Romoland ADP are fairly apportioned within such areas either on the basis of benefits conferred on property proposed for subdivision or on the need for such facilities created by the proposed subdivision and development of other property within such areas, as more particularly described therein.

(g) The fees contemplated by the Homeland/Romoland ADP as to any property proposed for subdivision within the Homeland/Romoland area does not exceed the pro rata share of the amount of the total actual or estimated costs of all facilities within such area which would be assessable on such property, as more particularly described therein.

(h) The drainage or sanitary sewer facilities contemplated by the Homeland/Romoland ADP are in addition to existing facilities serving the area at the time of the adoption of such a plan for the area.
Section 3. Adoption of Homeland/Romoland ADP Fee Study & Analysis. Based upon the forgoing, the City Council hereby adopts the related Homeland/Romoland ADP fee study and analysis, as provided in Exhibit 1.

Section 4. Adoption of Homeland/Romoland ADP Fees. Based upon the forgoing, the City Council hereby adopts the Homeland/Romoland ADP fees, as provided in Exhibit 2.

Section 5. Effective Date. This Resolution shall be effective upon the effective date of Ordinance No. (next in order). The City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this ___ day of ______, 2018.

______________________________
Mayor, Michael M. Vargas

ATTEST:

______________________________
City Clerk, Nancy Salazar
RESOLUTION NUMBER ___

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  §
CITY OF PERRIS       

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the ___ day of ___, 2018, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_________________________________________

City Clerk, Nancy Salazar
EXHIBIT I

[HOMELAND/ROMOLAND AREA DRAINAGE PLAN (MAP)]
EXHIBIT 2

[HOMELAND/ROMOLAND AREA DRAINAGE PLAN FEES]
RIVERSIDE COUNTY
CALIFORNIA

IIOMELAND / ROMOLAND
AREA DRAINAGE PLAN

Amendment No. 3

JULY 2014

By the Riverside County Board of Supervisors

Prepared and Adopted Pursuant to
Government Code Section 66483, et seq.
and
Section 10.25, Riverside County Ordinance No. 460
HOMELAND / ROMOLAND
AREA DRAINAGE PLAN

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<td>Update Requirement</td>
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TABLE

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<td>Homeland/Romoland Area Drainage Plan Cost Summary – Line A Subwatershed</td>
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<td>Table 2</td>
<td>Homeland/Romoland Area Drainage Plan Cost Summary – Line B Subwatershed</td>
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</table>

MAP

Area Drainage Plan.............................................................................Inside Back Cover
GENERAL STATEMENT

This plan addresses a 17.7 square mile drainage area bounded by a divide in the Lake View Mountains to the east, Rouse Road and the Double Butte Mountains to the south, the San Jacinto River to the west, and Mapes Road to the north. The plan encompasses unincorporated lands within the County of Riverside, portions of the City of Perris and portions of the City of Menifee. Currently, the area covered by this plan is located within the Third and Fifth Supervisorial Districts and includes the communities of Homeland and Romoland.

An Area Drainage Plan (ADP) is a financing mechanism used to fund construction of new or improved drainage facilities. ADP fees are imposed on new land development activity within the plan area. The Subdivision Map Act requires that agencies imposing fees have a general drainage plan for the fee area, a special fund for the fees and an equitable distribution of the fees prior to implementation.

To ensure that ADP fees are equitably distributed, the ADP boundaries generally follow watershed boundaries. First, the total costs of drainage facilities within the watershed are tabulated. The watershed area is then adjusted to discount publicly owned lands and steeply sloping areas that are unlikely to be developed. Finally, the total facility cost is divided by the adjusted watershed area to determine a per acre fee for the plan area.

This revised ADP for controlling flood and drainage problems within the Homeland and Romoland watershed areas, prepared by the Riverside County Flood Control and Water Conservation District, concludes that construction of certain flood control and drainage facilities are critically needed to support the planned growth and orderly economic development within the plan area. These facilities, as shown on the enclosed map entitled "Homeland/Romoland Area Drainage Plan, Amendment No. 3", are intended to remedy both the existing and anticipated flooding and drainage problems within the watershed. Each of the facilities identified in either one of the documents entitled "Homeland Master Drainage Plan, Revision No. 1" dated March 2006 and the "Romoland Master Drainage Plan, Revision No. 1" dated March 2006, as approved by the Riverside County Flood Control and Water Conservation District's Board of Supervisors, including all maps and exhibits attached thereto, are adopted in their entirety as part of this plan, except where they have been excluded on the map incorporated as part of this report.

UPDATE REQUIREMENT

Riverside County Board of Supervisors Resolution No. 88-108 "Adopting Homeland/Romoland Area Drainage Plan" states in part:

"That the Riverside County Flood Control and Water Conservation District is directed to prepare an update of this plan at least every two years to reflect changed conditions, inflationary or deflationary trends, revised general or specific plans, and approved development and drainage plans which will require changes in facility configuration cost estimates and drainage fees."

Although the Board of Supervisors previously directed that this plan be updated every two years, the ADP fee was last updated on March 28, 2006 (Resolution No. 2006-001). This is due in part to poor prevailing economic conditions and the lack of land development activity with the plan area.
The Homeland/Romoland ADP was originally adopted on April 12, 1988 followed by Amendment No. 1, adopted April 6, 1993 and Amendment No. 2, adopted March 28, 2006.

**DRAINAGE FEE DERIVATION**

The Homeland/Romoland Area Drainage Plan, Amendment No. 3 proposes the construction of various open channels, underground storm drains and detention basins. These facilities have been organized into two separate and distinct drainage systems, “Line A” and “Line B”. The proposed alignment and size of the various facilities proposed for each system are shown on the attached map.

The Homeland/Romoland Area Drainage Plan, Amendment No. 3 presented herein provides an economical means of conveying storm runoff through the studied area. When completed, the proposed facilities will provide the Homeland/Romoland area with a flood control system that will provide improved drainage and protection from the one-percent annual chance flood event (“100-year” frequency storm).

Supporting data for all proposed facilities is available at the Riverside County Flood Control and Water Conservation District office.

It should be noted that underground storm drains less than 36 inches in diameter, as shown on the enclosed map, are excluded as part of the Homeland/Romoland Area Drainage Plan, Amendment No. 3 (with the exception of the 27-inch storm drain in the Line 2 system which serves as an outlet to the proposed Melba Basin). Drains that are smaller than 36 inches are considered local drainage facilities to be addressed by development as deemed necessary. Facilities that measured 33 inches in diameter in the Homeland/Romoland Area Drainage Plan, Amendment No. 2 have been up sized to 36 inches in diameter to reflect standard pipe sizes currently offered by concrete pipe manufacturers; therefore, these facilities have now been included as part of the Homeland/Romoland Area Drainage Plan, Amendment No. 3.

In an effort to fairly apportion the drainage fee within the plan area, the proposed drainage fee is divided into two separate sub-watersheds corresponding to the runoff tributary to the Line A and Line B drainage systems. The southerly watershed area, hereinafter called the “Line A Sub-Watershed”, contributes runoff to only the Line A drainage system; therefore, the corresponding Line A drainage fee is derived on the basis of the total cost of Line A system divided by the developable area of the Line A watershed. Similarly, the northerly watershed area, hereinafter called the “Line B Sub-Watershed”, contributes runoff to only the Line B drainage system; therefore, the corresponding Line B drainage fee is derived on the basis of the total cost of Line B system divided by the developable area of the Line B watershed.

In addition, because the District anticipates that it will sell promissory notes in order to expedite the construction of the Line A drainage system, the estimated cost of borrowing money has been included in the Line A drainage fee derivation.

**HOMELAND/ROMOLAND AREA DRAINAGE PLAN, AMENDMENT NO. 3**

It is the District's recommendation that the Board of Supervisors revise the drainage fees as follows: $21,052 per acre for the Line A Sub-Watershed and $15,505 per acre for the Line B Sub-Watershed. These revised fees reflect the latest construction and right of way cost estimates. Construction costs

---

1 The Line A system also includes various Homeland Master Drainage Plan facilities including “Line 1”, “Juniper Flats Basin” and “Briggs Road Basin”. 

- 2 -
are estimated on the basis of 2014 unit prices developed by District staff using the latest information from public works projects administered by the District. Right of way cost estimates are based upon recent sales in the Homeland and Romoland area.

The estimated total cost of constructing the drainage facilities required by the Homeland/Romoland Area Drainage Plan, Amendment No. 3 is $158,507,303. The cost summary for each facility is shown in Table 1 and Table 2 at the end of this report. Costs reflected in this report vary from the Homeland/Romoland Master Drainage Plan due to the exclusion of facilities below 36 inches in diameter and costing Line A, downstream of Ethanac Road as an interim channel with ultimate crossings.

As a condition of approval for the filing of a final Subdivision Map or Parcel Map, the required drainage fee and the time and method of payment are as follows:

1. **Drainage Fee**

   The current drainage fee is $21,052 per acre for Line A Sub-Watershed and $15,505 per acre for Line B Sub-Watershed. For subdivisions of lots greater than one acre in size, the fee shall be applied on a "per lot" basis, except for commercial, industrial and manufacturing lots.

2. **Notice to Owners, Fee Calculations and Time of Payment**

   The Riverside County Board of Supervisors has adopted the "Rules and Regulations for Administration of Area Drainage Plans", dated June 10, 1980, and as amended, formally setting forth numerous administrative policies for implementing this and other Area Drainage Plans within Riverside County. Among other provisions, the document defines the notification requirements to owners and sets forth the computation methods for calculating the drainage fee applied to each lot. Section IX.3 of that document also determines the administrative provision to permit alternative time of payment of the drainage fees. Said "Rules and Regulations for Administration of Area Drainage Plans", dated June 10, 1980 and as amended, is hereby made a part of the Homeland/Romoland Area Drainage Plan, Amendment No. 3.

**FINDINGS**

The Board of Supervisors finds and determines that:

1. The purpose of the drainage fee is to provide a fund for flood control and drainage facilities identified within the Homeland/Romoland Area Drainage Plan.

2. The drainage fee will be used to finance the design and construction of those flood control and drainage facilities which are part of Homeland/Romoland Area Drainage Plan.

3. The subdivision and development of land within the Homeland/Romoland Area Drainage Plan requires the construction of the facilities described in the plan.

4. The required drainage fee is fairly apportioned within the described area, both on the basis of benefits conferred on properties that are proposed for subdivision and on the need for drainage facilities that is created by the proposed subdivision or development of all properties within the drainage area.
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<tr>
<th>FACILITIES</th>
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<th>TOTAL COST</th>
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² Facilities less than 36 inches in diameter are excluded as part of the Homeland/Romoland Area Drainage Plan, Amendment No. 3 (see page 2).
### TABLE 1 (cont.)

**HOMELAND/ROMOLAND AREA DRAINAGE PLAN**  
AMENDMENT NO. 3  
COST SUMMARY  
LINE A SUBWATERSHED

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**DETENTION BASINS:**

- Briggs Road Basin: $7,257,845.00  
  **RIGHT OF WAY** $4,000,000.00  
  **TOTAL COST** $11,257,845.00
- Juniper Flats Basin: $6,295,502.00  
  **RIGHT OF WAY** $4,900,000.00  
  **TOTAL COST** $11,195,502.00
- Melba Basin: $446,545.00  
  **RIGHT OF WAY** $385,000.00  
  **TOTAL COST** $831,545.00

**SUBTOTAL**  
$98,950,389.00  
**RIGHT OF WAY** $26,995,000.00  
**TOTAL COST** $125,945,389.00

**INTEREST**  
$4,948,200.00

**TOTAL**  
$130,793,589.00

* Includes 40% for Engineering, Administration, MSHCP fee and Contingencies.  
** Estimated cost of funds to be paid by the District to expedite construction of Line A, Line 1, Line A-2, Line A-3, Briggs Road Basin, and Juniper Flats Basin.
## TABLE 2

**HOMELAND/ROMOLAND AREA DRAINAGE PLAN**  
**AMENDMENT NO. 3**  
**COST SUMMARY**  
**LINE B SUBWATERSHED**

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**DETENTION BASIN:**

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**TOTAL**  
$18,170,714.00  
$9,583,000.00  
$27,753,714.00

* Includes 40% for Engineering, Administration, MSHCP fee and Contingencies.

**TOTAL PLAN COST**  
$158,507,303.00

---

\(^2\) Facilities less than 36 inches in diameter are excluded as part of the Homeland/Romoland Area Drainage Plan, Amendment No. 3 (see page 2).
RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AND ADOPTING THE DRAINAGE FEES FOR THE SAN JACINTO RIVER AREA DRAINAGE PLAN

WHEREAS, Section 66483 et seq. of the California Government Code authorizes the City of Perris to impose by local ordinance a requirement for the payment of fees for the purposes of defraying the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas; and

WHEREAS, the San Jacinto River area, which is the subject of the San Jacinto River Area Drainage Plan and its amendments, which is attached hereto as Exhibit 1, has suffered flooding problems in the past, and

WHEREAS, a drainage system is required to safely convey storm runoff through the San Jacinto Regional area and to provide for orderly development; and

WHEREAS, in September 1, 1987, the Riverside County Board of Supervisors adopted the San Jacinto Area Drainage Plan and established the related drainage fees by adopting its Ordinance No. 460 and Resolution No. F86-26; and

WHEREAS, the City annexed the San Jacinto River area, and has been collecting the related drainage fees; and

WHEREAS, on September 1, 1987, the Riverside County Board of Supervisors adopted Resolution No. F86-26 and Ordinance No.460 which adopted the San Jacinto River Area Drainage Plan and established the related fees; and

WHEREAS, in August 11, 1987, Riverside County conducted a study and analysis which justifies the drainage fees contemplated by the San Jacinto River Area Drainage Plan and its amendments, which study and analysis is attached hereto and incorporated herein by this reference in Exhibit 2; and

WHEREAS, the data supporting the adoption of the fees contemplated by this Resolution was made available to the public at least ten days prior to consideration and adoption of this Resolution; and

WHEREAS, at a duly noticed public hearing held on May 8, 2018, the City Council received and considered oral and written testimony from City staff and members of the public, including but not limited to the study and analysis contained within Exhibit 1; and

WHEREAS, the City Council adopted Ordinance No. (next in order) which established the fees relating to the San Jacinto River Area Drainage Plan; and
WHEREAS, based upon the forgoing, the City Council now desires to update and adopt drainage fees contemplated by the San Jacinto River Area Drainage Plan and as adopted by the Riverside County Board of Supervisors, and attached hereto as Exhibit 2.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals Incorporated. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. Findings. The City Council makes the following findings:

(a) The purpose of the fees is to defray the actual and/or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas, as more particular described in the San Jacinto River Area Drainage Plan and its amendments, which is attached in Exhibit 1 and incorporated herein by this reference ("ADP").

(b) The fees shall be used for the purposes identified in the ADP.

(c) The fees contemplated by the ADP bear a reasonable relationship to the fee’s use and the type of development project upon which is imposed as more particular described in the ADP.

(d) The fees are based upon the San Jacinto Regional Area Drainage Plan.

(e) Subdivision and development of property within the ADP will require construction of the facilities described therein because the San Jacinto Regional area experiences flood and drainage problems, which are more particularly described in the ADP.

(f) The fees contemplated by the ADP are fairly apportioned within such areas either on the basis of benefits conferred on property proposed for subdivision or on the need for such facilities created by the proposed subdivision and development of other property within such areas, as more particularly described therein.

(g) The fees contemplated by the ADP as to any property proposed for subdivision within the San Jacinto Regional area does not exceed the pro rata share of the amount of the total actual or estimated costs of all facilities within such area which would be assessable on such property, as more particularly described therein.

(h) The drainage or sanitary sewer facilities contemplated by the ADP are in addition to existing facilities serving the area at the time of the adoption of such a plan for the area.

Section 3. Adoption of ADP Fee Study & Analysis. Based upon the forgoing, the City Council hereby adopts the related ADP fee study and analysis, as provided in Exhibit 1.

Section 4. Adoption of ADP Fees. Based upon the forgoing, the City Council hereby adopts the ADP fees, as provided in Exhibit 2.
Section 5. Effective Date. This Resolution shall be effective upon the effective date of Ordinance No. (next in order). The City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this ___ day of _____, 2018.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar
RESOLUTION NUMBER ___

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE ) §
CITY OF PERRIS )

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number ____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the ____ day of _____, 2018, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________
City Clerk, Nancy Salazar
EXHIBIT 1

[San Jacinto River Area Drainage Plan Map]
EXHIBIT 2

San Jacinto River Area Drainage Plan Fees
RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA

SAN JACINTO RIVER
AREA DRAINAGE PLAN

Adopted September 1, 1987
By the Riverside County Board of Supervisors

Prepared and Adopted pursuant to
Government Code Section 66483, et seq.
and
Section 10.25, Riverside County Ordinance No. 460
GENERAL STATEMENT

The area addressed by this Plan is the 100 year flood plain for the San Jacinto River between the Ramona Expressway and Railroad Canyon. Specifically, the limits of the flood plain have been established by the information contained in the report entitled, "Flood Plain Information, San Jacinto River, (San Jacinto to Railroad Canyon)", prepared by the United States Army Corps of Engineers, Los Angeles District, dated May 1970. Approximately 10% of the area is within the incorporated limits of the City of Perris.

This Area Drainage Plan for controlling the flood waters of the San Jacinto River, prepared by the Riverside County Flood Control and Water Conservation District, concludes that the improvement of the San Jacinto River is critically needed to allow for the orderly and economical development of the area. The Plan proposes the construction of the facilities shown on the map contained herein as a solution to the major flood plain also shown on the map. The document entitled, "Flood Control Master Plan for the Lower San Jacinto River Basin", dated 1975, as approved by the Riverside County Flood Control and Water Conservation District's Board of Supervisors, including all maps and exhibits attached thereto is adopted in its entirety as part of this San Jacinto River Area Drainage Plan.

THE SAN JACINTO RIVER AREA DRAINAGE PLAN

The San Jacinto River Area Drainage Plan consists of the improvement of the river channel from the Ramona Expressway to Railroad Canyon; the construction of levees at both the Ramona Expressway and at Highway I-215; and the delineation and management of a "shallow pond" area consisting of about 2119 acres immediately upstream of Highway I-215. Currently during periods of major storms, runoff from over 540 square miles impacts this area. Because of limited channel capacity and the relatively flat terrain, flood waters spread uncontrolled over the project area. During a once in 100 year storm, it is expected that the entire fee area would be flooded. Depths of up to 10 feet of flood waters would impact the developing community leaving roads and highways impassable for days. In order to protect existing development, provide for orderly growth in the future, and avoid interruption of community services, a flood control system is required.

The San Jacinto River Area Drainage Plan presented herein provides an economical method of collecting and conveying the San Jacinto River flows through the study area. The proposed drainage facilities will also provide an outlet for local drainage systems built by developers and others as growth occurs in the area. When completed, the facilities will provide the area with improved drainage and protection for the once in 100 year flood occurring along the San Jacinto River.
Supporting data for all facilities proposed in this study is available at the Riverside County Flood Control and Water Conservation District office.

It should be understood that the facilities proposed by this Plan will not necessarily provide protection from local drainage. Once the proposed facilities are in place, development of the area may still be dependent on providing floodproofing measures needed for protection against local drainage.

PURPOSE OF FEES

Initial funding for this Plan will be generated by the creation of an assessment district and the sale of bonds in conjunction therewith. Fees collected through this Plan will be used to reduce any remaining bond indebtedness or to construct proposed facilities to the extent that assessment district funding does not cover this expense.

REMAINING FLOOD Plain

The Flood Control Master Plan for the Lower San Jacinto River Basin report, referenced previously, proposes the construction of a defined channel for the conveyance of flood waters. However, an economic analysis performed in conjunction with the master plan study concluded that full channelization of 100 year flows was not justified, due to both cost and environmental factors. Therefore, an area of shallow ponding immediately upstream of the I-215 freeway was made part of the Plan. This remaining "shallow pond" area is shown on the enclosed map. It is described as those lands lying at or below the 1415 contour elevation upstream from I-215. This Plan, while not eliminating the flooding problems of this area, does significantly reduce the water level from current conditions so that development of the area (especially the fringe) would be possible by nominal floodproofing.

It should be noted that this "shallow pond" area, by virtue of its volume, acts in conjunction with the other channel improvements proposed in the Plan to reduce peak flow rates; this storage is, therefore, an essential part of the Plan. Careful management of this "shallow pond" area is a necessity and to this end the following land use policies for grading within the shallow ponding area are hereby established and made an integral part of this Area Drainage Plan:

1. Any fill used to provide floodproofing within the "shallow pond" area must be offset by removing a minimum volume elsewhere within the ponding area equaling 130% of the in-place fill volume located below elevation 1415.

2. Areas in the "shallow pond" used in compliance with No. 1 above must be graded in a manner consistent with existing grading ordinances and must be done in a manner that will "grade to drain" to the San Jacinto River.
FINDINGS

The Board of Supervisors/Perris City Council finds and determines that:

1. The subdivision and development of land within the San Jacinto River Area Drainage Plan requires the construction of the facilities described in the Plan.

2. The required drainage fee is fairly apportioned within the described drainage area, both on the basis of benefits conferred on properties that are proposed for subdivision and on the need for drainage facilities that is created by the proposed subdivision and development of all property within the drainage area.

DRAINAGE FEES

The estimated total cost of constructing the drainage facilities required by the San Jacinto River Area Drainage Plan is $14,965,000 as shown in detail in the Engineer's Report for the San Jacinto River Improvement District No. 4-2 on file with the Clerk.

The required drainage fee, as a condition of approval for the filing of a final subdivision map or parcel map, and the time and method of payment are as follows:

1. **Drainage Fee**

   The current drainage fee for the entire drainage Plan is $2,215 per acre. For subdivisions of lots greater than one acre in size, the fee shall be applied on a per lot basis except for commercial, industrial and manufacturing lots.

2. **Time of Payment, Notice to Owners and Fee Calculations**

   The Riverside County Board of Supervisors has adopted "Rules and Regulations for Administration of Area Drainage Plans", dated June 10, 1980, last amended July 3, 1984, a document which sets forth numerous administrative policies for implementing this and other area drainage plans within the County.

   Section IX of that document sets forth administrative provisions established by the Board to permit alternative times of payment of the drainage fees, defines the required notices to owners, and sets forth the computation methods of calculating drainage fees for each lot. Provisions adopted in that document and its amendments are hereby made a part of this Area Drainage Plan.
SAN JACINTO RIVER
AREA DRAINAGE PLAN

AREA DRAINAGE FEE

Entire Drainage Plan Area  $2,215
San Jacinto River
Improvement District 4-2
Engineer’s Report
(August 1987)
(AMENDED)
SUMMARY
OF THE
ENGINEER'S REPORT
FOR
SAN JACINTO RIVER IMPROVEMENT DISTRICT 4-2
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
RIVERSIDE COUNTY, CALIFORNIA

Prepared by:
ALBERT A. WEBB ASSOCIATES
3788 McCray Street
Riverside, California
92506
(AMENDED)
SUMMARY
OF THE
ENGINEER'S REPORT
TO
THE BOARD OF SUPERVISORS OF
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

FOR THE
SAN JACINTO RIVER
IMPROVEMENT DISTRICT 4-2

AUGUST 11, 1987

Kenneth L. Edwards
Chief Engineer
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<td>PART II - Description of Work</td>
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<td>*PART III - Engineer's Estimate of Cost</td>
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<td>*PART IV - Assessment</td>
<td>10</td>
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<td>*PART V - Assessment Diagram</td>
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<td>EXHIBIT &quot;A&quot; - Resolution F86 26</td>
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<td>EXHIBIT &quot;B&quot; - Financial Aspects of the Proposed San Jacinto River Improvement District 4-2</td>
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* Portions of Part III, Part IV and Part V are not contained in the Summary of the Engineer's Report.
AGENCY: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

PROJECT: IMPROVEMENT DISTRICT 4-2 OF ZONE 4 (SAN JACINTO RIVER)

TO: BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

ENGINEER'S REPORT
PURSUANT TO THE PROVISIONS
OF SECTION 25.1 OF THE
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ACT

WHEREAS, on December 9, 1986, the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, Riverside County, California, (herein referred to as "District") did, pursuant to the provisions of the "Benefit Assessment Act of 1982", being Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code, adopt its Resolution of Intention No. F86-26, for the construction of certain flood control improvements, together with appurtenances and appurtenant work in connection therewith, in a special improvement district designated as "Improvement District No. 4-2 of Zone 4 (San Jacinto River) of the Riverside County Flood Control and Water Conservation District" (hereinafter referred to as the "Improvement District"); and,

WHEREAS, said Resolution of Intention, did direct the Chief Engineer of the District to make and file an "Engineer's Report" containing the following:

(a) A description of the service proposed to be financed through the revenue derived from the benefit assessments.

(b) A description of each lot or parcel of property proposed to be subject to the benefit assessments. The assessor's parcel number shall be a sufficient description of the parcel.

(c) The amount of the proposed assessment for each parcel.

(d) The basis and schedule of the assessments.

(e) A description of works and improvements to be constructed.

(f) Such other matters as the Chief Engineer shall deem appropriate.

1
NOW THEREFORE, I Kenneth L. Edwards, Chief Engineer of the District submit here-with the Engineer's Report, consisting of the following parts:

Part I: Background and Introduction of the project.

Part II: Description of the work and improvements proposed to be financed and constructed.

Part III: Project Cost Estimate *

Part IV: Benefit Assessment, including an assessment roll which contains a description of each lot or parcel and the amount of assessment proposed to be derived thereon.

Part V: Assessment diagram showing the lines and dimensions of each lot or parcel of land proposed to be assessed, together with the distinctive number assigned to each parcel which corresponds with the distinctive number shown on the assessment roll.


Exhibit B: Financial Aspects of the Proposed San Jacinto River Improvement District 4-2

Kenneth L. Edwards
Chief Engineer

* Details of the cost estimates shown in this Summary Report may be found in the complete Engineer's Report.

** The Assessment Roll is not included in this Summary Report.

*** Only the index sheets have been included herein. The large detail maps, shown outlined on these sheets, are on file at the District office.
PART I
San Jacinto River Improvement District 4-2
Background and Introduction

The purpose of this Improvement District is to protect certain lands within the San Jacinto River Basin, now subject to inundation by stormwater runoff generated by a storm with a 100 year return period from such inundation.

The Flood Control Master Plan for the San Jacinto River which detailed several proposed improvements was prepared by Neste, Brudin and Stone under contract to the District in 1974. Approximately 18 months ago, property owners along the reach of the San Jacinto River between the Ramona Expressway and Railroad Canyon approached the District regarding implementing the Master Plan improvements. The cost of these improvements was proposed to be paid for by assessments as permitted by the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915. It was estimated the cost of the improvements including rights of way, engineering and other miscellaneous expenses would approach 15 million dollars. An application for Assessment District financing of the improvements was submitted to the District by the Perris Valley Property Owners Association in January 1986.

A preliminary improvement district boundary was established and it was determined that fewer than 12 registered voters reside within the boundary. And, therefore, the improvement district could be initiated by a landowner petition which included a representation of 60% of the affected property. The proponents obtained indications of support covering nearly 70% of the property within the affected area and requested the District proceed with this program using authority provided in Section 25.1 of the District Act and Government Code Section 54703 et seq. as provided in Resolution No. F86-26 of the District’s Board of Supervisors.

Resolution No. F86-26 declares the Board’s intention to form the improvement district and issue bonds pursuant to Section 25.1 to finance the construction of the proposed improvements, together with incidental expenses applicable thereof.

The bonds are proposed to be issued in two series. Series "A" will be of a sufficient amount to pay the expenses incurred in formation of the improvement district, to acquire necessary rights of way, and to prepare the plans and specifications for the proposed construction work. Series "B" will be of a sufficient amount to pay the costs of constructing the improvements, together with incidental expenses which will be incurred in connection with the second bond issue and in connection with the work.

As shown on the Project Cost Estimate contained herein, Series "A" Bonds are proposed to be issued in the amount of $2,624,000 and Series "B" Bonds in the amount of $12,341,000 with the aggregate total to be $14,965,000.

Recent District review of the land area to be included in the proposed improvement district revealed the need to adjust the boundary defined in the initial Engineer’s Report.

The first and primary reason for adjustment is due to earlier incorrect water surface elevations used to define the existing 100 year flood
plain limits upstream of Nuevo Road and downstream of Goetz Road. Proper flood plain delineation has now resulted in a boundary expansion in the upstream area to account for more acreage being reclaimed than previously identified. Eight more parcels have been added to the improvement district in this area, and the calculated assessments for a number of other previously included parcels have been increased accordingly. Conversely, although no boundary adjustment has been made, two parcels have been given zero assessments and the calculated assessments lowered for several other parcels in the area downstream of Goetz Road to account for less acreage being reclaimed than earlier determined.

The second reason for boundary adjustment is due to a re-evaluation of the area along the southern boundary between Goetz Road and Highway I-215. Further flood plain analysis of the Romoland Wash, which confluences with the San Jacinto River in this area, has resulted in the determination that those parcels south of Ethanac Road previously included in the improvement district will not receive the full benefit of reclaimed San Jacinto River flood plain acreage since this same land will still remain subject to major flooding from the Romoland Wash after the San Jacinto River improvements are constructed.

The net reclaimed acreage resulting from these corrections is essentially unchanged from the original projection, thus the anticipated rate of assessment per acre remains at approximately $3,093.00 per acre.
PART II
DESCRIPTION OF WORK
SAN JACINTO RIVER IMPROVEMENT DISTRICT 4-2

The work and improvements proposed include the construction and installation of all works necessary to implement the Master Drainage Plan for the San Jacinto River between the Ramona Expressway and Railroad Canyon, together with the acquisition of rights of way as necessary for said work. The work includes channel excavation, construction of embankments, levees, channel walls and riprap, reinforced concrete box culverts, a new bridge at AT & SF Railroad, relocation and reconstruction of utilities, reconstruction of roadways, appurtenances and appurtenant work in connection therewith.

Plate 1 following, being a copy of the index map from the "Master Plan, San Jacinto River Basin", as prepared by Neste, Brudin & Stone in 1974, shows the general location of the proposed improvement while Plate 2 from the same source shows typical cross sections for the channel.

The Project Cost Estimate contained herein includes a breakdown of costs showing improvements required in the several reaches of the channel.
SAN JACINTO RIVER IMPROVEMENT DISTRICT 4-2
PROJECT COST ESTIMATE

CONSTRUCTION:

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10% Administration and Contingencies

Subtotal

18% Inflation (April 1987 Cost Base Projected to December 1988)

Subtotal

Construction Inspection

Construction Staking

TOTAL

$ 8,543,000

RIGHT OF WAY:

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15% Appraisal, Administration, Legal and Contingencies

TOTAL

$1,153,500

ENGINEERING:

| Design (Consultant) | $ 240,000 |
| Design Survey       | 145,000   |
| Right of Way Engineering | 45,000 |
| Right of Way Survey | 60,000    |
| Design and Hydrology Review, Preparation of Specifications and Contract Document | 75,000 |

TOTAL

$ 565,000
San Jacinto River Improvement District 4-2
Project Cost Estimate (Contd.)

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INCIDENTAL EXPENSES:

| District Administration $12,500 | $12,500 |
| Appraisal (Marshall and Stevens) $19,500 | | 33,000 |
| Bond Printing, Servicing and Registration $7,000 | $10,000 |
| Printing/Publication, Notices and Advertising $2,000 | $2,000 |
| Perris Valley Property Owners Association Application Fee $2,500 | | |
| Incidental Contingencies $8,400 | $5,200 |
| **TOTAL** $51,900 | $29,700 |

SUBTOTAL $1,876,000 $8,680,000

BOND DISCOUNT $92,000 $436,000

RESERVE FUND $262,000 $1,234,000

CONTINGENCIES $115,000 $500,000

CAPITALIZED INTEREST: $279,000 $1,491,000

**TOTAL** $2,624,000 $12,341,000

**GRAND TOTAL** $14,365,000

MDR:bjp:bab
dist42a 9
PART IV
San Jacinto River Improvement District 4-2

Benefit Assessment

Authority

The levying of a benefit assessment for flood control improvements is authorized by Chapter 6.1 (commencing with Section 54701), Division 2, Title 5, California Government Code (the "Benefit Assessment Act of 1982"). This chapter was added to the statutes by Assembly Bill 620 (Frazee), and was signed by Governor Brown on July 9, 1982.

As authorized by the Benefit Assessment Act of 1982, it is proposed to levy a benefit assessment on each parcel of real property within the assessment boundary, except that an assessment shall not be imposed on a Federal, State or Local Government or public utility agency. The Act permits benefit assessments to be imposed provided that the amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived.

Computation Method

The improvements proposed will benefit lands within the improvement district by withdrawing said lands from the area currently subject to inundation by stormwater runoff generated by storms with a 100 year return period. This will allow the removal of certain development restrictions on said lands, thereby enhancing their value and thus providing direct and specific benefits to such lands.

The benefit assessment proposed to be imposed on each parcel of land is related in direct proportion to the relationship that the area of each parcel protected from inundation from a 100 year frequency storm bears to the total area so protected.

The existing 100 year flood plain water surface elevations were obtained from the United States Army Corps of Engineers' report entitled "Flood Plain Information, San Jacinto River (San Jacinto to Railroad Canyon), Riverside County", dated 1970. The area upstream of Highway I-215 which will remain subject to inundation during the 100 year frequency storm was determined in the Master Plan to be bounded by the 1415.0 elevation contour. District aerial topography maps were used to delineate both the existing 100 year flood plain and the area bounded by the 1415.0 contour, thereby determining the total area which will be protected from inundation.

Parcel areas were determined from Assessor's records. Where parcels lie wholly between the existing 100 year flood plain and the 1415.0 contours, the entire area of the parcel is deemed to receive benefit. Where parcels are crossed by one of these delineations, only that portion of the parcel lying between the existing 100 year flood plain and the 1415.0 contour is deemed to receive benefit.
The proportional amount of assessment proposed to be imposed on each parcel was determined by dividing the benefiting area of each parcel by the total benefiting area and then multiplying the dividend by the proposed amount of the bond issue for each bond services.

Following is an assessment roll which designates each parcel of land within the assessment district by a distinctive assessment number which corresponds with said number as shown on the Assessment Diagram, describes each parcel by its Assessor's Parcel Number, indicates the name and address of each assessee as shown on the latest adopted equalized assessment roll of the County, the Assessor's appraised value of land and improvements for each bond series and the total thereof.
PROPOSED BOUNDARIES, IMPROVEMENT DISTRICT OF ZONE A
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
RESOLUTION NO. F86-26

RESOLUTION DECLARING INTENTION TO AUTHORIZE THE LEVY OF AND ORDERING PREPARATION OF REPORT WITH RESPECT TO BENEFIT ASSESSMENTS WITHIN PROPOSED IMPROVEMENT DISTRICT NO. 4-2 OF ZONE FOUR (SAN JACINTO RIVER) OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AND DETERMINING NEED TO PROCEED WITH A CERTAIN FLOOD CONTROL PROJECT AND TO ISSUE BONDS THEREFOR IN AN AMOUNT NOT TO EXCEED $15,000,000

WHEREAS, the Board of Supervisors ("the Board of Supervisors") of the Riverside County Flood Control and Water Conservation District (the "District"), County of Riverside, California wishes to undertake a project for the control of flood and storm waters within proposed Improvement District No. 4-2 of Zone Four (San Jacinto River) of the District (the "Improvement District") by financing the construction of certain flood control improvements and the acquisition of necessary land, easements and rights-of-way, together with appurtenances and appurtenant work in connection therewith and incidental costs and expenses, through the levy of benefit assessments within the Improvement District pursuant to the provisions of Section 25.1 of the Riverside County Flood Control and Water Conservation District Act (the "Act") and Chapter 6.4 (Commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Benefit Assessment Act of 1982," with bonds to be issued to fund and finance said improvements pursuant to the provisions of the Act; and
WHEREAS, the Board of Supervisors therefore proposes to submit to the eligible voters within the jurisdiction of the Improvement District the question of levying benefit assessments under the provisions of the Benefit Assessment Act of 1982 to finance the design, construction, acquisition and installation of certain flood control improvements and storm drains on behalf of the lots or parcels of property proposed to be subject to the assessments, and the acquisition of certain land, easements and rights-of-way necessary therefor, together with appurtenances and appurtenant work and incidental costs and expenses in connection therewith, all for the benefit of lands within the exterior boundaries of the Improvement District, all within the exterior boundaries of the District;

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, County of Riverside, California, in regular session assembled on the 9th day of December, 1986, as follows:

Section 1. Improvements. The public interest, convenience, and necessity require, and it is the intention of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, County of Riverside, State of California, pursuant to the provisions of Section 25.1 of the Act and the Benefit Assessment Act of 1982 to order the design, construction, acquisition and installation of certain flood control works and improvements referred to as the "improvements" for the benefit of the properties within the Improvement District.

Section 2. Description of Improvement District. The improvements will be of direct benefit to properties within the
Improvement District which are hereby declared to be the properties benefited by the improvements and to be assessed to pay the costs and expenses thereof, and shall be all that part of the District having the exterior boundaries as shown on a map of the Improvement District entitled "Proposed Boundaries of Improvement District No. 4-2 of Zone Four (San Jacinto River) of the Riverside County Flood Control and Water Conservation District, County of Riverside, California," which map is on file in the office of the Clerk of the Board of Supervisors. Reference is hereby made to said map for a full and complete description of the Improvement District, and said map shall govern for all details as to the extent of the Improvement District.

Section 3. Engineer's Report. The proposed improvements are hereby referred to Kenneth L. Edwards, Chief Engineer of the District, and the Chief Engineer is hereby directed to make and file with the Clerk of the Board of Supervisors a report (the "Engineer's Report") in writing containing the following:

(a) A description of the service proposed to be financed through the revenue derived from the benefit assessments.

(b) A description of each lot or parcel of property proposed to be subject to the benefit assessments. The assessor's parcel number shall be a sufficient description of the parcel.

(c) The amount of the proposed assessment for each parcel.

(d) The basis and schedule of the assessments.

(e) A description of works and improvements to be constructed.
(f) Such other matters as the Chief Engineer shall deem appropriate.

Section 4. Bonds. It is hereby determined and declared that bonds in a principal amount not to exceed $15,000,000 shall be issued in accordance with Section 19 et seq. of the Act to finance the cost of the design and the construction, acquisition and installation of the improvements and the incidental expenses thereof. Such bonds shall be issued in denominations of $5,000 or integral multiples thereof, and bear interest at a rate or rates which shall not exceed 12 percent per annum, or such other rate as shall be the maximum legal allowable rate of interest on such bonds, to represent and be secured by the benefit assessments to be levied on the benefitting lots and parcels of property within the Improvement District which shall be made to pay the principal and interest on such bonds and the District's administrative costs in determining, levying and collecting such assessments.

Section 5. Planning and Design Costs. Prior to completion of the planning and design of the improvements to be financed with the proceeds of such bonds and the preparation of the detailed plans and specifications therefor, when the District will be able to award contracts for the construction of the improvements, the Board of Supervisors intends and shall be authorized as provided in Section 54710.5 of the California Government Code to annually levy benefit assessments on the property in the Improvement District, commencing with the 1987-88 fiscal year, as set forth in said report, to pay the cost of such planning and design and the preparation of the
detailed plans and specifications for the improvements, and to construct all or a portion of the improvements with the proceeds of such benefit assessments to be annually levied on the land within the Improvement District without issuing and selling such bonds.

Roll call resulted as follows:

Ayes: Dunlap, Ceniceros, Larson, Younglove and Abraham

Noes: None

Absent: None
FINANCIAL ASPECTS OF THE PROPOSED  
SAN JACINTO RIVER IMPROVEMENT DISTRICT 4-2

ESTIMATED TOTAL FINANCING REQUIREMENTS:

Riverside County Flood Control and Water Conservation District has prepared general engineering plans and cost estimates for the current program which indicate a need for approximately $2,350,000 from the proceeds of the first sale of bonds for rights-of-way acquisition plus expenses incurred for professional services covering the first phase of the program, primarily preparation of engineering plans for construction of the channel and appurtenant facilities. The corresponding estimated costs for the second (construction) phase of the program are $10,675,000.

Financing expenses will likely need to be added to the totals for each phase of the program: both issues will probably require inclusion of capitalized interest to cover the cost of payments prior to receipt of the annual assessment installments, and the second sale may have other expenses such as would be incurred if the first series of bonds were refunded concurrent with the second sale of bonds.

Since the precise dates of sale of each series and the market interest rates prevailing at those times (for both the costs and reinvestment earnings) are now unknown, ¹ these requirements can be only generally estimated. Inclusion of approximately eighteen months of capitalized interest at a rate of eight percent ² would increase the corresponding totals above to approximately $2,630,000 and $12,370,000, for a total net program financing and capital cost assessment requirement of $15,000,000.

If the Series A Bonds are refunded concurrent with the sale of Series B as indicated above, the total financing would equal the sum of Series A plus the Series A (refunding bonds) plus Series B Bonds. Since the first Series A Bonds would then be defeased, the net total would remain about the same (except for the added costs of the refinancing as previously noted).

¹ While the intended sale date of Series A is not far distant, precise timing is a bit more uncertain than is usually the case due to the District's intention to proceed with a validation suit prior to the sale of the Series A Bonds.
² Sale of the bonds at an eight percent rate is not assumed; rather, the figure represents a conservative net cost allowance for interest after deduction of some earnings during the project implementation periods, and as a hedge against any other unknowns.
Any amounts collected during the thirty-day period which the District intends to hold to permit landowners in the proposed improvement district to pay all or part of their assessments in cash would, of course, reduce any and all of the program cost figures cited above.

**ESTIMATED ANNUAL PROGRAM COSTS:**

District engineers indicate that there are approximately 6,725 gross acres within the proposed project area boundaries, of which 5,400 will be reclaimed from future inundation. Approximately 4,730 acres of the reclaimed total are in private ownership and constitute the total on which the program costs will be spread.

If total program costs reach the $15,000,000 level cited above, the average total program cost per acre of privately owned reclaimed land would be about $3,170. Conservative allowances have been included for inflation, a bond reserve fund, discount and credit enhancement costs (if available), capitalized interest, etc., to assure the District's ability to implement the program. If total program costs should be $14,500,000, a not implausible prospect, the average cost per acre would decline to $3,065. Alternately, costs would decline by approximately $21.15 per acre for each incremental savings of $100,000 attainable.

These data indicate that, in terms of the program's impact on the annual assessment costs to each property owner, less impact is likely to be realized from potential (favorable or adverse) changes in program development costs than from potential interest rate fluctuations and changes in financing terms and conditions that may occur over the life of this program, as reflected in the table below:

<table>
<thead>
<tr>
<th>Estimated Annual Costs</th>
<th>Per $1,000 of Total Project Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amortization</strong></td>
<td><strong>Interest Rate Range</strong></td>
</tr>
<tr>
<td>Term-Years</td>
<td>8.5%</td>
</tr>
<tr>
<td>10</td>
<td>$152.41</td>
</tr>
<tr>
<td>15</td>
<td>120.42</td>
</tr>
<tr>
<td>20</td>
<td>105.67</td>
</tr>
</tbody>
</table>

Presently the entire program is scheduled for completion on as tight a time frame as considered possible, with the second sale of bonds occurring in December, 1988 and construction completion occurring by the end of 1989.

Many important factors have to be taken into consideration in formulating a general program implementation strategy. These range from the practical aspects of its administrative and legal proceedings requirements in the beginning period of the program to the construction scheduling factors which, in this case especially, include weather considerations during the last phases. Since most drainage and flood control programs are formulated for the protection of areas previously developed, economic factors tend to play a se-
condary or lower role in program timing considerations. For a project of this type which is being undertaken to enable land development to occur, the relative importance of national, regional and local economic trends and considerations becomes far more important, particularly as they boil down to coordination with pending land sales and development plans. In addition, bond sales for raw land development are particularly sensitive as to both the term of maturity and interest rates to prevailing bond market conditions. It is possible that whatever additional flexibility might be injected into the timing schedule for sale of the Series B Bonds might result in substantial savings that would be important to the economic success of this particular type of program.

Interest rate projections, especially of the short-term variety, are notoriously hazardous to make. Fortunately, the range in their fluctuations usually falls within a one-half percent range, or less, which is unlikely to have a serious impact on a program, even though quite noticeable as shown in the above table. However, trend changes of an intermediate term character, such as is now underway, occur far less frequently, but carry a potential for a range of 1.5 percent or more. Such trend changes are often forecastable from both technical and fundamental bases, as was the current one since early February. Important economic trend conflicts of increasing complexity of the sort now underway seem likely to become more common in the future than has been the pattern in recent years, with the markets seemingly subject to sudden major changes. The table shows that any ability to modify program timing for the sale of Series B Bonds might produce some very beneficial effects for the current improvement district owners as well as the future developers and owners.
SUCCESSOR AGENCY / PERRIS PUBLIC FINANCING AUTHORITY

AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Resolution Authorizing and Approving the Board of the Successor Agency to the Redevelopment Agency of the City of Perris to Refund Certain Existing Tax Allocation Bonds

REQUESTED ACTION: That the Successor Agency to the Redevelopment Agency of the City of Perris (the “Successor Agency”) and the Perris Public Financing Authority adopt the following resolutions, respectively:


2. RESOLUTION OF THE PERRIS PUBLIC FINANCING AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF THREE ESCROW AGREEMENTS IN CONNECTION WITH THE REFINANCING OF CERTAIN OUTSTANDING OBLIGATIONS OF THE REDEVELOPMENT AGENCY OF THE CITY OF PERRIS

CONTACT: Jennifer Erwin, Finance Director

BACKGROUND/DISCUSSION:
Redevelopment agencies were dissolved by the passage of ABx1 26 by the California Legislature. The California Supreme Court upheld the dissolution statute in December of 2011, and the dissolution occurred effective February 1, 2012. AB 1484, follow-up legislation to supplement and clarify various provisions, was passed in June of 2012. That statute added Health & Safety Code section 34177.5, subsection (a)(1) of which includes language that permits successor agencies to refund bonds to effect savings. That section provides that a successor agency has the authority, right and power to:

(1) For the purpose of issuing bonds or incurring other indebtedness to refund the bonds or other indebtedness of its former redevelopment agency or of the
successor agency to provide savings to the successor agency, provided that (A) the total interest cost to maturity on the refunding bonds or other indebtedness plus the principal amount of the refunding bonds or other indebtedness shall not exceed the total remaining interest cost to maturity on the bonds or other indebtedness to be refunded plus the remaining principal of the bonds or other indebtedness to be refunded, and (B) the principal amount of the funding bonds or other indebtedness shall not exceed the amount required to defease the refunded bonds or other indebtedness, to establish customary debt service reserves, and to pay related costs of issuance. If the foregoing conditions are satisfied, the initial principal amount of the refunding bonds or other indebtedness may be greater than the outstanding principal amount of the bonds or other indebtedness to be refunded. The successor agency may pledge to the refunding bond or other indebtedness the revenues pledged to the bonds or other indebtedness being refunded, and that pledge, when made in connection with the issuance of such refunding bonds or other indebtedness, shall have the same lien priority as the pledge of the bonds or other obligations to be refunded, and shall be valid, binding, and enforceable in accordance with its terms. Pursuant to Section (g), the Bonds may also be secured by funds in the RPTTF.

As provided by AB 1484, a successor agency is not able to issue bonds that would increase the overall indebtedness associated with the previous issuances, or provide additional proceeds to be expended, but it can issue bonds to refund and effectuate cost savings as proposed. By refunding certain eligible bond issues, the debt service payments will be reduced and the taxing entities will receive additional revenues. Staff has identified such an opportunity which is presented in this agenda report.

In 2015, the Perris Public Financing Authority issued $21,590,000 of Tax Allocation Revenue Refunding Bonds, 2015 Series A and $23,120,000 Tax Allocation Subordinate Revenue Refunding Bonds 2015 Series B to refund the following outstanding Tax Allocation Revenue Bonds:

- 2001 Tax Allocation Revenue Bonds Series A
- 2001 Tax Allocation Revenue Bonds Series B
- 2002 Tax Allocation Revenue Bonds Series A
- 2002 Tax Allocation Revenue Bonds Series B
- 2002 Tax Allocation Revenue Bonds Series C
- 2006 Tax Allocation Revenue Bonds
- 2006 Housing Bonds

These bonds are secured by loans between the Successor Agency and the Perris Public Financing Authority, which loans may pledge project area specific revenues (i.e. the 1994 Project, the 1987 Project and the Central and North Perris Redevelopment Project (or Housing Set Aside Revenues (which are the 20% of each project area))
Presently, the Successor Agency has the following Tax Allocation Revenue Bonds (secured by the loans) that have not been refunded with the current total outstanding principal amount of $22,330,000, bearing interest rates ranging from 5.625% to 7.125%.

**Outstanding Prior Unrefunded Bonds:**

<table>
<thead>
<tr>
<th>Bond Description</th>
<th>Principal Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Allocation Revenue Bonds (1987 Project Loan) 2009 Series A(1)</td>
<td>$3,485,000</td>
</tr>
<tr>
<td>Tax Allocation Revenue Bonds (1994 Project Loan) 2009 Series B(1)</td>
<td>6,955,000</td>
</tr>
<tr>
<td>Tax Allocation Revenue Bonds (Central North Project Loan) 2009 Series C(1)</td>
<td>4,930,000</td>
</tr>
<tr>
<td>Tax Allocation Revenue Bonds (Housing Loan) 2010 Series A(2)</td>
<td>6,960,000</td>
</tr>
<tr>
<td><strong>Total Outstanding</strong></td>
<td><strong>$22,330,000</strong></td>
</tr>
</tbody>
</table>

(1) Callable on October 1, 2018 at par.
(2) Not callable until October 1, 2020.

It is anticipated that the refunding of the Tax Allocation Revenue Bonds (1987 Project Loan) 2009 Series A, Tax Allocation Revenue Bonds (1994 Project Loan) 2009 Series B, and Tax Allocation Revenue Bonds (Central North Project Loan) 2009 Series C (the “Prior Bonds”) will produce an annual average reduction in bond payments of $275,000. This will result in an average annual increase of $58,000 property tax revenues to the City. This same reduction in annual bond payments frees up additional property tax revenues for distribution to the affected taxing entities. The City is one of the taxing entities that will benefit by these savings. Other taxing entities include, but are not limited to, the County, schools (K-12, community colleges and County Office of Education), the County Library, and other special districts.

AB 1484 permits successor agencies to refund outstanding bonds and other obligations of a former redevelopment agency which requires the approval of the Successor Agency, Oversight Board and the California Department of Finance. Because the impact of the refunding would be to reduce the interest costs associated with the Prior Bonds, it is anticipated that Department of Finance will not object to the action. Successor agencies throughout the state have successfully refunded outstanding debt. The refunding bonds will only be issued in one series and will be secured by moneys in the RPTTF following the payment of all outstanding bond and certain obligations of the Agency. Thus these will not be project specific loans as they were originally but will be secured by all funds in the RPTTF. This is because the dissolution act essentially eliminated redevelopment plans limitations and/or separate plans as security for the “RPTTF” moneys.

The first step in moving forward to refund the Prior Bonds is to adopt the attached resolution directing the Successor Agency to undertake proceedings for the issuance and sale of the Successor Agency to the Redevelopment Agency of the City of Perris, Subordinate Tax Allocation Refunding Bonds, Series 2018 (the “Refunding Bonds”), approve the required legal documents including the Indenture of Trust, the Escrow Deposit and Trust Agreements, Bond Purchase Agreement, and the Debt Savings Analysis Report (based on market conditions as of May 22, 2018) (the “Legal Documents”), and to authorize all of the necessary actions relating to the proposed
refinancing. Subsequent to the adoption of the attached resolution by the Successor Agency, the Oversight Board has a meeting scheduled for May 31, 2018, for their approval and adoption of the required resolution accompanied by the Successor Agency’s resolution and the Legal Documents. Once the Oversight Board has approved their resolution, the resolutions and other related documents are required to be forwarded to the California Department of Finance who has up to sixty days to approve the Oversight Board resolution.

ANALYSIS:

AB 1484 allows outstanding Tax Allocation Bonds, such as the Prior Bonds, to be refunded subject to review and approval of the Department of Finance. Staff has determined, in consultation with its Municipal Advisor, that the current bond market conditions are favorable for the issuance of the Refunding Bonds to refund existing Prior Bonds.

The attached Debt Service Savings Analysis Report, based on market conditions as of May 22, 2018, shows the refinancing of the Prior Bonds is projected to generate net present value savings of approximately $3.3 million over the life of the indebtedness. The Refunding Bonds will be sold taxable. The average annual savings are projected to be $275,000 beginning in 2019 and continuing through the Refunding Bonds final maturity in 2039. The term of the Refunding Bonds is the same as the original term of the current Prior Bonds and will not be extended. Any debt service savings as a result of the refunding will increase the amount of residual tax increment revenues that can be distributed to all taxing entities, including the City.

The dissolution law provides that such refinancings are subject to the approval of the Successor Agency, Oversight Board, and the Department of Finance. The proposed action starts this process. If these Prior Bonds are refinanced, any savings accrued will increase the amount of residual property tax (previously known as tax increment) available for distribution to the taxing entities.

REFUNDING PROCESS:

It is anticipated that the refunding will take approximately 4 months to complete. The key milestones to complete the refunding are identified below:

- Successor Agency approving resolution to refund the Prior Bonds and approving the Legal Documents *(Tonight’s Action)*. A companion resolution is included on tonight’s agenda for the Perris Public Financing Authority to approve the three Escrow Deposit and Trust Agreements required to refund the Prior Bonds.
- Oversight Board’s approval of Successor Agency action to issue the Refunding Bonds and make determination of savings (May 31, 2018).
- Submission of resolutions of both the Successor Agency and Oversight Board and all the related documents to the Department of Finance (June 1, 2018).
- Secure underlying credit ratings and, if necessary, debt service reserve fund surety (July 2018).
- Receive Department of Finance’s Approval (July 2018).
• Successor Agency approval of the Preliminary Official Statement and remaining financing documents (July 31, 2018).
• Negotiated sale of the Refunding Bonds (August 2018).
• Refunding Bonds Closing (August 2018).

The documents to be approved in connection with the bonds are described below:

1. Indenture of Trust, by and between the Successor Agency and Trustee U.S. Bank, N.A.-This document describes the terms of the bonds, terms of redemption, defeasance, payment, events of default and other items relevant to managing the day to day investment and transfer or payoff of the bonds.

2. Bond Purchase Agreement, by and between the Successor Agency and the Underwriter-this provides for the conditions under which the Underwriter will buy the bonds from the Successor Agency. The Successor Agency makes many representations about its authority, whether it has relevant litigation and whether it has provided accurate disclosure to the securities market.

3. Three Escrow Deposit and Trust Agreements- these describe the three different loans/bonds being refinanced and provide for the payoff of each of the three loans/bonds separately. The Escrow Agreements include the Perris Public Financing Authority as a party.

The resolution also authorizes the relevant officers to prepare the preliminary official statement and continuing disclosure certificate and return to the Board for approval, but approves such actions in this resolution. These documents will not be sent to DOF and the Oversight board.

The resolution also allows for changes to documents following approval by the authorized officers.

FISCAL IMPACT:
The fiscal impact of the issuance of Refunding Bonds will result in the average annual reduction in bond payments of approximately $275,000. This savings in annual bond payments frees up additional property tax revenues for distribution to affected taxing entities. This will result in an average annual increase of $58,000 in property tax revenues to the City starting in 2019 and continuing through the final maturity in 2039, as a result of the refunding. These are estimated savings based on current market conditions as of May 22, 2018 and are subject to change.

Senate Bill 450 Analysis

Per the requirements of SB 450, the proposed Refunding Bonds with the city’s Underwriter Brandis Tallman LLC will be in the amount of $15,540,000 for a term of 22 years at a true interest cost of 4.36%, netting $15,870,338 to be deposited into the Escrow Fund, $1,404,017 to be deposited into the Debt Service Reserve Fund and $500,497 to be deposited into the
Cost of Issuance Fund. The deposit to the Costs of Issuance Fund includes the Underwriter’s Discount estimated at $116,550. The average annual payment will be $1,123,213 and the maximum annual debt service amount is $1,855,650. The total payment including all debt service payments and projected fees and charges paid to third parties to the final maturity of the Refunding Bonds in 2039 is estimated at $23,684,203. These amounts are good faith estimates based on market conditions as of May 22, 2018 provided by the Underwriter and the actual amounts locked in at pricing may vary.

BUDGET (or FISCAL) IMPACT:

None. Costs will be paid from the proceeds of the Refunding Bonds.

Reviewed by: [Signature]
City Attorney
Finance Director

Attachments: Binder Containing all Documents on File with City Clerk and Made Part of the Record, including:

1. Successor Agency Resolution
2. Perris Public Financing Authority Resolution
3. Indenture of Trust, by and between the Successor Agency and Trustee U.S. Bank, N.A.
4. Bond Purchase Agreement, by and between the Successor Agency and the Underwriter
5. Three Escrow Deposit and Trust Agreements
6. Debt Savings Analysis Report

Consent:
Public Hearing: √
Business Item:
Other:
RESOLUTION NO. __

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PERRIS, AUTHORIZING THE ISSUANCE OF REFUNDING BONDS TO REFUND CERTAIN OUTSTANDING OBLIGATIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF PERRIS, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE, A BOND PURCHASE AGREEMENT AND THREE ESCROW AGREEMENTS, AND TAKING OTHER ACTIONS RELATED THERETO

WHEREAS, prior to the enactment of the dissolution law described below, the Redevelopment Agency of the City of Perris (the “Redevelopment Agency”) was a public body, corporate and politic, duly established and authorized to transact business and exercise powers under and pursuant to the provisions of the Community Redevelopment Law of the State of California, constituting Part 1 of Division 24 of the California Health and Safety Code (together with Parts 1.8 and 1.85 of Division 24, as amended, including by Senate Bill 107, adopted on September 22, 2015, the “Law”), including the power to borrow funds and issue bonds for any of its corporate purposes, including implementation of the provisions of the redevelopment plans enacted within its project areas; and

WHEREAS, the City Council of the City of Perris has previously adopted redevelopment plans with respect to the Redevelopment Project - 1994, the Redevelopment Project - 1987 and the Central Perris and North Perris Redevelopment Project, including any amendments thereto (the “Project Areas”); and

WHEREAS, the Redevelopment Agency has heretofore authorized the following: (a) loan agreement, dated as of February 1, 2009, by and between the Perris Public Financing Authority (“PPFA”) and the Redevelopment Agency, related to $4,055,000 initial principal amount of Perris Public Financing Authority Tax Allocation Revenue Bonds (1987 Project Loan), 2009 Series A (“2009A Obligation”); (b) loan agreement, dated as of March 1, 2009, by and between the PPFA and the Redevelopment Agency, related to $7,605,000 initial principal amount of Perris Public Financing Authority Tax Allocation Revenue Bonds (1994 Project Loan), 2009 Series B (“2009B Obligation”); and (c) loan agreement, dated as of July 1, 2009, by and between the PPFA and the Redevelopment Agency, related to $5,490,000 initial principal amount of Perris Public Financing Authority Tax Allocation Revenue Bonds (Central and North Project Loan), 2009 Series C (“2009C Obligation”), and together with the 2009A Obligation and the 2009B Obligation, the “Prior Obligations”); and

WHEREAS, on June 27, 2012, after adopting California Assembly Bill No. 26 (First Extraordinary Session) (“AB1X 26”) on June 29, 2011, which dissolved all redevelopment agencies and community redevelopment agencies in existence in the State of California as of February 1, 2012, and designated “successor agencies” and “oversight boards” to satisfy “enforceable obligations” of the former redevelopment agencies and administer dissolution and wind down of the former redevelopment agencies, the Legislature adopted Assembly Bill No. 1484, a follow on bill to AB1X 26, to provides a mechanism to refund tax allocation bonds under certain circumstances; and

WHEREAS, pursuant to California Health and Safety Code Section 34173(d), the Successor Agency to the Redevelopment Agency of the City of Perris is the successor agency (the “Successor
Agency”) to the Redevelopment Agency with respect to the Redevelopment Agency's outstanding bonds and indebtedness; and

WHEREAS, the Successor Agency is authorized under Health and Safety Code Section 34177.5(a)(1) to refund the Prior Obligations to provide savings to the Successor Agency as long as the following two conditions are met with respect to each of the Prior Obligations: first, the total interest cost to maturity on the refunding bonds or other indebtedness plus the principal amount of the refunding bonds or other indebtedness shall not exceed the total remaining interest cost to maturity on the Prior Obligations to be refunded plus the remaining principal of the Prior Obligations to be refunded; second, the principal amount of the refunding bonds or other indebtedness shall not exceed the amount required to defease the Prior Obligations, to establish customary debt service reserves, and to pay related costs of issuance including costs of financial advisors, consultants, counsel and staff related to the refunding (the “Refunding Test”); and

WHEREAS, current interest rates are favorable to effect a refinancing of the Prior Obligations; and

WHEREAS, Fieldman, Rolapp & Associates, Inc., the Successor Agency’s Municipal Advisor, has provided information to show that, based on current market conditions, there are debt service savings associated with a refunding of the Prior Obligations in sufficient amounts to meet or exceed the Refunding Test with respect to each of the Prior Obligations (the “Report”), which report is on file with the Secretary of the Successor Agency; and

WHEREAS, to provide moneys to refund the Prior Obligations, the Successor Agency now wishes to authorize the issuance and sale of certain refunding bonds, designated as “Successor Agency to the Redevelopment Agency of the City of Perris Subordinate Tax Allocation Refunding Bonds, Series 2018 (Taxable)” (as said name may be adjusted by a Designated Officer, as defined herein, the “Refunding Bonds”), under the provisions of Section 34177.5 of the Law and Article 11 (commencing with Section 53580) of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (collectively, the “Refunding Bond Law”), and to approve the form of and authorize the execution and delivery of an Indenture of Trust (the “Indenture”), by and between the Successor Agency and U.S. Bank National Association (the “Trustee”); and

WHEREAS, if issued, the Refunding Bonds will be secured by certain tax increment revenues associated with the Project Areas and deposited in the Redevelopment Property Tax Trust Fund pursuant to Section 34177.5(g) of the Law following the payment of all outstanding bond obligations of the Successor Agency and the Redevelopment Agency; and

WHEREAS, the Successor Agency will sell the Refunding Bonds to Brandis Tallman LLC (the “Underwriter”) pursuant to the terms of a Bond Purchase Agreement, by and between the Successor Agency and the Underwriter (the “Purchase Agreement”), a form of which is on file with the Secretary; and

WHEREAS, in order to effect the sale of the Refunding Bonds by the Successor Agency, and the refunding of the Prior Obligations, the Successor Agency will be required to draft and approve a Preliminary Official Statement for the Refunding Bonds, form of which will be presented to the Successor Agency for approval at a later date; and

WHEREAS, in order to comply with Rule 15c2-12 of the Securities and Exchange Act of 1934, as amended, the Successor Agency will subsequently approve the form and authorize the
execution and delivery of a continuing disclosure agreement by and between the Successor Agency and Willdan Financial Services, as dissemination agent (the "Continuing Disclosure Agreement"), a form of which will be presented to the Successor Agency at a later date; and

WHEREAS, to effectuate the refunding of the Prior Obligations, the Successor Agency further desires to approve the form and authorize the execution and delivery of three escrow deposit and trust agreements by and between the Successor Agency and the Trustee acting as Escrow Agent (the "Escrow Agreements"), forms of which are on file with the Secretary, and to take other actions necessary to effectuate the refunding;

WHEREAS, the City finds that refunding meets the City’s debt policies and the City Council has reviewed information in the staff report which information is consistent with the requirements of SB 450; and

NOW THEREFORE, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PERRIS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Findings. The Successor Agency hereby makes the following findings:

(1) The Successor Agency hereby approves of the Report.

(2) Due to low interest rates, it is beneficial to the Successor Agency, the City and all taxing entities to undertake a refunding of the Prior Obligations.

(3) The refinancing thresholds set forth in the Refunding Test have been met or shall be met concurrently with the execution and delivery of the Purchase Agreement.

(4) The Successor Agency has made diligent efforts to ensure that the lowest long-term cost financing is obtained, which shall not provide for any bullets or spikes and shall not use variable rates.

(5) The Successor Agency has made use of an independent financial advisor in developing financing proposals and in determining that the issuance of the Refunding Bonds complies with Section 34177.5(a)(1), and the Successor Agency shall make the Report and/or work products of the financial advisor available to the California State Department of Finance upon request.

Section 3. Authorization to Proceed. The Successor Agency hereby approves the issuance of the Refunding Bonds in a principal amount not to exceed $16,500,000, the final principal amount to be determined by the official signing of the Purchase Agreement in accordance with Section 7 below. The Successor Agency hereby determines that it is prudent in the management of its fiscal affairs and a public purpose to issue the Refunding Bonds, which shall mature on the dates and accrue interest at the rate set forth in the Purchase Agreement to be executed on behalf of the Successor Agency in accordance with Section 7 hereof.
Section 4. **Approval of the Indenture.** The Refunding Bonds shall be issued pursuant to the Refunding Bond Law and pursuant to the Indenture. The Successor Agency hereby approves the Indenture in the form on file with the City Clerk, as Secretary of the Successor Agency. The Chair (Mayor), Vice Chair (Mayor Pro Tempore), Treasurer (Finance Director), and Executive Director (City Manager) (the "Designated Officers"), each acting alone, are hereby authorized and directed to execute, and the Secretary (City Clerk) or Assistant or Deputy Secretary (Assistant or Deputy City Clerk) ("Secretary"), is hereby authorized and directed to attest, the Indenture in said form, together with such additions thereto or changes therein as the Designated Officer executing the Indenture, upon consultation with Bond Counsel, shall deem necessary, desirable or appropriate, and the execution of the Indenture by a Designated Officer shall be conclusive evidence of the approval of any such additions and changes. The Bonds may be issued as taxable bonds or tax-exempt bonds, and in one or more series, as determined by the Designated Officer upon consultation with Bond Counsel.

Section 5. **Authorization of Performance of Indenture.** The Successor Agency hereby authorizes the delivery and performance by the Successor Agency of the Indenture. The covenants set forth in the Indenture to be executed in accordance with Section 4 above are hereby approved, shall be deemed to be covenants of the Successor Agency, and shall be complied with by the Successor Agency and its officers.

Section 6. **Execution of Bonds.** The Refunding Bonds shall be executed on behalf of the Successor Agency by the manual or facsimile signature of a Designated Officer, and attested with the manual or facsimile signature of the Secretary. U.S. Bank National Association is hereby appointed to act as Trustee for the Refunding Bonds.

Section 7. **Approval of Purchase Agreement.** The form of Purchase Agreement relating to the purchase of the Refunding Bonds by the Underwriter, a copy of which is on file with the Secretary, is hereby approved in the form thereof, or with such changes as may be approved by a Designated Officer, said Designated Officer's execution thereof to constitute conclusive evidence of approval of all such changes, and each Designated Officer is hereby authorized, together or alone, to execute and deliver the Purchase Agreement and to insert in the aforesaid Purchase Agreement the dollar amount which reflects the provisions of said Purchase Agreement; provided, however, that the purchase meets the requirements of the Refunding Test and the Underwriter's discount shall not exceed 1% of the principal amount of the Refunding Bonds thereof, excluding any original issue discount on the Refunding Bonds.

Section 8. **Direction on the Continuing Disclosure Agreement.** The Designated Officers are hereby directed to prepare or cause to be prepared the Continuing Disclosure Agreement. The Designated Officers shall present the Continuing Disclosure Agreement, in substantially final form, for approval by the Successor Agency prior to the issuance of the Refunding Bonds.

Section 9. **Direction on the Preliminary Official Statement.** The Designated Officers are hereby directed to prepare or cause to be prepared the Preliminary Official Statement related to the Refunding Bonds describing pertinent information with respect to the Refunding Bonds for investors and information required under Federal Securities' laws. The Designated Officers shall
present the Preliminary Official Statement, in a substantially final form, for approval by the Successor Agency prior to the issuance of the Refunding Bonds.

Section 10. Approval of Escrow Agreements. The Prior Obligations will be refunded pursuant to the terms of the Escrow Agreements. The forms of the Escrow Agreements, which are on file with the Secretary, be and are hereby approved in substantially the form thereof or with such changes as may be approved by a Designated Officer, said Designated Officer’s execution thereof to constitute conclusive evidence of said officer’s approval of all such changes, and each Designated Officer be and is hereby authorized, together or alone, to execute and deliver said Escrow Agreements.

Section 11. Valid and Binding Obligation. Pursuant to Section 34177.5(g) of the Law, any bonds authorized by Section 34177.5 shall be considered indebtedness incurred by the dissolved redevelopment agency, with the same legal effect as if the bonds had been issued, incurred, or entered into prior to June 29, 2011, in full conformity with the applicable provisions of the Redevelopment Law that existed prior to that date, shall be included in the successor agency’s Recognized Obligation Payment Schedule, and shall be secured by a pledge of, and lien on, and shall be repaid from moneys deposited from time to time in the Redevelopment Property Tax Trust Fund established pursuant to subdivision (c) of Section 34172, as provided in paragraph (2) of subdivision (a) of Section 34183. Property tax revenues pledged to any such bonds are taxes allocated to the successor agency pursuant to subdivision (b) of Section 33670 and Section 16 of Article XVI of the California Constitution. Pursuant to Section 33641.5 of the Law, a pledge of collateral by a redevelopment agency to secure, directly or indirectly, the payment of the principal or redemption price of, or interest on, any bonds which is issued by or entered into by an agency shall be valid and binding in accordance with the terms of the pledge document from the time the pledge is made for the benefit of pledgees and successors thereto.

Section 12. Confirmation of Consultants. The Successor Agency hereby confirms that Aleshire & Wynder LLP shall serve as Bond Counsel at its hourly rate under its contract with the City; that Stradling Yocca Carlson & Rauth, A Professional Corporation, will serve as Disclosure Counsel in connection with the issuance of the Refunding Bonds; that Fieldman Rolapp & Associates, Inc., will serve as Municipal Advisor; and that Hdl Coren & Cone will serve as Fiscal Consultant, in connection with the issuance of Refunding Bonds.

Section 13. Appointment of a Bond Underwriter. The Successor Agency hereby appoints Brandis Tallman LLC to serve as Underwriter in connection with the issuance of the Refunding Bonds subject to a Purchase Agreement to be entered into with said underwriter.

Section 14. Recovery of Costs. Staff is hereby authorized and ordered to take all actions necessary to recover reasonable costs incurred in connection with this transaction from the proceeds of the Refunding Bonds or, if the Successor Agency is not able to issue its bonds or the issuer is not able to issue its bonds relating to the Successor Agency, by including such costs in a future Recognized Obligation Payment Schedule. The recovery of such costs shall be in addition to and shall not count against any administrative cost allowance of the Successor Agency as such allowance is defined in Health and Safety Code Section 34171(b).
Section 15.  **Further Action.** Upon approval by the Successor Agency, the Successor Agency hereby directs the Executive Director and other appropriate officers and employees of the Successor Agency to submit or cause to be submitted all legal proceedings and documents to issue the Refunding Bonds to the Oversight Board and the State Department of Finance for consideration at the earliest practical opportunity.

Section 16.  **Official Action.** All actions heretofore taken by the officers and agents of the Successor Agency with respect to the issuance of the Refunding Bonds are hereby approved, confirmed and ratified. The Designated Officers of the Successor Agency and the Secretary and any and all other officers of the Successor Agency are hereby authorized and directed, for and in the name and on behalf of the Successor Agency, to do any and all things and take any and all actions, including applying for bond insurance, reserve fund insurance policies, execution and delivery of any and all assignments, certificates, tax certificates, municipal bond insurance commitments and agreements, reserve surety commitments, requisitions, including requisitions for the payment of costs of issuance of the Refunding Bonds, agreements, notices, consents, instruments of conveyance, warrants, final and conclusive determination with respect to the Refunding Bonds, to divide the Refunding Bonds into fewer or additional series, which may be issued on a tax-exempt or taxable basis, as applicable, and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the sale, issuance and delivery of the Refunding Bonds to the purchaser, or purchasers of the Refunding Bonds. This resolution constitutes the approval of the Official Statement and the Continuing Disclosure Agreement for the purposes of the Oversight Board. The Successor Agency shall not be required to return for a second approval to the Oversight Board or State Department of Finance for any future action approved by this resolution.

Section 17.  **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 18.  **Effective Date.** This Resolution shall take effect immediately upon its passage.

**PASSED, APPROVED and ADOPTED** this 29th day of May, 2018.

Chair

ATTEST:

Secretary
RESOLUTION NO. ____

RESOLUTION OF THE PERRIS PUBLIC FINANCING AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF THREE ESCROW AGREEMENTS IN CONNECTION WITH THE REFINANCING OF CERTAIN OUTSTANDING OBLIGATIONS OF THE REDEVELOPMENT AGENCY OF THE CITY OF PERRIS

WHEREAS, the Perris Public Financing Authority (the “Authority”) is a joint exercise of powers authority duly organized and existing under and pursuant to Articles 1 through 4 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California; and

WHEREAS, on May 29, 2018, the Successor Agency to the Redevelopment Agency of the City of Perris (the “Successor Agency”) adopted Resolution No. ___ (the “Authorizing Resolution”), approving the issuance of its “Successor Agency to the Redevelopment Agency of the City of Perris Subordinate Tax Allocation Refunding Bonds, Series 2018 (Taxable) for the purpose of refunding certain outstanding obligations of the former redevelopment agency and the Authority, to wit: (a) the loan agreement, dated as of February 1, 2009, by and between the Authority and the Redevelopment Agency of the City of Perris (“Redevelopment Agency”), related to $4,055,000 initial principal amount of Perris Public Financing Authority Tax Allocation Revenue Bonds (1987 Project Loan), 2009 Series A (“2009A Obligation”); (b) the loan agreement, dated as of March 1, 2009, by and between the Authority and the Redevelopment Agency, related to $7,605,000 initial principal amount of Perris Public Financing Authority Tax Allocation Revenue Bonds (1994 Project Loan), 2009 Series B (“2009B Obligation”); and (c) the loan agreement, dated as of July 1, 2009, by and between the Authority and the Redevelopment Agency, related to $5,490,000 initial principal amount of Perris Public Financing Authority Tax Allocation Revenue Bonds (Central and North Project Loan), 2009 Series C (“2009C Obligation”, and together with the 2009A Obligation and the 2009B Obligation, the “Prior Obligations”); and

WHEREAS, in order to effectuate the refunding and the payoff of the Prior Obligations, the Authority and the Successor Agency desire to enter into three escrow agreements, each with U.S. Bank National Association, as escrow agent, copies of which are on file with the Secretary of the Authority (together, the “Escrow Agreements”).

NOW, THEREFORE, BE IT RESOLVED by the Perris Public Financing Authority, as follows:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by reference.

Section 2. Approval of Escrow Agreements. The forms of the Escrow Agreements are hereby approved in substantially the forms on file with the Secretary or with such changes as may be approved by the Chair, Executive Director or Treasurer (each, an “Authorized Officer”), said Authorized Officer’s execution thereof to constitute conclusive evidence of said Authorized Officer’s approval of all such changes, and each Authorized Officer is hereby authorized, together or alone, to execute and deliver said Escrow Agreements.
Section 3. **Official Action.** The Chair, the Executive Director, the Treasurer, the Secretary, the Assistant Secretary and any and all other officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions, including execution and delivery of any and all assignments, certificates, requisitions and other documents in connection with the refinancing and execution of the Escrow Agreements.

Section 4. **Effective Date.** This Resolution shall take effect from and after its passage and adoption.
**RESOLUTION NUMBER ____**

ADOPTED, SIGNED and APPROVED this ___day of _____, 2018.

______________________________
Chair

(SEAL)

ATTEST:

______________________________
Secretary
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF PERRIS  

I. ____, SECRETARY OF THE PERRIS PUBLIC FINANCING AUTHORITY HEREBY CERTIFY that the foregoing Resolution Number ____ was duly and regularly adopted by the Perris Public Financing Authority at a regular meeting held on the ____ day of ________, 2018, by the following called vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

______________________________
Secretary
CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: May 29, 2018

SUBJECT: Placing a Measure on the Ballot for District-Based City Council Elections

REQUESTED ACTION: That the City Council consider whether it desires to place a measure on the ballot for district-based City Council elections and provide direction to staff.

CONTACT: Eric Dunn, City Attorney

BACKGROUND/DISCUSSION:

I. INTRODUCTION

Mayor Pro Tem Corona requested that an item concerning a ballot measure changing to district-based city council elections be placed on the agenda for consideration by the City Council.

II. PROCEDURE TO PLACE A MEASURE CONCERNING DISTRICT ELECTIONS ON THE BALLOT

To place a measure on the ballot an ordinance must be drafted that states "the number of legislative districts and whether members of the legislative body shall be elected by districts, from districts, by districts with an elective mayor, or from districts with an elective mayor." (Government Code Section 34872.) The City Council must then adopt a set of election resolutions submitting the measure (including the ordinance) to the voters.

The measure may be submitted to the voters with or without district maps. The process for establishing district maps is contained in Elections Code Section 10010 which generally requires at least five public hearings.

A measure including district maps would require the City to complete the Elections Code process before adopting the resolutions.

A measure not including district maps would require the City to complete the Elections Code process after the measure is approved by the voters.

If the City Council desires to place such a measure on the November 6, 2018 ballot, the Council would need to adopt the necessary resolutions and submit them to the County by August 10, 2018. It is unlikely that the Elections Code process could be completed in time to include maps for the 2018 election. Thus, maps would be drawn and approved after the 2018 election, if the measure were to be approved by the voters.
III. REQUESTED ACTION

It is recommended that the City Council consider whether to submit a measure concerning the establishment of districts to the voters, and provide direction to staff.

BUDGET (or FISCAL) IMPACT:

If the Council decides to submit a measure, City Staff and the City Attorney's office would draft the necessary documents for consideration. If submitted for the November 2018 election the City's share of the election cost would increase.

Reviewed by:

Assistant City Manager

Director of Finance

City Attorney

Attachments: N/A

Consent:
Public Hearing:
Business Item: X
Other: