



CITY OF PERRIS

FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

**FISCAL YEAR 2018/19
ENGINEER'S ANNUAL LEVY REPORT**

**INTENT MEETING: MAY 8, 2018
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ENGINEER'S REPORT AFFIDAVIT
Establishment of Annual Assessments for the:

Flood Control Maintenance District No. 1

**City of Perris,
County of Riverside, State of California**

This Report describes the District and relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 8th day of May 2018.

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

JENNIFER ERWIN, CPA
Director of Finance
CITY OF PERRIS
STATE OF CALIFORNIA

Filed in the Office of the City Clerk on the 8th day of May, 2018. Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 12th day of June 2018 by adoption of Resolution No. _____ of the City Council.

NANCY SALAZAR
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

This report is prepared in compliance with the requirements of Article 4 of Chapter 6.4, of the Benefit Assessment Act of 1982, (hereinafter referred to as the “1982 Act”) of the California Government Code. The City Council of the City of Perris, being the legislative body for the Drainage Benefit Assessment Areas (“FC Benefit Zones”), may, pursuant to the 1982 Act, levy annual assessments and act as the governing body for the operations and administration of the FC Benefit Zones. The 1982 Act provides for the levy of annual assessments after formation of an assessment district for the continued maintenance and servicing of the district improvements. The costs associated with the installation, maintenance, and service of the improvements may be assessed to those properties which benefit by the installation, maintenance, and service.

B. RIGHT TO VOTE ON TAXES ACT (PROPOSITION 218)

On November 5, 1996, the electorate approved Proposition 218, Right to Vote on Taxes Act, which added Articles XIII C and XIII D to the California Constitution. The Proposition affects all assessments upon real property for a special benefit conferred on the property.

Assessments for Flood Control Benefit Zones 1 through 5 were established before November 5, 1996, therefore they were exempt from the provisions of Proposition 218. Subsequent increases in these Zones, if any, will be subject to the procedures and approval process of Section 4 of Article XIII D.

Flood Control Benefit Zones 6 through 93, and 96 were established under the provisions of Proposition 218. 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.

Assessments, if authorized by the City Council, will be placed on the Fiscal Year 2018/19 Riverside County Property Tax Roll. Reserve funds will be used to fund the maintenance and service until the first installment of assessment funds are distributed by the County Tax Collector in December of 2018.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE FLOOD CONTROL BENEFIT ZONES

Maintenance for the Flood Control Benefit Zones (“FC Benefit Zones”) include, but are not limited to, general clean up 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.

In general, these improvements channel, contain and convey the storm flow generated within the respective benefit zone. All facilities are located in the public right-of-way or easements. The improvements to be maintained and serviced, by Benefit Zone, are further described as follows:

FC Benefit Zone 1: These flood control improvements consist of a reinforced concrete storm drain which transports storm water runoff from the southeast corner of Tract 19893, southerly within Wilson Avenue, to the Riverside County Flood Control and Water Conservation District’s facility known as the Sunset Channel, Line “J”. The drains to be maintained were constructed by Tract 19893.

FC Benefit Zone 2: These flood control improvements consist of reinforced concrete storm drains which transport storm water runoff from the southeast and southwest corners of Tract 20538, southerly along Perris Boulevard and Johnson Avenue, easterly along Pecos Road and southerly along Redlands Boulevard, to the Riverside County Flood Control and Water Conservation District’s facility known as the Sunset Channel, Line “J”. The channels and reinforced concrete drains to be maintained were constructed by Tract 20538.

FC Benefit Zone 3: The flood control improvements for Tracts 22832 through 22845 consist of a combination of interim graded channels and closed conduit reinforced concrete pipes which transport storm water runoff from the southwest portions of Tracts 22838 and 22845 Westerly to the Perris Valley Storm Drain.

FC Benefit Zone 4: These flood control improvements consist of a series of storm drains and laterals, with the construction being of reinforced concrete box or pipe, excluding facilities maintained by the Riverside County Flood Control District. The storm drains outlet into the existing Metz Detention Basin northeast of Tract 24715. The drains to be maintained were constructed by Tract 24715

FC Benefit Zone 5: The flood control improvements consist of closed conduit reinforced concrete pipes. The limits of the improvements are from approximately River Road on the west, Penasco Grande Street on the south, off-site undeveloped property on the north, and “A” Street on the east.

Closed conduit reinforced concrete pipes have been constructed along Celebration Lane and Yucateca Street, north of Celebration Lane. The easterly terminus of the closed conduit reinforced concrete storm drain along Celebration Lane join existing reinforced

concrete storm drains constructed in "A" Street. The closed conduit storm drains to be maintained were constructed by Tracts 24809, 24809-1 and 24809-2.

FC Benefit Zone 6: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel Map 27544-1 and -2. The public facilities include the catch basins, storm drains, a temporary drainage channel in an easement extending from the southeast corner of Parcel 13, Parcel Map 34131, northerly approximately 1,236 lineal feet, including inlet to Line K and 24" RCP extending east, under Perris Boulevard, and connecting to the Avocado Channel, and appurtenances.

FC Benefit Zone 7: The flood control improvements consist of a graded earthen channel, culvert headwalls and endwalls, reinforced concrete box culvert, Portland Cement concrete paved channel, reinforced concrete pipe, corrugated steel pipe arch, catch basins and appurtenant work. The improvements to be maintained were constructed by Parcel Map 26618.

All facilities were constructed along the Ramona Expressway frontage of Parcel Map 26618 within the parkway, with the exception of a catch basin and connecting pipe that was constructed along the Perris Boulevard frontage

FC Benefit Zone 8: The pipelines to be maintained include storm drain facilities constructed by DPR 98/94.

FC Benefit Zone 9: The pipelines to be maintained include storm drain facilities constructed by DPR 99/0174

FC Benefit Zone 10: The pipelines to be maintained include storm drain facilities constructed by PUP 99/0079.

FC Benefit Zone 11: The pipelines to be maintained include storm drain facilities constructed by CUP 99/0185.

FC Benefit Zone 12: The pipelines to be maintained include storm drain facilities constructed by CUP 98/0081.

FC Benefit Zone 13: The pipelines to be maintained include storm drain facilities constructed by DPR 97/0111.

FC Benefit Zone 14: The flood control improvements to be maintained include facilities that will accommodate the sheet flow from the north and east, as well as the flow generated within FC Benefit Zone 14. The streets within FC Benefit Zone 14 were designed to carry the 10-year flow within the curb and a 100-year flow within the right-of-way. Reinforced concrete pipes, nuisance drainage pipes, catch basins and appurtenances will protect flooding within the tract and convey the flow southerly to the proposed 70'-wide channel that runs along the southerly boundary of FC Benefit Zone 14 to the future Perris Valley Storm Drain Channel. Pending the completion of the Perris Valley Storm Drain Channel, a 10'-wide concrete pad with a 3'-wide gutter at the center of the pad will be constructed at the bottom of the 70'-wide channel.

FC Benefit Zone 14C: Additional flood control improvements to be maintained by FC Benefit Zone 14A include storm drain facilities that will accommodate the flow generated

within Tract 30380. The flow is directed along the public right-of-way into storm drains and then directed to the above-noted storm drain channel.

FC Benefit Zone 15: The flood control improvements to be maintained include facilities that will accommodate the sheet flow from the south, as well as the flow generated within FC Benefit Zone 15. Along the southern boundary of this development, there are slopes in excess of 30%. There are also steep hills along the western boundary and the southeast corner of the development. The natural drainage pattern continues northerly becoming more moderate with 3-7% slopes with the development ending at a gentle slope.

The tributary drainage and the flow generated within the development is directed northerly through dedicated drainage easements, along the public right-of-way and into storm drains to the project boundary and then directed into drainage easements in the Southern California Edison property. Culverts will accommodate the flow that would otherwise cross the Secondary Access Road.

The permanent storm drain system consists of multiple lines with pipe sizes ranging from 18-inch to 54-inch. All storm drain facilities fall within the street right-of-way except for segments within drainage easements.

FC Benefit Zone 16: The flood control improvements to be maintained include storm drain facilities constructed by Tract 24111. The flow generated within FC Benefit Zone 16 is directed along the public right-of-way into storm drains and then directed to the Perris Valley Storm Drain.

FC Benefit Zone 17: The flood control improvements to be maintained include storm drain facilities constructed by Tract 30382. The flow generated within FC Benefit Zone 17 is directed along the public right-of-way into storm drains and then directed to the Metz Storm Drain.

FC Benefit Zone 18A: The flood control improvements to be maintained include storm drain facilities constructed for Tract 30144 by Tract 20645. The flow generated within FC Benefit Zone 18 is directed along the public right-of-way into storm drains and then directed to the Storm Drain Channel.

FC Benefit Zone 18B: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 31683, as well as, Tracts 20645 and 30144 that will protect flooding within the tract. These facilities include the inlets, reinforced concrete pipes, outlets, and appurtenances that convey the storm drain flow into a Storm Drain Channel.

FC Benefit Zone 19: The flood control improvements to be maintained include storm drain facilities constructed by Tract 26386. The flow generated within FC Benefit Zone 19 is directed along the public right-of-way into storm drains and then directed to the Storm Drain Channel.

FC Benefit Zone 20: The flood control improvements to be maintained include storm drain facilities constructed by DPR 98-0071. The flow generated within FC Benefit Zone 20 is directed along the public right-of-way into storm drains and then directed to the Storm Drain Channel.

FC Benefit Zone 21: The flood control improvements to be maintained include storm drain facilities constructed by Tract 30751. The flow generated within FC Benefit Zone 21 is directed along the public right-of-way into storm drains and then directed to the Storm Drain Channel.

FC Benefit Zone 22: The flood control improvements to be maintained includes storm drainage facilities that will accommodate the flow of storm water generated within FC Benefit Zone 22. The flow is initially directed in a southerly direction, along the public right-of-ways, into the catch basins and then into the storm drains.

The flow then heads through a series of storm drains that terminate on Lot A, Tract 30490. The 3-acre lot serves as a detention basin that includes a graded earthen channel that directs the storm water west and parallel to Rider Street back into a storm drain that continues southwesterly under the intersection of Old Evans Road and Rider Street.

The storm drain then continues south along the west side of Old Evans Road and terminates into an area identified as DB4 on the plans prepared by Rick Engineering Company entitled, "Perris Valley Storm Drain, Perris Valley MDP". This 11.9-acre area serves as a detention basin that includes a graded earthen channel that directs the storm water southwesterly along Old Evans Road back into a storm drain that extends to the Perris Valley Storm Drain Channel.

Within this storm drainage system, four hydraulic separators have been placed to dissipate the storm flow and collect pollutants carried from the streets. The storm drainage and hydraulic separators are to be maintained by FC Benefit Zone 22. The basins and channels are being maintained as parks under Benefit Zone 50, Landscape Maintenance District No. 1, City of Perris, County of Riverside, State of California.

FC Benefit Zone 23: The flood control improvements to be maintained include storm drain facilities constructed by Tract 31114. The flow generated within FC Benefit Zone 23 is directed along the public right-of-way into storm drains, through a storm water separator, and then directed to the Storm Drain Channel.

FC Benefit Zone 24: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 31241. These facilities include the reinforced concrete pipes and catch basins that convey the storm drain flow into a detention basin. The detention basin is located within Lots P and Q, Tract 31241. Within this storm drainage system, two hydraulic separators have been placed to dissipate the storm flow and collect pollutants carried from the streets.

FC Benefit Zone 25: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tracts 30662 and 31564. These facilities include the inlets, reinforced concrete pipes, catch basins, outlets and appurtenances that convey the storm drain flow into channels, bio-swales, debris basins and detention basins, and appurtenant facilities. The channels, bio-swales, debris basins and detention basins are being maintained under City of Perris' Landscape Maintenance District No. 1, Benefit Zone 53.

FC Benefit Zone 26: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 31678. These facilities include the inlets, reinforced concrete pipes, catch basins, outlets and appurtenances that convey the

storm drain flow into a detention basin, an earthen channel and box culverts. Within this storm drainage system is a hydraulic separator, sand filter and detention basin chamber that has been placed to dissipate the storm flow and collect pollutants carried from the streets.

FC Benefit Zone 27: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 31226. These facilities include the storm drains, catch basins, hydraulic separator, cleanouts, inlets, outlets and appurtenances.

FC Benefit Zone 28: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 31201. These facilities include a detention basin, along with the inlets, reinforced concrete pipes, catch basins, outlets, channels, box culverts and appurtenances that convey the storm drain flow in and out of the basin.

FC Benefit Zone 29: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 31178. These facilities include the inlets, reinforced concrete pipes, catch basins, outlets and appurtenances that convey the storm drain flow into the Perris Valley Storm Drain Channel. Within this storm drainage system, a hydraulic separator and diverter manhole have been placed to dissipate the storm flow and collect pollutants carried from the streets.

Included in the maintenance is streets is the twelve-foot wide access road within the thirty-foot wide easement along the west boundary of FC Benefit Zone 29.

FC Benefit Zone 31: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 29425. These facilities include the inlets, reinforced concrete pipes, catch basins, outlets, channels, box culverts and appurtenances that convey the storm drain flow into a detention basin/water quality basin.

FC Benefit Zone 32A and 32B: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tracts 30773 and 31416. These facilities include the inlets, reinforced concrete pipes, catch basins, outlets, channels, box culverts, hydraulic separators, and appurtenances that convey the storm drain flow into an existing storm drainage system. Reference is made to the off-site storm drainage facilities maintained under FC Benefit Zone 22 for a more detailed description of these existing facilities.

The flow within each of the tracts is directed into different drainage systems. To reflect the benefit received from each drainage system, Tract 30773 is within FC Benefit Zone 32A and Tract 31416 is within FC Benefit Zone 32B.

The flow from FC Benefit Zone 32A is initially directed in a southeasterly direction, through hydraulic separators and dry wells, along the public right-of-ways, into the catch basins and then through a series of storm drains that terminates into said existing storm drain facilities.

The flow from FC Benefit Zone 32B is directed in a westerly direction, through hydraulic separators and dry wells, along the public right-of-ways, into the catch basins and then

into a storm drainage system. The flow is then directed through a series of storm drains that extends to the Perris Valley Storm Drain Channel.

Included in the maintenance of streets is the sidewalk/access road across Lot J, Tract 31416.

FC Benefit Zone 33: The pipelines to be maintained include both on and off-site facilities constructed by DPR 01-0123, including the flood control channel along Morgan and Indian Avenues and bordering the development.

FC Benefit Zone 34: The flood control improvements to be maintained include interior streets and storm drain facilities constructed by Tract 32262. Within the storm drainage system to be maintained, Lots Q and R, Tract 32262 and a water quality basin (13.8 ac.) have been placed to direct and dissipate the storm flow and collect pollutants carried from the streets.

Other facilities to be maintained include the storm drains, catch basins, inlets, outlets and appurtenances that convey the storm drain flow into the Perris Valley Storm Drain Channel.

FC Benefit Zone 35A and 35B: The flood control improvements to be maintained include facilities constructed by Amended Tracts 22832 and 22833 and Tract 33227. These facilities include the inlets, reinforced concrete pipes, catch basins, outlets, channels, box culverts, hydraulic separators, and appurtenances that convey the storm drain flow into an existing storm drainage system. Reference is made to the off-site storm drainage facilities maintained under FC Benefit Zone 22 for a more detailed description of these existing facilities.

The flow within each of the tracts is directed into different drainage systems. To reflect the benefit received from each drainage system, Tract 33227 is within FC Benefit Zone 35A and Amended Tracts 22832 and 22833 are within FC Benefit Zone 35B.

Within the tract's drainage system, hydraulic separators have been placed to dissipate the storm flow and collect pollutants carried from the streets. The hydraulic separator for Tract 33227 will be assessed to FC Benefit Zone 35A; and the hydraulic separators installed for Amended Tracts 22832 and 22833 will be assessed to FC Benefit Zone 35B.

The Homeowners Association for Tract 33227 will be maintaining the interior streets. Accordingly, FC Benefit Zone 35A will not be assessed for street maintenance. The interior streets within Amended Tracts 22832 and 22833 will be maintained under FC Benefit Zone 35B.

It is also noted that the Homeowners Association for Tract 33227 will be maintaining the private storm drain facilities constructed that are not within the City of Perris' right-of-way.

FC Benefit Zone 36: The flood control improvements to be maintained include the storm drain facilities constructed for the Triple Crown Elementary School. These facilities include the 18" storm drain, catch basin (No. 5), inlets and appurtenances within Valencia Street. The transition structure connecting to the on-site 36" storm is to be maintained by the property owner.

Also included are the 18" and 36" storm drain, catch basins (No. 1 through 4), inlets and appurtenances within Orange Avenue. The transition structure connecting to the on-site 36" storm drain is to be maintained by the property owner.

FC Benefit Zone 37: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 04-0343. These facilities include the storm drains, catch basins, inlets, outlets and appurtenances that convey the storm drain flow within the public right-of-way and into the Perris Valley Storm Drain Channel.

FC Benefit Zone 38: The flood control improvements to be maintained include the storm drain facilities constructed for the Skyview Elementary School. The facilities include the storm drain, catch basins, inlets, outlets and appurtenances that convey the storm drain flow to the Metz Storm Drain Channel.

FC Benefit Zone 39: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 05-0192. The facilities include the storm drain, catch basins, inlets, outlets and appurtenances and an earthen channel extending from Perris Boulevard to the Perris Valley Storm Drain Channel that convey the storm drain flow to the Perris Valley Storm Drain Channel.

FC Benefit Zone 40: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tracts 32793 and 33720. These facilities include the storm drain, catch basins, inlets, outlets, channels, dikes, drains, cleanouts, a water filter unit, and appurtenances.

FC Benefit Zone 41: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel Map 31832. These facilities include the storm drains, catch basins, outlets and appurtenances that convey the storm drain flow into the Perris Valley Storm Drain Channel.

FC Benefit Zone 42: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel Map 31743. These facilities include the retention basin (Parcel C, Parcel Map 31743), as well as, the storm drains, catch basins, inlets, outlets and appurtenances that convey the storm drain flow into the basin.

FC Benefit Zone 43: The flood control improvements to be maintained include interior streets and storm drain facilities constructed for Tract 32769. These facilities the detention basin (Lot 20, Tract 32769), as well as, the storm drains, catch basins, inlets, outlets and appurtenances that convey the storm drain flow into the basin. After containment, the two-unit pump will bring the flow up to "B" Street, where it will continue in a southerly direction.

FC Benefit Zone 44: The flood control improvements to be maintained include interior streets and storm drain facilities constructed for Tracts 32707 and 32708.

The public storm drain facilities to be maintained include the storm drains, catch basins, channels, drains, dikes, cleanouts, inlets, outlets and appurtenances.

There are also private flood control facilities and appurtenances that will protect flooding within the tracts. Reference is made to the Storm Drain Maintenance Agreement, Tracts 32707 and 32708 between the City of Perris and Stratford Ranch Partners, LLC, as recorded February 8, 2006, as Instrument Number 2006-0098335, in the Office of the

Recorder of the County of Riverside, State of California, and by reference, is hereby made a part of this report to the same extent as if said Agreement was attached hereto.

The Agreement identifies the private improvements as interim facilities that will accommodate the storm flow from Benefit Zone 44 until the surrounding area is developed and the ultimate regional detention basin, water quality basin and permanent storm drain facilities are constructed. These improvements are identified as storm drains, channels, drains, dikes, cleanouts, inlets, outlets, the Markham Water Quality Basin, the Nance Water Quality Basin and appurtenances

Until the regional facilities are constructed, the Agreement sets forth certain requirements for the maintenance and upkeep of these private storm drainage facilities. Within Section 10.3 Annexation to Maintenance Districts, the Agreement requires that "... The City Engineer or designee shall calculate the annual assessment amounts necessary to pay for the maintenance of the Improvements as described herein. The assessment amounts shall be included in the maximum assessment rates(s); however, such amounts will not actually be assessed against the parcels in Tracts 32707 or 32708 unless Developer is in default of this Agreement and fails to cure such default pursuant to Section 8."

FC Benefit Zone 45: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 30780. These facilities include the storm drains, catch basins, hydraulic separators (3), cleanouts, inlets, outlets and appurtenances.

FC Benefit Zone 46: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 32249. These facilities include the storm drains, catch basins, water treatment systems (3), dikes, and appurtenances.

FC Benefit Zone 47: The flood control improvements to be maintained include the interior streets within Tract 31912.

FC Benefit Zone 48: The flood control improvements to be maintained include the storm drain facilities constructed for CUP 06-0158. These public improvements include a concrete flume, storm drain pipes, laterals, catch basins, manholes, transition/junction structures, and appurtenances.

FC Benefit Zone 49: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 31660. These facilities include the storm drains, catch basins, water treatment systems (3), Evans channel, Evans junction basin, inlets, drains, and appurtenances.

FC Benefit Zone 50: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 32428. These facilities include the storm drains, catch basins, water treatment systems (2), dikes, inlets, drains, and appurtenances.

FC Benefit Zone 51: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 31926. These facilities include the storm drains, catch basins, drains, inlets, outlets, cleanouts and appurtenances.

The storm drain flow will be directed into these facilities and through outlets into the San Jacinto River and into Parcel 1 of Tentative Map 31925. To eliminate pollutants, a bio-swale, also to be maintained, is located at each of the seven outlets. Parcel 1 and the bio-swales are to be maintained by the District.

FC Benefit Zone 52: The flood control improvements to be maintained include the storm drain facilities constructed for PM 35676. These facilities include the storm drain within Perris Boulevard, including catch basins and appurtenances.

In addition, five laterals into Line G-1, including catch basins and appurtenances are to be maintained. It is noted that the Riverside County Flood Control and Water Conservation District is responsible for the maintenance and upkeep of Line G-1.

Interim Facilities to be maintained include the 12" RCP under 1) Perry Street between Brennan and Indian Avenues, 2) Perry Street between Indian and Barrett Avenues, and 3) Barrett Avenue between Perry Street and Ramona Expressway.

FC Benefit Zone 53: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tracts 31650 and 32406. These facilities include the storm drains, clean water filter units (3), catch basins, drains, outlets, and appurtenances.

FC Benefit Zone 54: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 31651. These facilities include the storm drains, clean water filter units (2), catch basins, drains, outlets, and appurtenances.

FC Benefit Zone 55: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 31240. These facilities include the storm drains, 14-foot X 4.5-foot reinforced concrete box, catch basins, special connections, inlets, outlets, cleanouts, and appurtenances.

The storm drain flow will be directed into these facilities and through outlets into the Perris Valley Storm Drain Channel. To eliminate pollutants and overflow, the flow is diverted to the retention basin (Lot 115, Tract 31240-1) and the water quality basin (Lot L, Tract 31240-1) prior to discharge into the storm drain channel.

Reference is made to the Lease Agreement by and between the City of Perris and P-Murrieta-20 Partners, LLC (Corman Leigh Communities), and by reference, is hereby made a part of this report to the same extent as if said Agreement was attached hereto. This Agreement sets forth that the retention basin (Lot 115, Tract 32041-1) is to be maintained by Corman Leigh Communities. The water quality basin (Lot L, Tract 31240-1) is to be maintained under Flood Control Maintenance District No. 1.

FC Benefit Zone 56: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel Map 33266. These facilities include a 10X5-foot reinforced concrete box, reinforced concrete pipes, catch basins, manholes, junction structures, inlets, outlets and appurtenances that convey the storm drain flow into a water quality basin (privately maintained).

FC Benefit Zone 57: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel Map 34082. These facilities include high-density polyurethane pipes, catch basins, manholes, and appurtenances that convey the storm drain flow into an interim detention basin (Lots 19 and 21) and a water quality basin (Lot D). Maintenance of the water quality basin is provided under Benefit Zone 81, Landscape Maintenance District No. 1.

FC Benefit Zone 58: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 34073. These facilities include the storm drains, catch basins, cleanouts and appurtenances.

FC Benefit Zone 59: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 05-0279. These facilities include the storm drains, catch basins, cleanouts and appurtenances.

FC Benefit Zone 60: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 04-0314. These facilities include the storm drains, catch basins, cleanouts and appurtenances.

FC Benefit Zone 61: The flood control improvements to be maintained include the storm drain facilities constructed for PM 34199. These facilities include the force main, storm drains, catch basins, cleanouts and appurtenances.

FC Benefit Zone 63: The flood control improvements to be maintained include the storm drain facilities constructed for PM 31677. These facilities include the channels, storm drains, laterals, box culverts, catch basins, and appurtenances.

FC Benefit Zone 64: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 04-0464. These facilities include the storm drains, interim outlet channel, 16-foot X 4-foot reinforced concrete box, 12-foot X 4-foot reinforced concrete box, catch basins, inlets, outlets, manholes, junction structures, and appurtenances.

FC Benefit Zone 65: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 06-0365. These facilities include the storm drains, catch basins, manholes, junction structures, and appurtenances.

FC Benefit Zone 66: The flood control improvements to be maintained include the storm drain facilities constructed for Tract 33549. These facilities include the storm drains and force main, catch basins, manholes, and appurtenances.

FC Benefit Zones 67 and 68: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 10-03-0009. These facilities include the earthen channel, storm drains, catch basins, manholes, junction structures, and appurtenances.

FC Benefit Zone 69: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 07-0045. These facilities include the storm drains, catch basin, manholes, and appurtenances.

FC Benefit Zone 70: The flood control improvements to be maintained include the storm drain facilities constructed for the Perris Valley Aquatic Center. These facilities include the inlet/outlets, storm drains, earthen swale located north of Vista Road, and appurtenances.

FC Benefit Zone 71: The flood control improvements to be maintained include the storm drain facilities constructed for PM 33587. The public facilities include the catch basins, curb inlets, storm drain, and appurtenances and an earthen channel extending from Perris Boulevard to the Perris Valley Storm Drain Channel that convey the storm drain flow to the Perris Valley Storm Drain Channel.

The private facilities include a detention basin and appurtenances.

FC Benefit Zone 72: Superseded by FC Benefit Zone 87.

FC Benefit Zone 73: The flood control improvements to be maintained include the storm drain facilities constructed for PM 34131. The public facilities include the catch basins, sidewalk drains, storm drains, drainage channel, drainage swale/de-silt basin/ slope area, rock-lined ditch, and appurtenances.

The private facilities include storm drains, detention basins (2), emergency spillway basin, and appurtenances.

FC Benefit Zone 74: The flood control improvements to be maintained include the storm drain facilities constructed for CUP 12-04-0015. These facilities include the inlet/outlets, storm drains, and appurtenances.

FC Benefit Zone 75: The flood control improvements to be maintained include the storm drain facilities constructed for Tract 24045-1. These facilities include catch basins, storm drains, appurtenances, and an earthen channel extending in an easterly direction from the easterly terminus of Business Park Drive.

FC Benefit Zone 76: The flood control improvements to be maintained include the storm drain facilities constructed for the Southeast High School. There are two categories of improvements to be maintained. The first category of improvements includes catch basins, inlets, 18" storm drain pipe, and appurtenances located within the Evans Road and Lemon Avenue rights-of-way. These improvements shall be maintained under Benefit Zone 76 until a third party other than owner of the area, Val Verde Unified School District, connects to or utilizes these improvements for a third party's benefit. In no case, shall Benefit Zone 76 fund the first category of improvements after the 2021/2022 Fiscal Year.

The second category of improvements are designated to be maintained by Riverside County Flood Control & Water Conservation District (RCFC&WCD) and include approximately 2,200 lineal feet of a double reinforced concrete box, concrete headwall, concrete pads, maintenance access roads with turnaround, gates and chain link fence, approximately 40 lineal feet of an interim inlet structure, and appurtenances. Upon the completion and acceptance of proposed downstream facilities (Line A-H), the second category of improvements will be maintained by RCFC&WCD. In no case, shall Benefit Zone 76 fund the second category of improvements after the 2021/2022 Fiscal Year.

FC Benefit Zone 77: The flood control improvements to be maintained include the interior streets and the storm drain facilities constructed for Tract 30850. The storm drain facilities include catch basins, inlets and outlets; storm drains; detention basins; drainage easements; and appurtenances.

FC Benefit Zone 78: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 12-05-0013. The storm drain facilities include a catch basin, storm drain and appurtenances.

FC Benefit Zone 79: Superseded by FC Benefit Zone 84.

FC Benefit Zone 80: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel 2, PM 36462. The storm drain facilities include catch basins, storm drains and appurtenances.

FC Benefit Zone 81: The flood control improvements to be maintained include the storm drain facilities constructed for PM 36469. The storm drain facilities include catch basins, storm drains and appurtenances.

FC Benefit Zone 82: The flood control improvements to be maintained include the storm drain facilities constructed for PM 36540. The storm drain facilities include catch basins, storm drains, and appurtenances.

FC Benefit Zone 83: The flood control improvements to be maintained include the storm drain facilities constructed for Clearwater Elementary School. The storm drain facilities include a catch basin, storm drains, and appurtenances.

FC Benefit Zone 84: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel 1, PM 36462. The storm drain facilities include catch basins, storm drains, reinforced concrete box culvert and appurtenances.

FC Benefit Zone 85: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 07-09-0018. There are two categories of public improvements to be maintained. The first category of improvements includes the flood control facilities constructed under DPR 07-09-0018. These improvements consist of pipes that direct overflow to Harley Knox Boulevard and Nance Street. The second category of improvements includes flood control facilities to be constructed in the future. These improvements consist of a catch basin, storm drains, and appurtenances

FC Benefit Zone 86: The flood control improvements to be maintained include storm drain facilities constructed for PM 37043. The public storm drain facilities to be maintained include catch basins; storm drains; and, an earthen channel extending from Perris Boulevard to the Perris Valley Storm Drain Channel.

FC Benefit Zone 87: The flood control improvements to be maintained include storm drain facilities constructed for PM 36010. The public storm drain facilities to be maintained include catch basins, under-sidewalk drains and inlets; storm drains; three culverts (reinforced concrete box culvert); double reinforced concrete box; street undercrossings; emergency spillway; appurtenances; and, an earthen channel extending from Perris Boulevard to the Perris Valley Storm Drain Channel that conveys the storm drain flow to the Perris Valley Storm Drain Channel.

Riverside County Flood Control & Water Conservation District storm drain facilities will be maintained on an interim basis until accepted by the District. Acceptance is pending the completion of certain additional master plans facilities. These District facilities are further identified as follows:

- 1,350 lineal feet combination concrete trapezoidal channel and underground storm drain system with a concrete bulkhead at its upstream terminus (Line E-Stage 2)
- Maintenance Road adjacent to Line E-Stage 2
- Lift Station
- 50 lineal feet of double reinforced concrete box (Line 2)
- 70 lineal feet of reinforced concrete box (Line 3)
- 1,740 lineal feet combination reinforced concrete box, 48" and 54" reinforced concrete pipes underground storm drain system and its associated transition structure (Lat E-4)

FC Benefit Zone 88: The flood control improvements to be maintained include storm drain facilities constructed for CUP 15-05056. The public storm drain facilities to be maintained include a catch basin; storm drain; and, a concrete swale, including grated drop inlet.

FC Benefit Zone 89: The flood control improvements to be maintained include storm drain facilities constructed for CUP 14-09-0001. The public storm drain facilities to be maintained include an under-sidewalk drain/catch basin; storm drains; and, a concrete channel.

FC Benefit Zone 90: The flood control improvements to be maintained include storm drain facilities constructed for DPR 05-0477. The public storm drain facilities to be maintained include catch basins; inlets and outlets; storm drains; and, a reinforced concrete box.

FC Benefit Zone 91: The flood control improvements to be maintained include storm drain facilities constructed for Parcel Map 36726. The public storm drain facilities to be maintained include catch basins, inlets and outlets; storm drains; and, a flow interception ditch along Webster Avenue.

Riverside County Flood Control & Water Conservation District storm drain facilities will be maintained on an interim basis until accepted by the District. Acceptance is pending the completion of certain additional master plans facilities. These District facilities are further identified as follows:

- Outlets and connections
- 54" and 72" Storm Drains
- Reinforced Concrete Boxes

FC Benefit Zone 92: The flood control improvements to be maintained include storm drain facilities constructed for DPR 06-0140. The public storm drain facilities to be maintained include an under-sidewalk drain, channel and storm drains; and, downstream facilities within Patterson Avenue, including catch basins, storm drains and a reinforced concrete box extending to the Oleander Storm Drain Channel.

FC Benefit Zone 93: The flood control improvements to be maintained include storm drain facilities constructed for Parcel 1, PM 36512 and Parcel 1, PM 36582. The public storm drain facilities to be maintained include catch basins, bulkheads and headwalls and storm drain pipe.

Riverside County Flood Control & Water Conservation District storm drain facilities will be maintained on an interim basis until accepted by the District. Acceptance is pending the completion of certain additional master plans facilities. These District facilities are further identified as follows:

- 48", 54", 60", 66", 78" and 90" reinforced concrete pipe
- Bulkheads and headwalls
- Reinforced concrete boxes

FC Benefit Zone 96: The flood control improvements to be maintained include storm drain facilities constructed for PM 37055. These facilities include catch basins, 18-inch and 24-inch storm drain, a 5-foot X 2-foot reinforced concrete box, 20% of the 8-foot X 6-foot reinforced concrete box along the north boundary of Benefit Zone 96 to Patterson Avenue, and 20% of the 5-foot X 2-foot reinforced concrete box from the intersection of Harley Knox Boulevard and Paterson Avenue extending 1,332 lineal feet then extending east in Oleander Avenue 2,210 lineal feet to the Oleander Storm Drain Channel.

Plans and Specifications for the Flood Control Benefit Zone improvements are voluminous and not bound in this report, but by this reference, are incorporated and made a part of this report. The plans and specifications are on file at the City, where they are available for public inspection.

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.

The boundaries of the FC Benefit Zones of FCMD No. 1 are shown on Exhibit A.

/// ESTIMATE OF COSTS

The 1982 Act provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2018/19, including incidentals, which may include 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.

The 1982 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within each FC Benefit Zone is the total cost of maintenance and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs of improvements for the FC Benefit Zones are voluminous and not bound in this report, but by this reference, are incorporated and made a part of this report. The estimated costs are on file at the City, where they are available for public inspection.

**FISCAL YEAR 2018/19 COST ESTIMATE
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS**

Benefit Zone	Projected FY 2017/18 Surplus/(Deficit)	FY 2018/19 Assessment	Subtotal Funds	Maintenance	Slurry Seal	Subtotal Costs	Systems Management	Tax Roll Reserve	Street Reserve	Estimated End of Year
FC 2	\$38,269.85	\$12,503.28	\$50,773.13	\$28,473.74	\$0.00	\$28,473.74	\$5,375.01	\$16,924.38	\$0.00	\$0.00
FC 5	17,734.48	2,048.00	19,782.48	11,094.08	0.00	11,094.08	2,094.24	6,594.16	0.00	0.00
FC 6	4,349.57	14,195.25	18,544.82	10,400.00	0.00	10,400.00	1,963.21	6,181.61	0.00	0.00
FC 14	48,457.04	67,600.26	116,057.30	65,085.33	0.00	65,085.33	12,286.20	38,685.77	0.00	0.00
FC 15	649,973.19	6,088.40	656,061.59	367,921.60	0.00	367,921.60	69,452.79	218,687.20	0.00	0.00
F C16	57,022.43	18,581.46	75,603.89	42,398.92	0.00	42,398.92	8,003.67	25,201.30	0.00	0.00
FC 17	27,030.65	6,356.88	33,387.53	18,723.84	0.00	18,723.84	3,534.51	11,129.18	0.00	0.00
FC 18A	11,868.21	4,090.32	15,958.53	8,949.60	0.00	8,949.60	1,689.42	5,319.51	0.00	0.00
FC 18B	22,299.16	3,175.95	25,475.11	8,117.76	0.00	8,117.76	1,532.39	4,825.08	10,999.88	0.00
FC 19	8,021.60	1,438.80	9,460.40	5,305.42	0.00	5,305.42	1,001.51	3,153.47	0.00	0.00
FC 21	2,002.03	3,715.48	5,717.51	3,206.40	0.00	3,206.40	605.27	1,905.84	0.00	0.00
FC 22	14,868.45	39,470.60	54,339.05	30,473.52	0.00	30,473.52	5,752.51	18,113.02	0.00	0.00
FC 23	3,765.51	5,335.40	9,100.91	5,103.82	0.00	5,103.82	963.45	3,033.64	0.00	0.00
FC 24	330,903.37	76,576.00	407,479.37	15,194.26	0.00	15,194.26	2,868.23	0.00	389,416.88	0.00
FC 25	677,476.92	123,293.62	800,770.54	33,808.66	0.00	33,808.66	6,382.08	0.00	760,579.80	0.00

Benefit Zone	Projected FY 2017/18 Surplus/(Deficit)	FY 2018/19 Assessment	Subtotal Funds	Maintenance	Slurry Seal	Subtotal Costs	Systems Management	Tax Roll Reserve	Street Reserve	Estimated End of Year
FC 26	996.99	24,061.04	25,058.03	18,173.50	0.00	18,173.50	3,430.62	0.00	3,453.91	0.00
FC 28	143,264.15	22,325.95	165,590.10	8,804.90	0.00	8,804.90	1,662.11	0.00	155,123.09	0.00
FC 29	214,602.10	43,310.61	257,912.71	17,667.18	0.00	17,667.18	3,335.04	0.00	236,910.49	0.00
FC 31	638,737.54	107,639.28	746,376.82	49,282.07	0.00	49,282.07	9,303.01	0.00	687,791.74	0.00
FC 32A	38,843.22	15,146.91	53,990.13	18,698.19	0.00	18,698.19	3,529.67	0.00	31,762.27	0.00
FC 32B	117,998.84	49,053.15	167,051.99	32,692.76	0.00	32,692.76	6,171.43	0.00	128,187.80	0.00
FC 33	1,005.32	2,359.80	3,365.12	1,887.17	0.00	1,887.17	356.24	1,121.71	0.00	0.00
FC 34	278,845.68	69,829.38	348,675.06	26,623.78	0.00	26,623.78	5,025.79	0.00	317,025.49	0.00
FC 35B	155,296.74	26,644.95	181,941.69	10,014.57	0.00	10,014.57	1,890.46	0.00	170,036.66	0.00
FC 36	4,934.93	6,411.04	11,345.97	6,362.86	0.00	6,362.86	1,201.12	3,781.99	0.00	0.00
FC 37	3,552.42	5,720.00	9,272.42	5,200.00	0.00	5,200.00	981.61	3,090.81	0.00	0.00
FC 38	-846.69	2,824.25	1,977.56	1,109.02	0.00	1,109.02	209.35	659.19	0.00	0.00
FC 39	-8,646.68	30,044.56	21,397.88	12,000.00	0.00	12,000.00	2,265.25	7,132.63	0.00	0.00
FC 40	67,722.44	25,473.28	93,195.72	8,167.15	0.00	8,167.15	1,541.72	4,854.44	78,632.41	0.00
FC 41	4,288.90	10,974.92	15,263.82	8,560.00	0.00	8,560.00	1,615.88	5,087.94	0.00	0.00
FC 44	248,011.94	90,297.69	338,309.63	21,038.69	0.00	21,038.69	3,971.49	12,505.09	300,794.36	0.00
FC 45	194,944.26	43,929.25	238,873.51	12,535.39	0.00	12,535.39	2,366.31	7,450.85	216,520.96	0.00
FC 46	314,501.24	59,538.60	374,039.84	15,800.00	0.00	15,800.00	2,982.58	9,391.29	345,865.97	0.00
FC 48	-2,543.35	13,557.09	11,013.74	6,176.54	0.00	6,176.54	1,165.95	3,671.25	0.00	0.00
FC 49	214,216.38	71,109.30	285,325.68	29,334.43	0.00	29,334.43	5,537.48	17,435.96	233,017.81	0.00
FC 50	44,184.94	29,427.00	73,611.94	16,850.61	0.00	16,850.61	3,180.90	10,015.76	43,564.67	0.00

Benefit Zone	Projected FY 2017/18 Surplus/ (Deficit)	FY 2018/19 Assessment	Subtotal Funds	Maintenance	Slurry Seal	Subtotal Costs	Systems Management	Tax Roll Reserve	Street Reserve	Estimated End of Year
FC 51	307,944.24	85,935.18	393,879.42	64,000.00	0.00	64,000.00	12,081.32	38,040.66	279,757.44	0.00
FC 52	0.00	38,250.26	38,250.26	19,604.34	0.00	19,604.34	3,700.72	14,945.20	0.00	0.00
FC 53	127,084.22	27,232.32	154,316.54	20,072.00	0.00	20,072.00	3,789.00	11,930.50	118,525.04	0.00
FC 56	41,281.96	18,715.25	59,997.21	33,646.64	0.00	33,646.64	6,351.50	19,999.07	0.00	0.00
FC 57	-4,510.56	13,170.17	8,659.61	4,856.34	0.00	4,856.34	916.73	2,886.54	0.00	0.00
FC 60	593.84	1,024.03	1,617.87	907.31	0.00	907.31	171.27	539.29	0.00	0.00
FC 63	6,824.72	7,814.40	14,639.12	8,209.66	0.00	8,209.66	1,549.75	4,879.71	0.00	0.00
FC 64	261.86	47,107.00	47,368.86	26,564.62	0.00	26,564.62	5,014.62	15,789.62	0.00	0.00
FC 67	-185.36	3,005.60	2,820.24	1,581.60	0.00	1,581.60	298.56	940.08	0.00	0.00
FC 68	511.83	2,205.71	2,717.54	1,524.00	0.00	1,524.00	287.69	905.85	0.00	0.00
FC 69	433.60	1,563.53	1,997.13	1,120.00	0.00	1,120.00	211.42	665.71	0.00	0.00
FC 70	2,080.51	6,478.64	8,559.15	4,800.00	0.00	4,800.00	906.10	2,853.05	0.00	0.00
FC 71	12,142.72	28,468.96	40,611.68	22,775.17	0.00	22,775.17	4,299.28	13,537.23	0.00	0.00
FC 73	22,830.81	55,628.06	78,458.87	44,000.00	0.00	44,000.00	8,305.91	26,152.96	0.00	0.00
FC 74	3,817.43	7,951.35	11,768.78	6,600.00	0.00	6,600.00	1,245.85	3,922.93	0.00	0.00
FC 75	212.81	500.46	713.27	400.00	0.00	400.00	75.51	237.76	0.00	0.00
FC 76	12,642.46	49,768.00	62,410.46	35,000.00	0.00	35,000.00	6,606.97	20,803.49	0.00	0.00
FC 77	0.00	228,765.12	228,765.12	0.00	0.00	0.00	0.00	96,338.08	132,427.04	0.00
FC 78	0.00	141.72	141.72	0.00	0.00	0.00	0.00	141.72	0.00	0.00
FC 80	613.47	1,615.47	2,228.94	1,250.00	0.00	1,250.00	235.96	742.98	0.00	0.00
FC 81	-288.73	5,638.20	5,349.47	3,000.00	0.00	3,000.00	566.31	1,783.16	0.00	0.00

Benefit Zone	Projected FY2017/18 Surplus/(Deficit)	FY2018/19 Assessment	Subtotal Funds	Maintenance	Slurry Seal	Subtotal Costs	Systems Management	Tax Roll Reserve	Street Reserve	Estimated End of Year
FC 82	0.00	1,408.04	1,408.04	880.00	0.00	880.00	166.12	361.92	0.00	0.00
FC 83	0.00	531.44	531.44	0.00	0.00	0.00	0.00	531.44	0.00	0.00
FC 84	0.00	5,385.39	5,385.39	4,500.00	0.00	4,500.00	849.47	35.92	0.00	0.00
FC 85	0.00	1,137.39	1,137.39	750.00	0.00	750.00	141.58	245.81	0.00	0.00
FC 86	0.00	162.69	162.69	90.00	0.00	90.00	16.99	55.70	0.00	0.00
FC 87	39,152.00	85,668.91	124,820.91	70,000.00	0.00	70,000.00	13,213.94	41,606.97	0.00	0.00
FC 91	0.00	23,902.94	23,902.94	15,000.00	0.00	15,000.00	2,831.56	6,071.38	0.00	0.00
FC 92	0.00	2,819.12	2,819.12	1,750.00	0.00	1,750.00	330.37	738.75	0.00	0.00
	\$5,161,397.60	\$1,886,143.10	\$7,047,540.70	\$1,374,117.44	\$0.00	\$1,374,117.44	\$259,393.00	\$773,636.55	\$4,640,393.71	\$0.00

Systems Management	FY 2018/19
Administration & Operations	\$233,993.00
Office of the City Clerk	1,900.00
Assessment Engineering	18,500.00
County Charges	5,000.00
Total Systems Management	\$259,393.00

IV. METHOD OF ASSESSMENT

The following is the approved assessment methodologies for the FC Benefit Zones:

A. BACKGROUND

The Benefit Assessment Act of 1982 provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel.

Proposition 218 provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within a FC Benefit Zone. The general enhancement of property value does not constitute a special benefit.

B. SPECIAL BENEFIT

The continued maintenance of flood control improvements installed by developers was guaranteed through the establishment of a FC Benefit Zone. These facilities were constructed as a condition of subdivision and development. Parcels within the District could not have been approved for development without a funding mechanism that provides for the maintenance of these facilities. Thus, the ability to establish each distinct and separate lot which permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity is a particular and distinct special benefit conferred only to the real property located in the FC Benefit Zones.

C. GENERAL BENEFIT

The drainage facilities are located within and/or immediately adjacent to properties within the FC Benefit Zones. They were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the FC Benefit Zones. Any benefit received by properties outside of the FC Benefit Zones is inadvertent and unintentional. Therefore, any general benefits associated with the storm drainage facilities of the FC Benefit Zones are merely incidental, negligible, and non-quantifiable.

D. APPORTIONMENT

The assessments are based on the assignment of benefit units to each parcel. Within each respective benefit zone, a benefit unit is equal to a single family home, or in non-residential areas a benefit unit is equal to one acre. The proposed assessment, number of benefit units and the assessment per benefit unit, by FC Benefit Zone, are listed in the following table.

**FISCAL YEAR 2018/19 ASSESSMENT ROLL (BY FC BENEFIT ZONE)
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS**

Benefit Zone	Benefit Units	Flood Control				Street Repair				Total
		Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2018/19 Assessment
1	111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	708.00	17.66	12,503.28	17.66	12,503.28	0.00	0.00	0.00	0.00	12,503.28
3	620.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	38.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	100.00	20.48	2,048.00	45.34	4,534.00	0.00	0.00	0.00	0.00	2,048.00
6	40.22	352.94	14,195.25	504.22	20,279.74	0.00	0.00	0.00	0.00	14,195.25
7	5.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
014A	322.00	34.50	11,109.00	35.43	11,408.46	0.00	0.00	0.00	0.00	11,109.00
014B	1,094.00	34.50	37,743.00	35.43	38,760.42	0.00	0.00	0.00	0.00	37,743.00
014C	142.00	132.03	18,748.26	135.59	19,253.78	0.00	0.00	0.00	0.00	18,748.26
15	310.00	19.64	6,088.40	356.26	110,440.60	0.00	0.00	0.00	0.00	6,088.40
16	181.00	102.66	18,581.46	105.43	19,082.83	0.00	0.00	0.00	0.00	18,581.46
17	109.00	58.32	6,356.88	77.69	8,468.21	0.00	0.00	0.00	0.00	6,356.88
018A	92.00	44.46	4,090.32	47.96	4,412.32	0.00	0.00	0.00	0.00	4,090.32
018B	15.00	79.78	1,196.70	81.93	1,228.95	131.95	1,979.25	131.95	1,979.25	3,175.95

Benefit Zone	Benefit Units	Flood Control				Street Repair				Total
		Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2018/19 Assessment
19	33.00	43.60	1,438.80	43.60	1,438.80	0.00	0.00	0.00	0.00	1,438.80
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	58.00	64.06	3,715.48	72.29	4,192.82	0.00	0.00	0.00	0.00	3,715.48
22	494.00	79.90	39,470.60	79.90	39,470.60	0.00	0.00	0.00	0.00	39,470.60
23	103.00	51.80	5,335.40	65.81	6,778.43	0.00	0.00	0.00	0.00	5,335.40
24	200.00	93.31	18,662.00	139.83	27,966.00	289.57	57,914.00	289.57	57,914.00	76,576.00
25	519.00	89.86	46,637.32	115.36	59,871.84	147.70	76,656.30	147.70	76,656.30	123,293.62
26	67.00	270.64	18,132.88	347.43	23,277.81	88.48	5,928.16	88.48	5,928.16	24,061.04
27	81.00	0.00	0.00	91.15	7,383.15	0.00	0.00	159.11	12,887.91	0.00
28	95.00	46.89	4,454.55	88.70	8,426.50	188.12	17,871.40	188.12	17,871.40	22,325.95
29	147.00	117.78	17,313.66	117.78	17,313.66	176.85	25,996.95	176.85	25,996.95	43,310.61
31	378.00	86.13	32,557.14	88.46	33,437.88	198.63	75,082.14	198.63	75,082.14	107,639.28
032A	89.00	108.40	9,647.60	108.40	9,647.60	61.79	5,499.31	61.79	5,499.31	15,146.91
032B	305.00	99.04	30,207.20	102.21	31,174.05	61.79	18,845.95	61.79	18,845.95	49,053.15
33	1.00	2,359.80	2,359.80	4,140.86	4,140.86	0.00	0.00	0.00	0.00	2,359.80
34	334.00	87.44	29,204.96	138.69	46,322.46	121.63	40,624.42	121.63	40,624.42	69,829.38
035A	94.00	0.00	0.00	49.14	4,619.16	0.00	0.00	0.00	0.00	0.00
035B	153.00	30.06	4,599.18	75.44	11,542.32	144.09	22,045.77	144.09	22,045.77	26,644.95
36	9.52	673.43	6,411.04	691.61	6,584.13	0.00	0.00	0.00	0.00	6,411.04
37	1.00	5,720.00	5,720.00	8,087.63	8,087.63	0.00	0.00	0.00	0.00	5,720.00
38	1.00	2,824.25	2,824.25	5,648.50	5,648.50	0.00	0.00	0.00	0.00	2,824.25

Benefit Zone	Benefit Units	Flood Control				Street Repair				Total
		Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2018/19 Assessment
39	1.00	30,044.56	30,044.56	30,855.76	30,855.76	0.00	0.00	0.00	0.00	30,044.56
40	112.00	110.57	12,383.84	187.84	21,038.08	116.87	13,089.44	116.87	13,089.44	25,473.28
41	24.16	454.26	10,974.92	466.53	11,271.36	0.00	0.00	0.00	0.00	10,974.92
42	8.01	0.00	0.00	853.38	6,835.57	0.00	0.00	0.00	0.00	0.00
43	19.00	0.00	0.00	537.50	10,212.50	0.00	0.00	93.51	1,776.69	0.00
44	371.00	79.48	29,487.08	164.46	61,014.66	163.91	60,810.61	163.91	60,810.61	90,297.69
45	199.00	80.87	16,093.13	137.76	27,414.24	139.88	27,836.12	139.88	27,836.12	43,929.25
46	279.00	66.18	18,464.22	98.78	27,559.62	147.22	41,074.38	147.22	41,074.38	59,538.60
47	8.00	0.00	0.00	0.00	0.00	0.00	0.00	102.70	821.60	0.00
48	50.37	269.15	13,557.09	610.61	30,756.44	0.00	0.00	0.00	0.00	13,557.09
49	170.00	246.06	41,830.20	280.78	47,732.60	172.23	29,279.10	172.23	29,279.10	71,109.30
50	75.00	282.06	21,154.50	308.16	23,112.00	110.30	8,272.50	110.30	8,272.50	29,427.00
51	386.00	89.80	34,662.80	89.80	34,662.80	132.83	51,272.38	132.83	51,272.38	85,935.18
52	85.55	447.11	38,250.26	2,362.08	202,075.94	0.00	0.00	0.00	0.00	38,250.26
53	76.00	185.08	14,066.08	223.67	16,998.92	173.24	13,166.24	173.24	13,166.24	27,232.32
54	57.00	0.00	0.00	209.54	11,943.78	0.00	0.00	103.51	5,900.07	0.00
55	168.00	0.00	0.00	176.83	29,707.44	0.00	0.00	123.82	20,801.76	0.00
56	34.35	544.84	18,715.25	559.55	19,220.54	0.00	0.00	0.00	0.00	18,715.25
57	23.76	554.30	13,170.17	569.27	13,525.86	0.00	0.00	0.00	0.00	13,170.17
58	9.00	0.00	0.00	83.47	751.23	0.00	0.00	174.51	1,570.59	0.00
59	1.00	0.00	0.00	513.50	513.50	0.00	0.00	0.00	0.00	0.00

Benefit Zone	Benefit Units	Flood Control				Street Repair				Total
		Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2018/19 Assessment
60	4.42	231.68	1,024.03	231.68	1,024.03	0.00	0.00	0.00	0.00	1,024.03
61	4.23	0.00	0.00	1,085.27	4,590.69	0.00	0.00	0.00	0.00	0.00
63	6.60	1,184.00	7,814.40	3,143.24	20,745.38	0.00	0.00	0.00	0.00	7,814.40
64	1.00	47,107.00	47,107.00	56,916.34	56,916.34	0.00	0.00	0.00	0.00	47,107.00
65	16.29	0.00	0.00	3,743.84	60,987.15	0.00	0.00	0.00	0.00	0.00
66	127.00	0.00	0.00	46.28	5,877.56	0.00	0.00	0.00	0.00	0.00
67	1.00	3,005.60	3,005.60	3,086.75	3,086.75	0.00	0.00	0.00	0.00	3,005.60
68	0.64	3,446.42	2,205.71	3,539.47	2,265.25	0.00	0.00	0.00	0.00	2,205.71
69	1.33	1,175.59	1,563.53	1,207.33	1,605.75	0.00	0.00	0.00	0.00	1,563.53
70	1.00	6,478.64	6,478.64	6,653.56	6,653.56	0.00	0.00	0.00	0.00	6,478.64
71	O 79.12	0.00	0.00	1,108.65	87,716.39	0.00	0.00	0.00	0.00	0.00
71	P 79.12	359.82	28,468.96	369.54	29,238.00	0.00	0.00	0.00	0.00	28,468.96
73	O 26.56	0.00	0.00	2,049.74	54,441.31	0.00	0.00	0.00	0.00	0.00
73	P 26.56	2,094.43	55,628.06	3,282.19	87,174.87	0.00	0.00	0.00	0.00	55,628.06
74	1.00	7,951.35	7,951.35	7,951.35	7,951.35	0.00	0.00	0.00	0.00	7,951.35
75	1.00	500.46	500.46	513.97	513.97	0.00	0.00	0.00	0.00	500.46
76	O 1.00	46,316.64	46,316.64	46,316.64	46,316.64	0.00	0.00	0.00	0.00	46,316.64
76	P 1.00	3,451.36	3,451.36	3,451.36	3,451.36	0.00	0.00	0.00	0.00	3,451.36
77	496.00	194.23	96,338.08	323.71	160,560.16	266.99	132,427.04	444.98	220,710.08	228,765.12
78	1.00	141.72	141.72	290.99	290.99	0.00	0.00	0.00	0.00	141.72
80	1.00	1,615.47	1,615.47	3,230.94	3,230.94	0.00	0.00	0.00	0.00	1,615.47

O designated assessment for on-site private or interim facilities.
P designated assessment for public facilities

Benefit Zone	Benefit Units	Flood Control				Street Repair				Total
		Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2018/19 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2018/19 Assessment
81	84.50	66.97	5,638.20	68.78	5,791.14	0.00	0.00	0.00	0.00	5,638.20
82	31.11	45.26	1,408.04	90.52	2,816.08	0.00	0.00	0.00	0.00	1,408.04
83	14.04	37.85	531.44	38.87	545.68	0.00	0.00	0.00	0.00	531.44
84	1.00	5,385.39	5,385.39	10,770.77	10,770.77	0.00	0.00	0.00	0.00	5,385.39
85	P 9.06	14.85	134.54	29.69	268.99	0.00	0.00	0.00	0.00	134.54
85	F 9.06	110.69	1,002.85	326.85	2,961.26	0.00	0.00	0.00	0.00	1,002.85
86	0.73	222.86	162.69	222.86	162.69	0.00	0.00	0.00	0.00	162.69
87	O 92.57	439.61	40,694.70	451.48	41,793.50	0.00	0.00	0.00	0.00	40,694.70
87	P 92.57	485.84	44,974.21	522.77	48,392.82	0.00	0.00	0.00	0.00	44,974.21
88	0.48	0.00	0.00	972.67	466.88	0.00	0.00	0.00	0.00	0.00
89	1.38	0.00	0.00	2,150.70	2,967.97	0.00	0.00	0.00	0.00	0.00
90	21.81	0.00	0.00	90.13	1,965.74	0.00	0.00	0.00	0.00	0.00
91	O 43.15	153.52	6,624.39	307.03	13,248.34	0.00	0.00	0.00	0.00	6,624.39
91	P 43.15	400.43	17,278.55	800.86	34,557.11	0.00	0.00	0.00	0.00	17,278.55
92	1.00	2,819.12	2,819.12	5,638.23	5,638.23	0.00	0.00	0.00	0.00	2,819.12
93	O 68.52	0.00	0.00	706.85	48,433.10	0.00	0.00	0.00	0.00	0.00
93	P 68.52	0.00	0.00	40.92	2,804.00	0.00	0.00	0.00	0.00	0.00
96	23.13	0.00	0.00	680.72	15,745.02	0.00	0.00	0.00	0.00	0.00
Total			\$1,160,471.64		\$2,118,867.39		\$725,671.46		\$857,713.12	\$1,886,143.10

O designated assessment for on-site private or interim facilities.
P designated assessment for public facilities
F designated assessment for future facilities.

E. ANNUAL ESCALATORS

For FC Benefit Zones 6 through 93 and 96, the maximum assessment rate will be increased by an amount equal to the “Common Labor, Construction Cost Index”, as published by Engineering News Record (ENR). 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 Fiscal Year 2018/19, the ENR increase is 2.7%.

FC Benefit Zones 1 through 5 were established without an annual assessment escalation clause. The Maximum Assessment for these Benefit Zones cannot be increased without the procedures and approval process of Proposition 218.

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 Exhibit B.

V. ASSESSMENT ROLL

The Assessment Roll stating the net amount to be assessed for each assessable lot or parcel of land in a Flood Control Benefit Zone and the Fiscal Year 2018/19 assessment, is made a part of this report as Exhibit B. The information included therein was obtained from the latest Secured Roll (July 20, 2017) from the County of Riverside, Office of the Assessor.

Upon approval of the Engineer’s Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll in Fiscal Year 2018/19. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor’s Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

VI. DIAGRAM OF DISTRICT

The boundary diagram for each Flood Control Zone is included herein as Exhibit A and is part of this report.

The lines and dimensions of each lot or parcel within the Flood Control Zones are those lines and dimensions shown on the maps of the Riverside County Assessor for the Fiscal Year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

EXHIBIT A – FISCAL YEAR 2018/19 DIAGRAM

EXHIBIT B – FISCAL YEAR 2018/19 ASSESSMENT ROLL