



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** June 9, 2020  
**SUBJECT:** Annual Engineer's Report for Landscape Maintenance District No. 1 (FY 2020-2021)

**REQUESTED ACTION:**

1. Adoption of Resolution Preliminarily Approving the Engineer's Report
2. Adoption of Resolution of Intention to Levy and Collect Annual Assessments under LMD1 and setting a public hearing date of July 28, 2020

**CONTACT:** Stuart McKibbin, City Engineer

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**BACKGROUND/DISCUSSION:** LMD 1 includes residential tracts and commercial developments throughout the City as located on the Diagram within the attached Engineer's Report (Exhibit A).

On March 10, 2020, the City Council ordered the preparation of the annual Engineer's Report for LMD 1. This District provides funding for the annual maintenance of landscape improvements constructed in conjunction with new development.

**BUDGET (or FISCAL) IMPACT:** One- Hundred (100) benefit zones (BZ) and twelve sub-zones for parks will be assessed for Fiscal Year 2020-2021. The FY 2020-2021 assessments total \$2,717,216.69.

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Prepared by: Daniel Louie, Willdan Financial Services

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director \_\_\_\_\_

**Attachments:**

1. Engineer's Report
2. Resolution Preliminarily Approving the Engineer's Report
3. Resolution of Intention to Levy and Collect Annual Assessments Under LMD1 and setting a public hearing date of July 28, 2020

Consent: x  
Public Hearing:  
Business Item:  
Presentation:  
Other:



# CITY OF PERRIS

## LANDSCAPE MAINTENANCE DISTRICT NO. 1

FISCAL YEAR 2020/21  
ENGINEER'S ANNUAL LEVY REPORT

INTENT MEETING: JUNE 9, 2020  
PUBLIC HEARING: JULY 28, 2020

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**ENGINEER'S REPORT AFFIDAVIT**  
*Establishment of Annual Assessments for the:*

*Landscape 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 2020/21, 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 9th day of June, 2020.

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STUART MCKIBBIN  
City Engineer  
**CITY OF PERRIS**  
STATE OF CALIFORNIA

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ERNIE REYNA  
Director of Finance  
**CITY OF PERRIS**  
STATE OF CALIFORNIA

Filed in the Office of the City Clerk on the 9<sup>th</sup> day of June, 2020. Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 28th day of July, 2020 by adoption of Resolution No. \_\_\_\_\_ of the City Council.

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NANCY SALAZAR  
City Clerk  
**CITY OF PERRIS**  
STATE OF CALIFORNIA

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## **I. OVERVIEW**

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### **A. INTRODUCTION**

The City of Perris has determined that well-managed landscapes provide a benefit for the people and developments within the City. There are social, economic, health and environmental benefits related to the installation and maintenance of landscaped improvements. The City Council (the “Council”) previously formed Landscape Maintenance District No. 1 (the “District”) to provide funding for the expense of the ongoing maintenance and servicing of public landscaped improvements within the boundaries of the City of Perris (the “City”).

In general, the landscaped improvements were constructed as a condition of approval for new development. Typically, each development is assigned a Benefit Zone “Zone” that provides funding for specific improvements and services that benefit the parcels within the Zone. The costs associated with the specific improvements in each Zone are equitably spread among parcels receiving benefit from the improvements. All improvements are located within public rights-of-way and easements and can include medians, parkways, parks, open space, slopes, and other public areas.

### **B. AUTHORITY FOR THE REPORT**

This Report is prepared pursuant to a Resolution of the City Council ordering an Engineer’s Report and in compliance with the requirements of Chapter 1, Article 4, Landscaping and Lighting Act of 1972, being Part 2, Division 15, Sections 22500 through 22679 of the Streets and Highways Code, State of California. This report covers the period from July 1, 2020 to June 30, 2021.

Contained within the Report are plans and specifications for the improvements, an estimate of the costs of the improvements, a listing of the proposed assessment against the parcels or lots that benefit from the improvements and a diagram of the assessment district showing the boundary of the District and the boundaries of the Benefit Zones. The Report is hereby presented to the City Council for its preliminary approval as presented. Or, preliminarily approved as the City Council may determine it should be modified, before approval.

After the Report is preliminarily approved, the City Council may adopt a resolution of intention that describes the improvements, refers to the Report for details of the district, and sets a time and place for a public hearing on the proposed levy of assessments.

The City Council conducts the noticed public hearing to consider public testimonies, comments and written protests regarding the District and the levy of the proposed annual assessments. Based upon consideration of the public testimonies, comments and written protests regarding the District and the levy of the proposed annual assessments at the public hearing, the City Council may approve this Report (as submitted or amended), approve the assessment diagram, and confirm the assessments as described herein. In such case, the assessments for each benefitting parcel, as approved and described herein, shall be submitted to the Riverside County Auditor/Controller for inclusion on the Fiscal Year 2020/21 property tax roll.

As further detailed in the following section, Section II, Description of the District, assessments are levied under this District to provide for the maintenance and servicing of landscaped improvements. These facilities were constructed as a condition of approval for, and as a consequence of, the development of the parcels within the District.

### **C. PROPOSITION 218**

In November 1996 voters of the State of California passed Proposition 218 that added Article XIII D to the California Constitution requiring new procedures for assessment districts. Article XIII D requires that assessments comply with stated provisions by July 1, 1997, unless an assessment district meets certain exemptions. The exemptions from the procedural and approval requirements are set forth in Section 5 of the Article and include the following:

“(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control.”

The Method of Apportionment, in Part IV of this Report, utilizes commonly accepted assessment engineering practices and has been established pursuant to the 1972 Act and the provisions of Article XIII D. New or increased assessments will be subject to the substantive and procedural requirements of Article XIII D Section 4.

## ***II. DESCRIPTION OF THE DISTRICT***

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### **A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT**

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

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

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

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

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

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

*It is noted that, under this District, sidewalks are not maintained, and the maintenance of walls is limited to graffiti removal.*

## **B. DESCRIPTION OF BENEFIT ZONE IMPROVEMENTS TO BE MAINTAINED AND SERVICED**

For Fiscal Year 2020/21, the District includes one hundred fifty (150) distinct Benefit Zones. Each Zone has specific improvements and services that provide a benefit to the parcels within the Zone. With proper maintenance and servicing, the landscaped improvements are kept in a healthy and vigorous condition.

Reference is hereby made to the plans and specifications that show the location and extent of the landscaped areas within each Benefit Zone. Said plans and specifications were approved by and are on file in the City of Perris Office of Community Development. The volume of these documents prohibit inclusion in this Report, and by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.



It is noted that “landscape” improvements in the description of benefit zones may also refer to the park/trail improvements within the zone. Expenses paid for park/trail improvements within the Benefit Zones may include, but are not limited to, expenses for the landscape, irrigation, maintenance, staffing, and park amenities.

A general description of the improvements and developments, by Benefit Zone, are as follows:

Benefit Zone 1: The landscape improvements include those shown on the plans and specifications for Tracts 17399 and 20280-1 through -7. These improvements include the permanent landscape areas along the Redlands Avenue, Nuevo Road, and Wilson Avenue frontages as follows:

- Redlands Avenue from Nuevo Road, south approximately 1,300 feet along the west boundary of Tracts 20280-1 through -7.
- Nuevo Road from Redlands Avenue to Wilson Avenue, approximately 1,300 feet along the north boundary of Tracts 20280-1 through -7.
- Wilson Avenue from Citrus Avenue Road, south approximately 1,300 feet along the west boundary of Tract 17399.

Benefit Zone 2: The landscape improvements include those shown on the plans and specifications for Tract 19893. These improvements include the permanent landscape areas within along the Wilson Avenue and Orange Avenue frontages as follows:

- Wilson Avenue from Orange Avenue, south approximately 1,300 feet along the east boundary of Tract 19893.
- Orange Avenue from Wilson Avenue, west approximately 1,300 feet along the north boundary of Tract 19893.

Benefit Zone 3: The landscape improvements include those shown on the plans and specifications for Tract 21131. These improvements include the permanent landscape areas along “A” Street, approximately 165 feet north and south of Serrana Road, along the east boundary of Tract 21131.

Benefit Zone 4: The landscape improvements include those shown on the plans and specifications for Tracts 20280, 20280-8 and 20280-11. These improvements include the permanent landscape areas along the Redlands Avenue and Nuevo Road frontages as follows:

- Redlands Avenue from Nuevo Road, south approximately 1,300 feet along the east boundary of Tracts 20280-8 and 20280-11.
- Nuevo Road from Ruby Drive to Redlands Avenue approximately 1,300 feet along the north boundary of Tracts 20280 and 20280-8.

Benefit Zone 5: The landscape improvements include those shown on the plans and specifications for Tracts 20538. These improvements include the permanent landscape areas along the Orange Avenue, Redlands Avenue, Placentia Avenue, and Perris Boulevard frontages as follows:

- Orange Avenue from Perris Boulevard to Redlands Avenue, along the south boundary of Tract 20538.
- Redlands Avenue from Placentia Avenue to Orange Avenue, along the east boundary of Tract 20538.
- Placentia Avenue from Perris Boulevard to Redlands Avenue, along the north boundary of Tract 20538.
- Perris Boulevard from Orange Avenue to Placentia Avenue, along the west boundary of Tract 20538.

Benefit Zone 6: The landscape improvements include those shown on the plans and specifications for CUP 87-37. These improvements include the permanent landscape areas along the Barrett Avenue frontage from Placentia Avenue, north approximately 660 feet along the east boundary of CUP 87-37.

Benefit Zone 7: The landscape improvements include those shown on the plans and specifications for Tract 21771. These improvements include the permanent landscape areas along the Ramona Expressway and Perris Boulevard frontages as follows:

- Ramona Expressway from Perris Boulevard, east approximately 1,300 feet, along the north boundary of Tract 21771.
- Perris Boulevard from Ramona Expressway, south approximately 1,300 feet, along the west boundary of Tract 21771.

Benefit Zone 8: The landscape improvements include those shown on the plans and specifications for Tracts 22719 and 22719-1. These improvements include the permanent landscape areas along the Mountain Avenue frontage from River Road, east approximately 950 feet, along the south boundary of Tract 22719-1.

Benefit Zone 9: The landscape and park improvements include those shown on the plans and specifications for Tracts 22248 and 22248-1. These improvements include the permanent landscape areas within Copper Creek Park and along the Redlands Avenue and Citrus Avenue frontages as follows:

- Redlands Avenue from Citrus Avenue, south approximately 1,260 feet along the west boundary of Tract 22248.
- Citrus Avenue from Redlands Avenue, west approximately 1,200 feet along the north boundary of Tracts 22248 and 22248-1.

Benefit Zone 10: Superseded by Benefit Zone 38.

Benefit Zone 11: The landscape improvements include those shown on the plans and specifications for Tract 22988-1. These improvements include the permanent landscape areas along the Orange Street frontage from Wilson Avenue to Murrieta Road along the north boundary of Tract 22988-1.

Benefit Zone 12: The landscape improvements include those shown on the plans and specifications for Tract 22988. These improvements include the permanent landscape areas along the Citrus Avenue frontage from Wilson Avenue to Murrieta Road along the south boundary of Tract 22988.

Benefit Zone 13: The landscape improvements include those shown on the plans and specifications for Tracts 24081 and 24081-1. These improvements include the permanent landscape areas along the Perris Boulevard frontage from Bowen, north approximately 660 feet along the east boundary of Tract 24081-1.

Benefit Zone 14: The landscape improvements include those shown on the plans and specifications for Tracts 23275 and 24541. These improvements include the permanent landscape areas along the Nuevo Road and Murrieta Road frontages as follows:

- Nuevo Road from Murrieta Road, west approximately 660 feet along the north boundary of Tracts 23275 and 24541.
- Murrieta Road from Nuevo Road, south approximately 1,320 feet along the west boundary of Tract 24541.

Benefit Zone 15: The landscape improvements include those shown on the plans and specifications for Tracts 23825, and 23825-1 through 23825-4. These improvements include the permanent landscape areas along the Citrus Avenue and Wilson Avenue frontages as follows:

- Citrus Avenue from Avenida San Sabastian to Wilson Avenue along the north boundary of Tracts 23825, 23825-1 and 23825-3.
- Wilson Avenue from Citrus Avenue, south approximately 1,320 feet along the east boundary of Tracts 23825-2 and 23825-3.

Benefit Zone 16: The landscape improvements include those shown on the plans and specifications for Tract 23838. These improvements include the permanent landscape areas along the Redlands Avenue frontage from Mildred Street, north approximately 760 feet along the east boundary of Tract 23838.

Benefit Zone 17: The landscape improvements include those shown on the plans and specifications for Tract 22910-1. These improvements include the permanent landscape areas along San Jacinto Avenue fronting the north boundary of Tract 22910-1.

Benefit Zone 18: The landscape improvements include those shown on the plans and specifications for Tracts 20645-2 and 31683. These improvements include the

permanent landscape areas along the Orange Avenue frontage from Medical Center Drive, east along the north boundary of Tracts 20645-2 and 31683.

Benefit Zone 19: The landscape improvements include those shown on the plans and specifications for Tracts 20173, 20173-1, 20173-2, and 20173-3. These improvements include the permanent landscape areas along the Redlands Avenue frontage from Metz Storm Drain, north approximately 1,320 feet along the east boundary of Tracts 20173 and 20173-3.

Benefit Zone 20: The landscape improvements include those shown on the plans and specifications for Tract 24715. These improvements include the permanent landscape areas along the “A” Street frontage along the east boundary of Tract 24715.

Benefit Zone 21: The landscape improvements include those shown on the plans and specifications for Tracts 20211. These improvements include the permanent landscape areas along the Redlands Avenue and Citrus Avenue frontages as follows:

- Redlands Avenue from Citrus Avenue, north approximately 1,320 feet along the west boundary of Tract 20211.
- Citrus Avenue from Redlands Avenue to Wilson Avenue along the south boundary of Tract 20211.

Benefit Zone 22: The landscape improvements include those shown on the plans and specifications for Tracts 24809, 24809-1, and 24809-2. These improvements include the permanent landscape areas along the “A” Street frontage from 428 feet north of Redding Way, south approximately 844 feet along the east boundary of Tract 24809-1.

Benefit Zone 23: The landscape improvements include those shown on the plans and specifications for Parcel Map 26437. These improvements include the permanent landscape areas along the Orange Avenue, Barrett Avenue and Perris Boulevard frontages as follows:

- Orange Avenue from Barrett Avenue to Perris Boulevard along the south boundary of Parcel Map 26437.
- Barrett Avenue from Orange Avenue, north approximately 1,320 feet along the west boundary of Parcel Map 26437.
- Perris Boulevard from Orange Avenue, north approximately 1,320 feet along the east boundary of Parcel Map 26437.

Benefit Zone 24: The landscape and park improvements include those shown on the plans and specifications for Tracts 24499, 24499-1, 24499-2, and 24499-3. These improvements include May Ranch Park, and the permanent landscape areas along the Evans Street, Loop Road and Morgan Street frontages bordering the tracts.

Benefit Zone 25: The landscape improvements include those shown in the Perris Marketplace Specific Plan. These improvements include the permanent landscape areas along the San Jacinto Avenue frontage along the north boundary of development.

Benefit Zone 26: The landscape improvements include those shown on the plans and specifications for Tract 27502. These improvements include the permanent landscape areas along the Perris Boulevard and 7<sup>th</sup> Street frontages bordering the tracts.

Benefit Zone 27: The landscape improvements include those shown on the plans and specifications for Parcel Map 27544-1 and -2. These improvements include the medians bordering Parcel Map 27544-1 and -2 along the Perris Boulevard and Nuevo Road frontages.

Benefit Zone 28: The landscape improvements include those shown on the plans and specifications for Parcel Map 26618. These improvements include the permanent landscape areas along the Perris Boulevard and Ramona Expressway frontages as follows:

- Perris Boulevard from Ramona Expressway, north approximately 330 feet along the west boundary of Parcel Map 26618.
- Ramona Expressway from Perris Boulevard, east approximately 840 feet along the south boundary of Parcel Map 26618.

Benefit Zone 29: Superseded by Benefit Zone 86.

Benefit Zone 30: The landscape improvements include those shown on the plans and specifications for DPR 99/0174. These improvements include the permanent landscape areas along the Perris Avenue, Sinclair Street and Barrett Avenue frontages bordering the development.

Benefit Zone 31: The landscape improvements include those shown on the plans and specifications for PUP 99/0079. These improvements include the permanent landscape areas along the Ramona Expressway, Brennan Avenue and Barrett Avenue frontages bordering the development.

Benefit Zone 32: The landscape improvements include those shown on the plans and specifications for CUP 99/0185. These improvements include the permanent landscape areas along the G Street frontage bordering the development.

Benefit Zone 33: Superseded by Benefit Zone 143.

Benefit Zone 34: The landscape improvements include those shown on the plans and specifications for DPR 97/0111. These improvements include the permanent landscape areas along the Rider Street frontage bordering the development.

Benefit Zone 35: The landscape improvements include those shown on the plans and specifications for Tracts 29654, 29993 and 29994. These improvements consist of two categories, park improvements and public street landscaping. The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider

Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, and May Ranch Park on Walnut Street.

The public street landscaping includes the irrigation system, landscaping, entries, and medians within Benefit Zone 35. The public street landscaping improvements are further identified as follows:

- Bradley Road, along the east boundary of Benefit Zone 35, from Morgan Street southerly to the southeast corner of Lot 71, Tract 29994
- Evans Road and median, along the west boundary of Benefit Zone 35, from May Ranch Parkway southerly to the southwest corner of Lot 5, Tract 29994
- May Ranch Parkway, along the northerly boundary of Benefit Zone 35, from Evans Road to Morgan Street
- Morgan Street, along the northerly boundary of Benefit Zone 35, from May Ranch Parkway to Bradley Road

Benefit Zone 36: The landscape improvements include those shown on the plans and specifications for Tract 28986. These improvements include the permanent landscape areas along both sides of Goldenrod Avenue. The public parkways extend westerly from the intersection of Goldenrod Avenue and Goetz Road to the intersection of Goldenrod Avenue and the Secondary Access Road.

Benefit Zone 37: The landscape improvements include those shown on the plans and specifications for Tract 24111. These improvements include the permanent landscape areas along the:

- South side of Orange Avenue bordering Tract 24111.
- North and south sides of Citrus Avenue within Tract 24111.
- East side of Murrieta Road bordering Tract 24111 from Orange Avenue south approximately 86 feet.

Benefit Zone 38: The landscape improvements include those shown on the plans and specifications for Lot 15 (Frank Eaton Memorial Park) and Lot 18 (a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road also known as East Linear Park) of Tract 22831.

Benefit Zone 39: The landscape improvements include those shown on the plans and specifications for Tract 30382. These improvements include the permanent landscape areas located within:

- Lot 1, Tract 30382.
- The public parkway along the west side of Redlands Avenue bordering Tract 30382.

Benefit Zone 40: The landscape improvements include those shown on the plans and specifications for Tract 30144. These improvements include the permanent landscape areas along the Redlands Avenue frontage bordering the development.

Benefit Zone 41: The landscape improvements include those shown on the plans and specifications for Tract 26386. These improvements include the permanent landscape areas along the west side of Wilson Avenue and the north side of Dale Street bordering the development.

Benefit Zone 42: The landscape improvements include those shown on the plans and specifications for Tract 30380. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, and May Ranch Park on Walnut Street

The public street landscaping includes the permanent landscape areas along:

- Parkways along the south side of Morgan Street bordering the Tract and the east side of Evans Road bordering the Tract.
- Parkways between the Flood Control Channel and two interior streets (“D” and “I” Streets).
- Two entrances into the tract from Morgan Street and from Evans Road.

Benefit Zone 43: The landscape improvements include those shown on the plans and specifications for DPR 01/0051. These improvements include the permanent landscape areas along the Perris Boulevard and Avocado Avenue frontages bordering the development.

Benefit Zone 44: The landscape improvements include those shown on the plans and specifications for DPR 02/0031. These improvements include the permanent landscape areas along the “A” Streets and Trumble Road frontages bordering the development.

Benefit Zone 45: The landscape improvements include those shown on the plans and specifications for DPR 01/0210. These improvements include the permanent landscape areas along the Wilson Avenue frontage bordering the development.

Benefit Zone 46: The landscape improvements include those shown on the plans and specifications for DPR 98/0071. These improvements include the permanent landscape areas along the Dale Road and Redland Avenue frontages bordering the development.



Benefit Zone 47: The landscape improvements include those shown on the plans and specifications for Assessor Parcel Numbers 303-040-031, -036 and -050. These improvements include the permanent landscape areas along the Malbert Street and Mountain Avenue frontages bordering the development.

Benefit Zone 48: The landscape improvements include those shown on the plans and specifications for PUP 99-0126. These improvements include the permanent landscape areas along the Perris Boulevard frontage bordering the development.

Benefit Zone 49: The landscape improvements include those shown on the plans and specifications for Tract 30751. These improvements include the permanent landscape areas along the south side of Orange Avenue and the east side of Redlands Avenue bordering the Tract.

Benefit Zone 50: The landscape improvements include those shown on the plans and specifications for Tracts 30490 and 30518. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road, Basin/Liberty Park, Morgan Park, and the May Ranch Park on Walnut Street.

The public street landscaping includes the permanent landscape areas along:

- Evans Roads Medians, along the west boundary of Benefit Zone 50, from Limousine Street southerly to Rider Street.
- Evans Road, along the west boundary, from the southwest corner of Tract 29994 southerly to Rider Street.
- Rider Street, along the south boundary from Evans Road easterly to Bradley Avenue.
- Bradley Avenue, along the east boundary from the southeast corner of Tract 29994 southerly to Rider Street.
- The east and west sides of Old Evans Road, from Rider Street northerly to the Metropolitan Water District easement.
- The four entrances into Benefit Zone 50, on Evans Road, Rider Street (2) and Bradley Avenue.
- Lots B and C, Tract 30490.

Benefit Zone 51: The landscape improvements include those shown on the plans and specifications for Tract 31114. These improvements include the permanent landscape areas along the west side of Redlands Avenue and the north side of Jarvis



Street bordering the Tract; Corte San Miguel, along the south boundary of Lots 37, 38, 58, 59, 79 and 80, Tract 31114; two entrances on Jarvis Street into Benefit Zone 51, located along the eastern boundary of Lot 1, Tract 31114 and along the western boundary of Lot 13, Tract 31114.

Benefit Zone 52: The landscape improvements include those shown on the plans and specifications for Tract 31241. These improvements include the permanent landscape areas along the east side of Perris Boulevard, including median and the north side of Jarvis bordering the Tract; entrance on Perris Boulevard and median into Exploration Way; entrance on Placentia Avenue and median into Spokane Street; entrance on Placentia Avenue and median into Lake View Drive; and landscaping along the side yards of corner lots within Benefit Zone 52.

Benefit Zone 53: The landscape improvements include those shown on the plans and specifications for Tracts 30662 and 31564. There are five categories of improvements to be maintained.

Landscaping improvements, within the public right-of-way, are the first category of improvements to be maintained. These improvements include the permanent landscape areas located within the medians and public parkways; and, are further identified as follows:

- Ethanac Road, along the north boundary of Tract 31564.
- Goetz Road, along the east boundary of Benefit Zone 53.
- Monument Parkway, including medians, within Benefit Zone 53.
- Northeasterly side of Pinnacle Street within Benefit Zone 53.
- Vantage Drive between the south boundary of Tract 30662-2 and the north boundary of Tract 28986.
- Entrances on Ethanac Road and Goetz Road into Benefit Zone 53.

The second category of improvements to be maintained includes the permanent landscape areas located on irrigated slopes beyond the public parkways on the northeasterly side of Pinnacle Street. The permanent landscape improvements located within the Community Park and Monument Area are the third category of improvements. These areas are located to the east of Tract 30662-2, with the Community Park located on the south side and the Monument Area located on the north side of Monument Parkway.

Non-irrigated areas are the fourth category of improvements to be maintained. The permanent landscape improvements within these areas are further identified as follows:

- Buffer areas that will serve as a fuel modification zone in times of fire, erosion control, natural drainage, and as a transition area between property lines and natural areas, bio-swales, debris basins and detention basins. The buffer area will be planted with drought-resistant native shrubs, ground cover, and grass mix.

The buffer areas are further identified as follows: 1) an approximate 80'-wide strip, excluding debris basins, within Benefit Zone 53 and along the southern boundary line of Lots 47 to 57, Tract 30662, Lots 95 to 124, Tract 30662-2, and, the Community Park and, 2) irregular buffer areas along the west boundary line of Lots 1 through 15 and 108 through 122, Tract 30662-1, within the East Debris Basin and between the East Bio-swale and the East Detention Basin.

- Corridors (an approximate 30'-wide strip), within Benefit Zone 53 and between Lots 14 and 15, Tract 30662; and, Lots 7 and 8, Lots 22, 23 and 24, Lots 37 and 38, Lots 59 and 60, Lots 70 and 71, Lots 93 and 94 and Lots 119 and 120, Tract 30662-2. These corridors will be planted with drought resistant native grass mix and will serve as access ways, erosion control and drainage easements.
- South Natural Area between the 80'-strip buffer area and the south boundary line of Benefit Zone 53. It is anticipated that maintenance activities in the natural area will be limited to gathering debris and trash. However, pruning may be necessary to reduce fire hazards and the planting of drought-resistant native shrubs, ground cover, and grass mix may be necessary to facilitate drainage and prevent erosion.

Drainage facilities are the fifth category of improvements to be maintained. These facilities are included herein as opposed to Benefit Zone 25, Flood Control Maintenance District No. 1 due to the transition of the non-irrigated areas into these facilities and the similarity of landscaping and level of maintenance. It is also anticipated that these facilities will be included in the same maintenance contracts with the non-irrigated areas.

The permanent landscape improvements within the drainage facilities will be maintained, and the facilities are further identified as follows:

- Two detention basins, with the East Detention Basin located between Monument Parkway and the terminus of Ethanac Road and the West Detention Basin is located along the west boundary line of Lots 7 through 18, Tract 30662. The detention basins were designed to hold storm water run-off and to mitigate potential flooding to less than significant levels.
- A bio-swale is located adjacent to each detention basin. It is noted that a portion of the West Bio-swale extends beyond the west boundary of Benefit Zone 53. The bio-swales are designed to eliminate pollutants in conformance with state and federal regulations and management practices.
- Three debris basins designed to facilitate proper drainage, prevent erosion and to further improve the quality of storm water run-off. The debris basins are further identified as follows: 1) the East Debris Basin is located easterly of the Community Park, 2) the Central Debris Basin is located along the south boundary line of Lots 118 through 122, Tract 30662-2 and, 3) the West Debris Basin is located between Lots 46 and 47, Tract 30662.
- Channels that facilitate the drainage from non-irrigated areas into the detention basins, bio-swales and debris basins.

Benefit Zone 54: The landscape improvements include those shown on the plans and specifications for Tract 31678. These improvements include the permanent landscape areas along the north side of San Jacinto Avenue, the south side of Dale Street and the east side of Wilson Avenue bordering the Tract; and entrances on Dale Street and Wilson Avenue into Benefit Zone 54.

Benefit Zone 55: The landscape improvements include those shown on the plans and specifications for Tract 31226. These improvements include the permanent landscape areas along the north side of Nuevo Road bordering the Tract.

Benefit Zone 56: The landscape improvements include those shown on the plans and specifications for Tract 31201. These improvements include the permanent landscape areas along the south side of Midway Avenue and the south side of Ellis Avenue; and entrances in Midway and Ellis Avenues.

Benefit Zone 57: The landscape improvements include those shown on the plans and specifications for Tract 31178. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, and May Ranch Park on Walnut Street

The public street landscaping includes the permanent landscape areas along:

- Evans Road, along the east boundary of Benefit Zone 57.
- Rider Street, along the south boundary of Benefit Zone 57.
- Entrances from Evans Road and Rider Street into Benefit Zone 57.
- Thirty-foot wide easement, along the west boundary of Benefit Zone 57.
- Lot L, Tract 31178, along the north boundary of Benefit Zone 57.
- Lots P, Q, R, and S, Tract 31178, within Benefit Zone 57.

Benefit Zone 59: The landscape improvements include those shown on the plans and specifications for Tract 29425. These improvements include the permanent landscape areas along:

- Citrus Avenue, along the north boundary of Benefit Zone 59.
- Nuevo Road, including median, within the boundary of Benefit Zone 59.
- Dunlap Drive, along the east boundary of Benefit Zone 59.

- El Nino Avenue, along the west boundary of Lot M, Tract 29425-1.
- Four entrances into Benefit Zone 59 from Dunlap Drive (3) and Citrus Avenue (1).
- Lot M, Tract 29425 (pocket park on El Nido Ave).

Benefit Zone 60: The landscape improvements include those shown on the plans and specifications for Tracts 30773 and 31416. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent landscape areas along:

- Rider Street, adjacent to the north boundary of Tract 30773.
- Old Evans Road along the east boundary of Tract 30773.
- Evans Road and medians from Rider Street to Old Evans Road.
- Lots I, J, K, and L, Tract 30773.
- Lot J, Tract 31416.
- Lot R, Tract 31416-1.
- Entrances into Kestral Gate, Whimbrel Way and Sparrow Way from Evans Road.
- Entrance into Bunting Way from Old Evans Road

In addition to those improvements, Benefit Zone 60 contributes to the maintenance of a pocket park on Sparrow Way.

Benefit Zone 61: The landscape improvements include those shown on the plans and specifications for CUP 02/0215. These improvements include the permanent landscape areas along Rider Street bordering the development.

Benefit Zone 62: The landscape improvements include those shown on the plans and specifications for DPR 03/149. These improvements include the permanent landscape areas along Barrett Avenue.

Benefit Zone 63: The landscape improvements include those shown on the plans and specifications for Tract 32262. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), a pocket park on Hazel Drive, Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, and a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent landscape areas located within the public medians, entrances, parkways and easements, bordering and within Tract Map 32262. These located are further identified as follows:

- Ramona Expressway.
- Evans Road.
- Morgan Street.
- Lots S, T and U, Tract Map 32262.

Benefit Zone 64: The landscape improvements include those shown on the plans and specifications for Tract 33227 and Amended Tracts 22832 and 22833. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent landscape areas along:

- Rider Street Medians, extending from Ramona Expressway to Avalon Parkway.
- Northwesterly parkways along Rider Street, extending from Ramona Expressway to Avalon Parkway.
- Northeasterly parkways along Avalon Parkway, extending from Rider Street north to the northwest corner of Lot B, Amended Tract 22832.

Benefit Zone 65: The hardscape improvements include those shown on the plans and specifications for DPR 04-0343. These permanent improvements are further identified as the medians within Oleander Avenue and along the south boundary of Benefit Zone 65 and the medians within Indian Street and along the east boundary of Benefit Zone 65.

Benefit Zone 66: The landscape improvements include those shown on the plans and specifications for Tract 32793 and Tract 33720. These improvements include the permanent landscape areas along:

- Evans Road, including medians, along the west boundary of Benefit Zone 66.
- Entry Monument at the intersection of Evans Road and Addison Way.
- Entrances on Evans Road, Sunset Avenue and El Nido Avenue into Benefit Zone 66.

Benefit Zone 67: The landscape improvements include those shown on the plans and specifications for Parcel Map 31832. These permanent improvements include the medians within Oleander Avenue and along the south boundary of Benefit Zone 67 and the medians within Indian Street and along the west boundary of Benefit Zone 67.

Benefit Zone 68: The landscape improvements include those shown on the plans and specifications for Parcel Map 31743. These permanent improvements include the parkway adjacent to Parcel C, Parcel Map 31473. These landscape improvements are further identified as follows:

- Wilson Street along the west boundary of Parcel C, Parcel Map 31743.
- Placentia Avenue along the south boundary of Parcel C, Parcel Map 31743 and the south boundary of Benefit Zone 68.

Benefit Zone 69: The landscape improvements include those shown on the plans and specifications for Tract 32769. These permanent improvements are further identified as follows:

- "B" Street along the east boundary of Benefit Zone 69.
- Open Space Lot, Tract 32769.

Benefit Zone 70: The landscape improvements include those shown on the plans and specifications for Tract 32707 and Tract 32708. These permanent improvements include the medians, parkways and open space areas within and bordering Tracts 32707 and 32708. These improvements are further identified as follows:

- Medians and easterly parkways along Evans Road, extending from Oleander Avenue to the southwest corner of Tract 32708.
- Center Street/Lake Perris Boulevard westerly parkway from the northeast corner of Tract 32707 to the southeast corner of Tract 32708.

- Lot 24, remnant parcel, Tract 32707.
- Lot 138, open space, Tract 32707.
- Lots O and P, Tract 32708.
- Medians and entrances into Marbella Gate, Anira Court and Belsarra Gate from Evans Road.

Benefit Zone 71: The landscape improvements include those shown on the plans and specifications for Tract 30780. These improvements consist of two categories, park improvements and public street landscaping

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent medians, entrances, parkways and easements, bordering and within Tract Map 30780, further identified as follows:

- Rider Street.
- El Nido Avenue.
- Walnut Avenue.
- Lot A, Tract Map 30780.

Benefit Zone 72: The landscape improvements include those shown on the plans and specifications for Tract 32249. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent parkways and easements, bordering and within Tract Map 32249, further identified as follows:



- Rider Street, including entrances into Benefit Zone 72 from Avalon Parkway and Sherman Road.
- Walnut Avenue, including the entrance into Benefit Zone 72 from Sherman Road.
- Sherman Road, including entrances into Caltha and Arousa Ways.

Benefit Zone 73: The landscape improvements include those shown on the plans and specifications for Tract 31660. These improvements consist of two categories, a 7.4-acre park at the northeast corner of Evans Road and Citrus Avenue and public street landscaping.

The public street landscaping includes the permanent medians, entrances, parkways and easements, bordering and within Tract 31660, as follows:

- Evans Road, including median.
- Citrus Avenue.
- Entrances into Benefit Zone 73 from Citrus Avenue, El Nido Avenue and Sunset Drive.

Benefit Zone 74: The landscape improvements include those shown on the plans and specifications for Tract 32428. The public street landscaping includes the permanent the medians and parkways, as follows:

- Water Avenue, along the north boundary of Benefit Zone 74.
- Murrieta Road, along the east boundary of Benefit Zone 74.
- Orange Avenue, along the south boundary of Benefit Zone 74.
- Entrances on Water Avenue, Murrieta Road and Orange Avenue into Benefit Zone 74.

Benefit Zone 75: The landscape and park improvements include those shown on the plans and specifications for Tract 31926. These permanent improvements are located within the medians, public parkways and open space areas within Benefit Zone 75.

These improvements are further identified as follows:

- Ethanac Road, along the south boundary of Benefit Zone 75.
- Goetz Road, along the east boundary of Benefit Zone 75.
- Lots 84, 85 and 86, Tract 31926.
- Lot 136, Tract 31926-1.
- Lot 120, Tract 31926-2.



- Parcel 1, Tentative Map 31925 (Goetz Park).
- Entrances on Goetz and Ethanac Roads into Benefit Zone 75.

Benefit Zone 76: The landscape improvements include those shown on the plans and specifications for DPR 04-0314. These permanent improvements are located within the public median and parkway on Nuevo Road, parallel to and along the south boundary of Benefit Zone 76.

Benefit Zone 78: The landscape improvements include those shown on the plans and specifications for Tract 31651. These permanent improvements are located within the public parkway on Nuevo Road, along the most northerly boundary of Benefit Zone 78. The proper maintenance of the landscaping along Wilson Avenue is the responsibility of the property owner.

Benefit Zone 79: The landscape improvements include those shown on the plans and specifications for Tract 31240. These permanent improvements are located within the public parkways and easements within Benefit Zone 79.

The location of these improvements is further identified as follows:

- Wilson Avenue, along the west boundary of Benefit Zone 79.
- Dale Street, along the south boundary of Benefit Zone 79.
- Murrieta Road, along the east boundary of Benefit Zone 79.
- Murrieta Road, along the west boundary of Lots L and 115, Tract 31240-1, extending approximately 470 feet south of the Metz Channel to Dale Street.
- Storm drain easements identified on Lots 34 and 50, Tract 31240 and Lots 12, 31 and 94, Tract 31240-1.
- Entrances on Wilson Avenue, Dale Street and Murrieta Road into Benefit Zone 79.

Benefit Zone 80: The landscape improvements include those shown on the plans and specifications for Parcel Map 33266. These permanent improvements are located within the public medians that are further identified as follows:

- Medians within Ethanac Road extending westerly from Interstate 215 to Green Valley Parkway.
- Medians within Case Road extending northerly from Ethanac Road to approximately the northeast corner of Parcel Map 33266.

Benefit Zone 81: The landscape improvements include those shown on the plans and specifications for Parcel Map 34082. These permanent improvements are located

within the public parkways, medians, entrances and easements that are further identified as follows:

- Trumble Road, along the east boundary of Benefit Zone 81
  - Right-of-way (width = 5.5 feet)
  - Easement parallel and adjacent to the right-of-way (width = 25 feet)
  - Entry monument at Illinois Avenue
- Illinois Avenue, within Benefit Zone 81
  - Right-of-way (width = 5.5 feet)
  - Easement parallel and adjacent to the right-of-way (width varies 10 to 30 feet)
  - Median
  - Parcels C and D, Parcel Map 34082

Benefit Zone 82: The landscape improvements include those shown on the plans and specifications for Parcel Map 33759. These permanent improvements are located within the Webster Avenue median that is parallel to and along the east boundary of Benefit Zone 82.

Benefit Zone 83: The landscape improvements include those shown on the plans and specifications for Tract 34073. These permanent improvements are located within the public parkways and open space areas within Benefit Zone 83. The improvements are further identified as Lot A, Tract 34073, and the Osage Road parkway along the south boundary of Benefit Zone 83.

Benefit Zone 84: The landscape improvements include those shown on the plans and specifications for DPR 04-0464. These permanent improvements are located within the Perris Boulevard median that is parallel to and along the west boundary of Benefit Zone 84.

Benefit Zone 85: The landscape improvements include those shown on the plans and specifications for DPR 06-0450. These permanent improvements are located within the public parkways and medians parallel to the north (Harley Knox Boulevard) and east (Indian Avenue) boundary lines of DPR 06-0450.

With the annexation of Benefit Zone 85, the Indian Avenue parkways and medians were extended further south to Nance Street. Both benefit zones have equal frontage on Indian Avenue. Accordingly, Benefit Zones 85 and 89 share equally in the cost of maintaining the Indian Avenue parkway and median.

Benefit Zone 86: The landscape improvements include those shown on the plans and specifications for CUP 06-0158. These permanent improvements are located within the medians parallel to the north (Ellis Avenue) boundary line of CUP 06-0158.

Benefit Zone 87: The landscape improvements include those shown on the plans and specifications for Parcel Map 35676. These permanent improvements are located within the medians parallel to the east (Perris Boulevard) and west (Indian Avenue) boundary lines of Parcel Map 35676.

Benefit Zone 88: The landscape improvements include those shown on the plans and specifications for Tract 33549. These permanent improvements are located within the public right-of-way adjacent to Tract 33549, as follows:

- Perris Boulevard median leading into Benefit Zone 88 and parallel to the west boundary line of Benefit Zone 88.
- Perris Boulevard parkway adjacent to the west boundary line of Benefit Zone 88.
- Ramona Drive parkway adjacent to the east boundary line of Benefit Zone 88.
- Parkway adjacent to the AT & SF Railroad and along the southwesterly boundary line of Benefit Zone 88.

It is noted that maintenance of the private landscaping and improvements located within Tract 33549 will be the responsibility of the Homeowners Association and not Landscape Maintenance District No. 1.

Benefit Zone 89: The landscape improvements include those shown on the plans and specifications for DPR 06-0450 (Benefit Zone 85) and CUP 09-01-008 (Benefit Zone 89). These permanent improvements are located within the public parkways and medians within Indian Avenue and Nance Street.

The public parkways and median within Indian Avenue extend between Harley Knox Boulevard and Nance Street. The public parkways in Nance Street are parallel to the south boundary line of CUP 09-01-008 and extend from Indian Avenue to approximately 145 feet west of the southwest corner of CUP 09-01-008.

Benefit Zone 85 was assessed for the maintenance of the same Indian Avenue parkway and median assessed herein to Benefit Zone 89. Basically, both benefit zones have equal frontage on Indian Avenue. Accordingly, Benefit Zones 85 and 89 share equally in the cost of maintaining the Indian Avenue parkway and median.

Benefit Zone 90: The landscape improvements include those shown on the plans and specifications for DPR 05-0192. These permanent improvements are located within the medians and public parkways parallel to the east (Perris Boulevard); and public parkways parallel to the north (Markham Street) and south (Perry Street) boundary lines of DPR 05-0192.

Benefit Zone 91: The landscape improvements include those shown on the plans and specifications for the Perris Valley Aquatic Center. These permanent improvements are located in the public medians in Trumble Road parallel to and along the west boundary of the Perris Valley Aquatic Center; and public parkways parallel to the west (Trumble Road) and north (Vista Road) boundary lines of the Perris Valley Aquatic Center.

Benefit Zone 92: The landscape improvements include those shown on the plans and specifications for DPR 07-0045. These permanent improvements are located within the public parkways within San Jacinto Avenue, 1<sup>st</sup> Street, and D Street.

These permanent improvements are located within the public parkways parallel to the north (San Jacinto Avenue), south (1<sup>st</sup> Street) and east (D Street) boundary lines of DPR 07-0045.

Benefit Zone 93: The landscape improvements include those shown on the plans and specifications for CUP 12-06-0012. These permanent improvements are located within the public parkways bordering “A” Street along the west boundary line of CUP 12-06-0012.

Benefit Zone 94: The landscape improvements include those shown on the plans and specifications for Parcel Map 33587. These permanent improvements are located in the public medians and parkways bordering Parcel Map 33587. The medians are parallel to the east (Perris Boulevard) and west (Indian Avenue) boundary lines of Parcel Map 33587; and the public parkways are parallel to the east (Perris Boulevard), west (Indian Avenue) and south (Markham Street) boundary lines of Parcel Map 33587. A portion of Benefit Zone 94 (Parcel 2, Parcel Map 33587) was reannexed under Benefit Zone 141.

Benefit Zone 95: The landscape improvements include those shown on the plans and specifications for DPR 12-07-0011. These permanent improvements are located in the public median and parkways within 4<sup>th</sup> Street parallel to the north boundary line of DPR 12-07-0011.

Benefit Zone 96: The landscape improvements include those shown on the plans and specifications for Parcel Map 36010. These permanent improvements are located in the public medians and parkways bordering Parcel Map 36010. The medians are located in Ramona Expressway and Indian Avenue and the parkways are along Ramona Expressway, Brennan Avenue, Markham Street and Indian Avenue.

Benefit Zone 97: The landscape improvements include those shown on the plans and specifications for Parcel Map 34131. These permanent improvements are located in the public medians in Perris Boulevard parallel to and along the east boundary of Parcel Map 34131; and public parkways parallel to the east (Perris Boulevard) and west (Barrett Avenue) boundary lines of Parcel Map 34131.

Benefit Zone 98: The landscape improvements include those shown on the plans and specifications for CUP 12-04-0015. These permanent improvements are located in the public median in Redlands Avenue parallel to and along the west boundary of CUP 12-04-0015; and public parkways parallel to the west (Redlands Avenue) and south (San Jacinto Avenue) boundary lines of CUP 12-04-0015.

These permanent improvements are located in the public median in Redlands Avenue and parkways within Redlands Avenue and San Jacinto Avenue parallel to the boundary line of CUP 12-04-0015.

Benefit Zone 99: The landscape improvements include those shown on the plans and specifications for Parcel Map 36576 (Benefit Zone 99) and Tract 31241 (Benefit Zone 52). These permanent improvements are located within the public parkways and median bordering Parcel Map 36576.

The public parkways are parallel to the north (Walnut Street) and east (Perris Boulevard) boundary lines of Parcel Map 36576. The median is within Perris Boulevard along the east boundary line of Parcel Map 36576.

Benefit Zone 52 was assessed for the maintenance of the same Perris Boulevard median assessed herein to Benefit Zone 99. Both benefit zones have equal frontage along the median on Perris Boulevard. Accordingly, Benefit Zones 52 and 99 share equally in the cost of maintaining this median.

Benefit Zone 100: The landscape improvements include those shown on the plans and specifications for DPR 12-03-0006. These permanent improvements are located within the public parkways and easements along the west ("F" Street) and south (4<sup>th</sup> Street) boundary lines of DPR 12-06-0006.

Benefit Zone 101: The landscape improvements include two categories of improvements. The first category is identified as a contribution towards Mercado Park, located directly east across D Street from Benefit Zone 101. The second category of improvements to be maintained includes the parkways within the right-of-way bordering D Street along the boundary line of Benefit Zone 101.

Benefit Zone 102: The landscape improvements include two categories of improvements. The first category is identified as a contribution towards Mercado Park, located directly east across D Street from Benefit Zone 102. The second category of improvements to be maintained includes the parkways within the right-of-way bordering D and 10<sup>th</sup> Streets along the boundary line of Benefit Zone 102.

Benefit Zone 103: The landscape improvements include those shown on the plans and specifications for the Southeast High School (Orange Vista). The permanent improvements are located within the parkways and easements bordering the school along Orange Avenue, Evans Road and Lemon Avenue; and, the Evans Road medians between Orange and Lemon Avenues. These medians are maintained under Benefit Zone 104 and the cost of maintenance is to be shared equally between Benefit Zone 103 and 104. In no case, shall Benefit Zone 103 be assessed after the 2021/2022 Fiscal Year.

Benefit Zone 104: The landscape improvements include those shown on the plans and specifications for Tract 30850. These permanent improvements are located within the public parkways and easements further described as follows:

- Parkway frontages within Evans Road and Orange Avenue right-of-way.
- Medians within Evans Road and at the entrances to Cortina Gate, Citrus Avenue, and Lemon Avenue.
- Lot O, Tract 30850; Lots L, O, P and Q, Tract 30850-1; Lots H, J, K and L, Tract 30850-2; Lots L and M, Tract 30850-3; and, Lots M and N, Tract 30850-4.
- Slope easements within Lots 57 to 61 and 81 to 88, Tract 30850-2; Lots 5 to 10, Tract 30850-3; and, Lots 51 to 53, Tract 30850-4, and

- A 15-foot wide pedestrian path (11 feet paved with 2-foot shoulders) along the east boundary of Lot L, Tract 30850; Lot M, Tract 30850-1; Lot I, Tract 30850-2; Lot J, Tract 30850-3; and, Lot L, Tract 30850-4. A slurry seal, or asphaltic coating will be applied over pavement areas on an average interval of ten years.

It is noted that improvements located as follows are not to be maintained by Benefit Zone 104:

Lots L and N, Tract 30850; Lot M, Tract 30850-1; Lot I, Tract 30850-2; Lot J, Tract 30850-3; and, Lot L, Tract 30850-4 are to be maintained by the Riverside County Flood Control and Water Conservation District.

Lots M and P, Tract 30850; Lot N, Tract 30850-1; Lot K, Tract 30850-3; and, Lot K, Tract 30850-4 are to be maintained by the City of Perris Flood Control Maintenance District No. 1.

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 the City of Perris. It has been proposed that these facilities be located on Lots 38 and 63, Tract 30850-1; Lots 57, 58 and 59, Tract 30850-3; and, Lots 82, 83 and 84, Tract 30850-4.

Benefit Zone 105: The landscape improvements include those shown on the plans and specifications for DPR 12-05-0013. These permanent improvements are located within the public parkways and easements bordering Jarvis Street and Ruby Drive extending north to the Metz Storm Drain Channel, including the pedestrian bridge crossing the Channel.

Benefit Zone 106: The landscape improvements include those shown on the plans and specifications for CUP 13-02-0014. These permanent improvements are located within the median, parkways and easements along the periphery of CUP 13-02-0014. The median is located within 4<sup>th</sup> Street and the parkways and easements are located along 4<sup>th</sup> Street and Wilkerson Avenue within the exterior boundaries of CUP 13-02-0014.

Benefit Zone 107: The landscape improvements include those shown on the plans and specifications for Parcel 1, Parcel Map 36462. These permanent improvements are located within the Perris Boulevard, Rider Street and Indian Avenue medians along the boundary of Parcel 1, Parcel Map 36462. Additional improvements are located within the parkways located along Perris Boulevard, Rider Street and Indian Avenue along the exterior boundary of Parcel 1, Parcel Map 36462.

Benefit Zone 107 and Benefit Zone 108 share equally in the cost for the maintenance of the Indian Avenue parkway along the Metropolitan Water District easement that divides the benefit zones.

Benefit Zone 108: The landscape improvements include those shown on the plans and specifications for Parcel 2, Parcel Map 36462. These permanent improvements are located within the Indian Avenue medians along the boundary of Parcel 2, Parcel Map 36462. Additional improvements are located within the parkways along Indian Avenue and Morgan Street, including the public utility easement located at the corner of Indian Avenue and Morgan Street and extending easterly along Morgan Street located along the exterior boundary of Parcel 2, Parcel Map 36462.



Benefit Zone 107 and Benefit Zone 108 share equally in the cost for the maintenance of the Indian Avenue parkway along the Metropolitan Water District easement that divides the benefit zones.

Benefit Zone 109: The landscape improvements include those shown on the plans and specifications for CUP 13-07-0010. These permanent improvements located within the public parkways along Watson Road bordering CUP 13-07-0010.

Benefit Zone 110: Superseded by Benefit Zone 125.

Benefit Zone 111: The landscape improvements include those shown on the plans and specifications for Benefit Zone 111. These permanent improvements are located within the public medians in 4<sup>th</sup> Street and the parkways and easements along 3<sup>rd</sup> and 4<sup>th</sup> Streets bordering Benefit Zone 111.

Benefit Zone 112: The landscape improvements include those shown on the plans and specifications for Benefit Zone 112. These permanent improvements are located within the public medians in 4<sup>th</sup> Street and the parkways and easements along 3<sup>rd</sup> Street, Park Avenue and 4<sup>th</sup> Streets bordering Benefit Zone 112.

Benefit Zone 113: The landscape improvements include those shown on the plans and specifications for Parcel Map 36540. These permanent improvements are located within the public medians in Redlands Avenue and the parkways are located along Nance Street, Redlands Avenue and Markham Street bordering Parcel Map 36540.

Benefit Zone 114: The landscape improvements include those shown on the plans and specifications for the Clearwater Elementary School. These permanent improvements are located within the public medians in Nuevo Road and the parkways and easements along Nuevo and Murrieta Roads bordering Clearwater Elementary School.

Benefit Zone 115: The landscape improvements include those shown on the plans and specifications for DPR 14-00099. These permanent improvements are located within the public medians in Perris Boulevard and the parkways along Perris Boulevard bordering DPR 14-00099.

Benefit Zone 116: The landscape improvements include those shown on the plans and specifications for DPR 07-09-0018. These permanent improvements are located within the public medians in Harley Knox Boulevard and the parkways along Nance Street and Harley Knox Boulevard bordering DPR 07-09-0018.

Benefit Zone 117: The landscape improvements include those shown on the plans and specifications for CUP 14-09-0001. These permanent improvements are located in public rights-of-way and easements as follows:

- Nuevo Road medians parallel to northeast boundary of Benefit Zone 117.
- Future improvements to the slope north of the 8-foot wide concrete channel along the northeast boundary of Benefit Zone 117.

- Future improvements to the southeast corner of Nuevo Road and Old Nuevo Road and entrance to CUP 14-09-0001.

Landscaping plans and specifications for the slope and entrance to be maintained under Benefit Zone 117 are not required at this time and will be prepared in the future.

Benefit Zone 118: The landscape improvements include those shown on the plans and specifications for CUP 15-05056. These permanent improvements are located within the 4<sup>th</sup> Street parkways bordering CUP 15-05056.

Benefit Zone 119: The landscape improvements include those shown on the future plans and specifications for Lot 1, Parcel Map 37043. These permanent improvements are located within the Perris Boulevard medians and parkways bordering Lot 1, Parcel Map 37043.

Landscaping plans and specifications for the parkway improvements to be maintained under Benefit Zone 119 are not required at this time and will be prepared in the future.

Benefit Zone 120: The landscape improvements include those shown on the plans and specifications for Lot 2, Parcel Map 37043. These permanent improvements are located within the Ramona Expressway medians and parkways bordering Lot 2, Parcel Map 37043.

Benefit Zone 121: The landscape improvements include those shown on the plans and specifications for DPR 05-0477. These permanent improvements are located within the medians and parkways bordering DPR 05-0477. The medians are located in Redlands Avenue and Markham Street and the parkways are located along Perry Street, Redlands Avenue and Markham Street.

Benefit Zone 122: The landscape improvements include those shown on the plans and specifications for Parcel Map 36726. These permanent improvements are located within the Nance Street and Markham Street parkways bordering Parcel Map 36726.

Benefit Zone 123: The landscape improvements include those shown on the plans and specifications for DPR 06-0140. These permanent improvements are located on the Western Way parkways located parallel to Benefit Zone 123.

Benefit Zone 124: The landscape improvements include those shown on the plans and specifications for Parcel Map 36266. These permanent improvements are located within the San Jacinto Avenue parkways and medians parallel to Benefit Zone 124.

Benefit Zone 125: The landscape improvements include those shown on the plans and specifications for Parcel Map 36469. These permanent improvements are located within the public medians and parkways along Redlands Avenue bordering Parcel Map 36469. Additional improvements to be maintained under Benefit Zone 125 includes approximately 3,275 lineal feet of concrete swale infiltration trench, landscaping and inlets within the 10-foot wide easement located adjacent to the Riverside County Flood Control and Conservation District easement along and parallel to the east boundary of Benefit Zone 125.



It is noted that the maintenance of all facilities located within the inside property-line is the responsibility of the property owner. It is also noted that maintenance of the Redlands Avenue median between Perry Street and the Ramona Expressway are not be maintained by or assessed to Benefit Zone 125.

**Benefit Zone 126:** The landscape improvements include those shown on the plans and specifications for Parcel 1, Parcel Map 36512 and Parcel 1, Parcel Map 36582. These permanent improvements are within the Webster Avenue parkways and the future landscaped Ramona Expressway medians located parallel to Benefit Zone 126.

**Benefit Zone 127:** The landscape improvements include those shown on the plans and specifications for Tracts 36988, 36989 and 37262. There are two categories of permanent 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 Green Valley Specific Plan (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.

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. Parkway adjacent to and entering Tracts 36988, 36989 and 37262 are to be fully improved.

The following 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

**Benefit Zone 128:** The landscape improvements include those shown on the plans and specifications for CUP 16-05237. These permanent improvements are within the Ramona Expressway median located parallel to Benefit Zone 128.

**Benefit Zone 129:** The landscape improvements include those shown on the plans and specifications for CUP 02-0061. These permanent improvements are located within the Perris Boulevard and Walnut Avenue parkways and easements located parallel to Benefit Zone 129.

**Benefit Zone 130:** The landscape improvements include those shown on the plans and specifications for Parcel Map 37055. These permanent improvements are within the following:

- Harley Knox Boulevard medians along Benefit Zones 130, between Interstate 215 and the Oleander Connector.
- Entry monuments and parkway located at the northeast and southeast corners of Harley Knox Boulevard and Western Way.
- Harley Knox Boulevard parkways adjacent to Benefit Zone 130, between Interstate 215 to the northeast corner of Assessor Parcel Number 294-210-014.
- Oleander Avenue parkways adjacent to Benefit Zone 130 and between the Oleander Connector and the southwest corner of Benefit Zone 130, and
- Slope area between the north boundary of Benefit Zone 130 and Harley Knox Boulevard.

Benefit Zone 131: The landscape improvements include those shown on the plans and specifications for Parcel Map 36678. These permanent improvements are within Patterson Avenue, Markham Street, Webster Avenue, and Washington Street parkways along the frontage of Benefit Zone 131.

Benefit Zone 132: The landscape improvements include those shown on the plans and specifications for CUP 16-05189. These permanent improvements are within the following:

- North-half of San Jacinto Avenue medians adjacent to Benefit Zone 132, between La Bonita Avenue and the southeast corner of Assessor Parcel Number 311-210-012.
- San Jacinto Avenue parkways adjacent to Benefit Zone 132, between La Bonita Avenue and the southeast corner of Assessor Parcel Number 311-210-012.

Benefit Zone 133: The landscape improvements include those shown on the plans and specifications for DPR 06-0059. These permanent improvements are within the following:

- Harley Knox Boulevard medians, 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.

Benefit Zone 134: The landscape improvements include those shown on the plans and specifications for Parcel Map 37187. These permanent improvements 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.

Benefit Zone 135: The landscape improvements include those shown on the plans and specifications for DPR 16-00015. These permanent improvements are located within the Indian Avenue medians and parkways and the Markham Street parkways along the frontage of Benefit Zone 135.

Benefit Zone 136: The landscape improvements include those shown on the plans and specifications for CUP 16-05168. In general, there are four categories of permanent improvements to be maintained.

- Category 1 improvements consist of the Ethanac and Trumble Road parkways located within the public-right-of-way and along the frontage of Benefit Zone 136.

- Category 2 improvements consist of the future Encanto Drive parkways and Ethanac and Trumble Road landscaped medians located within the public-right-of-way and along the frontage of Benefit Zone 136.
- Category 3 improvements consist of Basin N and the WQMP Bio-Swale, both located within the Ethanac Road and Trumble Road public right-of-way and behind the property line. Annual maintenance of the Category 3 improvements is the responsibility of the property owner. Due to the nature and location of these facilities, if not maintained to standard, an assessment for maintenance is provided for under Benefit Zone 136.
- Category 4 improvements consist of additional landscaping behind the property line adjacent to the Category 1, 2 and 3 improvements. Annual maintenance of the Category 4 improvements is the responsibility of the property owner. Due to the nature and location of these facilities, if not maintained to standard, an assessment for maintenance is provided for under Benefit Zone 136.

Benefit Zone 137: The landscape improvements include those shown on the plans and specifications for Parcel Map 35268. These permanent improvements are located within the Redlands Avenue medians and parkways along the frontage of Benefit Zone 137.

Benefit Zone 138: The landscape improvements include those shown on the plans and specifications for DPR 06-0635. These permanent improvements are located within the Rider Avenue medians and parkways along the frontage of Benefit Zone 138.

Benefit Zone 139: The landscape improvements include those shown on the plans and specifications for Parcel Map 35762. These permanent improvements are located within the Case Road medians and parkways along the frontage of Benefit Zone 139.

Benefit Zone 140: The landscape improvements include those on the plans and specifications for CUP 98-0005. The improvements include the landscaping, irrigation, and appurtenances within Morgan Street and Redlands Avenue parkways along the frontage of Benefit Zone 140.

Benefit Zone 141: The landscape improvements include those on the plans and specifications for PM 33587. There are two categories of permanent improvements to be maintained.

- The first category of improvements to be maintained are located within the Indian Avenue and Perris Boulevard medians previously assessed to Benefit Zone 141 under Benefit Zone 94.
- The second category of improvements to be maintained are located within the Markham Street parkways along the frontage of Benefit Zone 141.

Benefit Zone 142: The landscape improvements include those on the plans and specifications for DPR 16-00013. There are two categories of improvements to be maintained for DPR 16-00013.

- The first category of improvements includes the landscaping, irrigation, and appurtenances within the Perry Street and Redlands Avenue parkways along the frontage of Benefit Zone 142.
- The second category of improvements includes the landscaping, irrigation, and appurtenances within the Redlands Avenue medians along the frontage of Benefit Zone 142.

Benefit Zone 143: The landscape improvements include those on the plans and specifications for the Northwest Corner of Perris Boulevard and Ramona Expressway. There are two categories of improvements to be maintained for this zone.

- The first category of improvements includes the landscaping, irrigation, and appurtenances within parkways along the frontage of the northwest corner of Perris Boulevard and Ramona Expressway.
- The Second category of improvements includes the landscaping, irrigation, and appurtenances installed within Perris Boulevard and Ramona Expressway medians that provide ingress and egress along the frontage of Benefit Zone 143.

These improvements were previously designated to be maintained under Benefit Zone 33. Benefit Zone 143 supersedes and replaces Benefit Zone 33.

Benefit Zone 144: The landscape improvements include those on the plans and specifications for PR 17-05194. There are two categories of improvements to be maintained for PR 17-05194.

- The first category of improvements includes the landscaping, irrigation, and appurtenances within Harley Knox Boulevard parkways along the frontage of Benefit Zone 144.
- The second category includes the landscaping, irrigation, and appurtenances to be installed within the Harley Knox Boulevard medians to be constructed along the frontage of Benefit Zone 144.

Benefit Zone 145: The landscape improvements include those on the plans and specifications for PM 37304. The improvements to be maintained include the landscaping, irrigation, and appurtenances along the frontage of Benefit Zone 145 which are as follows:

- Medians and parkways within Perris Boulevard, and
- Parkways within Markham Street and Perry Street.

Benefit Zone 146: The landscape improvements include those on the plans and specifications for PM 37343. The landscape improvements to be maintained include the landscaping, irrigation, and appurtenances which include the parkways within Markham Street and Patterson Street along the frontage of Benefit Zone 146.

Benefit Zone 148: The landscape improvements include those on the plans and specifications for TR 32497. The improvements to be maintained include the landscaping, irrigation, and appurtenances which include the parkways within the public right-of-way of

Orange Avenue and Medical Center Drive along the frontage of Benefit Zone 148 and the detention basin shown as lot 131 of Tract Map 32497.

Landscape, irrigation, hardscape, and appurtenances with the common areas of TR 32497 boundaries not in the City right-of-way are the responsibility of the Homeowners Association and are not the responsibility of the City of Perris.

**Benefit Zone 149:** The landscape improvements include those on the plans and specifications for PM 36770. There are two categories of improvements to be maintained.

- The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Harley Knox Boulevard, Redlands Avenue, and Nance Street parkways along the frontage of Benefit Zone 149.
- The Second category of improvements to be maintained included the landscaping, irrigation, and appurtenances within the Harley Knox Boulevard and Redlands Avenue medians along the frontage of Benefit Zone 149.

**Benefit Zone 150:** The landscape improvements include those on the plans and specifications for PM 37278. The improvements to be maintained include the landscaping, irrigation, and appurtenances along the frontage of Benefit Zone 150 as follows:

- Medians and parkways within Perris Boulevard, and
- Medians and parkways within Harley Knox Boulevard

**Park Areas (PK):**

Several of the Benefit Zones listed above contribute towards the parks and trails within the Landscape Maintenance District. The following table shows the parks and trails within the City that receive funding from multiple Benefit Zones.

PK	Park	Benefit Zone
4	Frank Eaton Park	35, 38, 42, 57, 60, 63, 64, 71, 72
12/19	Linear Park	35, 42, 57, 60, 63, 64, 71, 72
13	Paws Park	35, 42, 57, 60, 63, 64, 71, 72
14	Liberty Park	35, 42, 57, 60, 63, 64, 71, 72
16	Morgan Park	35, 42, 57, 60, 63, 64, 71, 72
18	May Ranch Park	24, 35, 42, 57, 60, 63, 64, 71, 72
21	Perris Valley Trail	60, 63, 71, 72, 104, 125

**IT IS NOTED THAT ALL WALL MAINTENANCE FOR ANY BENEFIT ZONE IS LIMITED TO GRAFFITI REMOVAL.**

### III. ESTIMATED COSTS OF IMPROVEMENTS

#### FISCAL YEAR 2020/21 COST ESTIMATE LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS

Landscape Benefit Zone	Projected FY 2019/20 Balance	FY 2020/21 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2020/21 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2020/21 Surplus/(Deficit)
001A	\$56,540.00	\$13,051.36	\$69,591.36	\$6,126.00	\$1,393.72	\$7,519.72	\$3,759.86	\$58,311.78	\$0.00
001B	24,661.89	13,484.96	38,146.85	5,500.00	1,251.30	6,751.30	3,375.65	28,019.90	0.00
2	25,822.37	8,368.48	34,190.85	5,300.00	1,205.80	6,505.80	3,252.90	24,432.15	0.00
3	4,729.51	2,000.16	6,729.67	2,818.00	641.12	3,459.12	1,729.56	1,540.99	0.00
4	-6,501.65	0.00	-6,501.65	5,500.00	1,251.30	6,751.30	3,375.65	0.00	-16,628.60
5	192,246.61	68,789.28	261,035.89	17,200.00	3,913.15	21,113.15	10,556.58	229,366.16	0.00
8	42,317.22	7,818.58	50,135.80	4,068.33	925.58	4,993.91	2,496.96	42,644.93	0.00
9	-18,945.96	19,047.82	101.86	27,200.00	6,188.24	33,388.24	16,694.12	0.00	-49,980.50
11	43,518.78	15,590.88	59,109.66	7,066.05	1,607.59	8,673.64	4,336.82	46,099.20	0.00
12	38,528.78	13,462.62	51,991.40	3,586.28	815.91	4,402.19	2,201.10	45,388.11	0.00
13	16,657.55	7,042.20	23,699.75	7,230.00	1,644.89	8,874.89	4,437.45	10,387.41	0.00
14	1,535.00	9,705.60	11,240.60	7,251.00	1,649.67	8,900.67	4,450.34	0.00	-2,110.41
15	5,577.84	14,456.96	20,034.80	14,794.45	3,365.87	18,160.32	9,080.16	0.00	-7,205.68
16	35,590.80	6,478.00	42,068.80	7,148.52	1,626.35	8,774.87	4,387.44	28,906.49	0.00
17	1,544.00	2,350.14	3,894.14	5,043.00	1,147.33	6,190.33	3,095.17	0.00	-5,391.36
18	50,022.58	3,617.60	53,640.18	4,593.00	1,044.95	5,637.95	2,818.98	45,183.25	0.00
19	32,465.45	6,996.24	39,461.69	6,559.00	1,492.23	8,051.23	4,025.62	27,384.84	0.00
20	39,934.84	5,899.12	45,833.96	3,465.59	788.45	4,254.04	2,127.02	39,452.90	0.00
21	34,210.22	17,609.58	51,819.80	8,620.54	1,961.25	10,581.79	5,290.90	35,947.11	0.00
22	9,785.70	7,672.00	17,457.70	9,156.25	2,083.13	11,239.38	5,619.69	598.63	0.00

Landscape Benefit Zone	Projected FY 2019/20 Balance	FY 2020/21 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2020/21 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2020/21 Surplus/(Deficit)
23	17,977.07	12,446.08	30,423.15	8,758.76	1,992.69	10,751.45	5,375.73	14,295.97	0.00
24	185,142.83	87,432.40	272,575.23	66,771.52	15,191.10	81,962.62	40,981.31	149,631.30	0.00
27	38,328.35	21,711.56	60,039.91	7,819.33	1,778.97	9,598.30	4,799.15	45,642.46	0.00
28	0.00	0.00	0.00	3,972.00	903.66	4,875.66	2,437.83	0.00	-7,313.49
35	68,648.28	22,327.48	90,975.76	13,883.46	3,158.61	17,042.07	8,521.04	65,412.65	0.00
36	11,509.32	38,777.90	50,287.22	24,357.57	5,541.56	29,899.13	14,949.57	5,438.52	0.00
37	8,707.32	7,768.52	16,475.84	5,978.70	1,360.21	7,338.91	3,669.46	5,467.47	0.00
39	34,735.00	11,458.08	46,193.08	8,760.84	1,993.17	10,754.01	5,377.01	30,062.06	0.00
40	16,471.19	7,406.00	23,877.19	4,265.66	970.47	5,236.13	2,618.07	16,022.99	0.00
42	185,116.39	37,434.04	222,550.43	15,228.76	3,464.68	18,693.44	9,346.72	194,510.27	0.00
49	60,153.08	10,558.90	70,711.98	6,611.48	1,504.17	8,115.65	4,057.83	58,538.50	0.00
50	-27,356.00	36,333.95	8,977.95	28,871.60	6,568.54	35,440.14	17,720.07	0.00	-44,182.26
51	48,231.13	9,191.72	57,422.85	12,941.38	2,944.28	15,885.66	7,942.83	33,594.36	0.00
52	284,178.25	52,840.00	337,018.25	36,898.26	8,394.68	45,292.94	22,646.47	269,078.84	0.00
53	345,128.99	303,454.11	648,583.10	232,619.57	52,922.99	285,542.56	142,771.28	220,269.26	0.00
54	52,299.11	14,425.10	66,724.21	9,447.80	2,149.46	11,597.26	5,798.63	49,328.32	0.00
56	35,985.85	11,705.90	47,691.75	7,511.67	1,708.97	9,220.64	4,610.32	33,860.79	0.00
57	-18,636.74	27,403.18	8,766.44	17,470.42	3,974.67	21,445.09	10,722.55	0.00	-23,401.20
59	320,081.59	38,540.88	358,622.47	25,642.79	5,833.96	31,476.75	15,738.38	311,407.34	0.00
60	140,544.84	47,002.80	187,547.64	38,626.38	8,787.84	47,414.22	23,707.11	116,426.31	0.00



Landscape Benefit Zone	Projected FY 2019/20 Balance	FY 2020/21 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2020/21 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2020/21 Surplus/(Deficit)
63	-35,235.22	37,578.34	2,343.12	21,314.58	4,849.25	26,163.83	13,081.92	0.00	-36,902.63
65	4,558.05	2,985.68	7,543.73	3,852.00	876.36	4,728.36	2,364.18	451.19	0.00
66	18,081.68	8,066.24	26,147.92	5,235.23	1,191.06	6,426.29	3,213.15	16,508.48	0.00
67	21,716.00	10,858.95	32,574.95	4,202.87	956.19	5,159.06	2,579.53	24,836.36	0.00
70	26,942.66	41,923.00	68,865.66	31,590.16	7,187.04	38,777.20	19,388.60	10,699.86	0.00
71	-58,134.47	23,367.83	-34,766.64	20,613.63	4,689.78	25,303.41	12,651.71	0.00	-72,721.76
72	10,785.56	34,651.80	45,437.36	18,610.91	4,234.14	22,845.05	11,422.53	11,169.78	0.00
73	64,913.54	11,667.10	76,580.64	9,435.49	2,146.66	11,582.15	5,791.08	59,207.41	0.00
74	18,263.33	13,346.25	31,609.58	11,649.80	2,650.43	14,300.23	7,150.12	10,159.23	0.00
75	155,587.29	94,994.60	250,581.89	55,207.79	12,560.26	67,768.05	33,884.03	148,929.81	0.00
76	8,901.40	3,372.06	12,273.46	3,515.06	799.71	4,314.77	2,157.39	5,801.30	0.00
80	29,217.00	12,739.04	41,956.04	7,988.24	1,817.39	9,805.63	4,902.82	27,247.59	0.00
81	-28,450.00	10,711.76	-17,738.24	12,413.00	2,824.07	15,237.07	7,618.54	0.00	-40,593.85
84	-850.00	9,876.68	9,026.68	4,225.30	961.29	5,186.59	2,593.30	1,246.79	0.00
85	25,386.08	5,799.44	31,185.52	3,921.50	892.18	4,813.68	2,406.84	23,965.00	0.00
86	285,945.10	7,555.50	293,500.60	17,512.33	3,984.21	21,496.54	10,748.27	261,255.79	0.00
87	90,769.62	14,971.25	105,740.87	7,020.30	1,597.18	8,617.48	4,308.74	92,814.65	0.00
89	5,885.21	1,240.41	7,125.62	3,600.97	819.25	4,420.22	2,210.11	495.29	0.00
90	74,697.62	17,409.60	92,107.22	7,036.17	1,600.79	8,636.96	4,318.48	79,151.78	0.00
91	24,349.51	8,362.27	32,711.78	7,833.09	1,782.10	9,615.19	4,807.60	18,288.99	0.00

Landscape Benefit Zone	Projected FY 2019/20 Balance	FY 2020/21 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2020/21 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2020/21 Surplus/(Deficit)
92	18,166.54	5,567.51	23,734.05	5,543.00	1,261.08	6,804.08	3,402.04	13,527.93	0.00
93	3,892.25	1,116.76	5,009.01	4,105.63	934.07	5,039.70	2,519.85	0.00	-2,550.54
94	68,083.65	42,987.21	111,070.86	36,624.01	8,332.28	44,956.29	22,478.15	43,636.42	0.00
95	7,157.65	1,818.66	8,976.31	5,056.00	1,150.28	6,206.28	3,103.14	0.00	-333.11
96	78,255.14	48,086.41	126,341.55	53,266.00	12,118.48	65,384.48	32,692.24	28,264.83	0.00
97	74,003.58	35,307.44	109,311.02	33,152.44	7,542.47	40,694.91	20,347.46	48,268.65	0.00
98	27,165.81	10,462.52	37,628.33	9,400.00	2,138.58	11,538.58	5,769.29	20,320.46	0.00
99	31,616.91	7,811.73	39,428.64	7,211.33	1,640.64	8,851.97	4,425.99	26,150.68	0.00
100	3,659.00	2,811.39	6,470.39	3,526.00	802.20	4,328.20	2,164.10	0.00	-21.91
101	34,452.20	3,918.60	38,370.80	3,068.00	698.00	3,766.00	1,883.00	32,721.80	0.00
102	15,707.33	2,612.40	18,319.73	4,467.00	1,016.28	5,483.28	2,741.64	10,094.81	0.00
103	5,296.31	2,652.87	7,949.18	1,700.00	386.76	2,086.76	1,043.38	4,819.04	0.00
104	293,084.00	153,521.92	446,605.92	52,655.00	11,979.47	64,634.47	32,317.24	349,654.21	0.00
105	65,395.36	11,165.92	76,561.28	22,800.81	5,187.38	27,988.19	13,994.09	34,579.00	0.00
106	9,082.67	1,500.00	10,582.67	4,674.17	1,063.42	5,737.59	2,868.80	1,976.28	0.00
107	67,909.24	31,214.56	99,123.80	25,089.57	5,708.10	30,797.67	15,398.84	52,927.29	0.00
108	19,795.73	12,492.38	32,288.11	15,800.00	3,594.64	19,394.64	9,697.32	3,196.15	0.00
109	4,416.00	2,208.07	6,624.07	2,652.00	603.35	3,255.35	1,627.68	1,741.04	0.00
113	23,352.00	13,919.55	37,271.55	15,650.00	3,560.51	19,210.51	9,605.26	8,455.78	0.00
115	16,136.88	5,568.44	21,705.32	5,947.75	1,353.17	7,300.92	3,650.46	10,753.94	0.00

Landscape Benefit Zone	Projected FY 2019/20 Balance	FY 2020/21 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2020/21 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2020/21 Surplus/(Deficit)
116	24,682.65	10,682.65	35,365.30	11,907.86	2,709.14	14,617.00	7,308.50	13,439.79	0.00
118	2,282.88	1,141.44	3,424.32	4,267.00	970.78	5,237.78	2,618.89	0.00	-4,432.35
119	924.60	5,191.21	6,115.81	5,400.00	1,228.55	6,628.55	3,314.28	0.00	-3,827.02
120	1,887.96	2,953.74	4,841.70	3,837.00	872.95	4,709.95	2,354.98	0.00	-2,223.23
121	15,987.00	29,725.50	45,712.50	9,867.50	2,244.94	12,112.44	6,056.22	27,543.85	0.00
122	34,227.52	23,227.21	57,454.73	11,613.61	2,642.20	14,255.81	7,127.90	36,071.03	0.00
123	7,852.65	4,976.49	12,829.14	4,976.49	1,132.20	6,108.69	3,054.35	3,666.10	0.00
124	0.00	3,838.00	3,838.00	4,520.00	1,028.34	5,548.34	2,774.17	0.00	-4,484.51
125	145,903.65	54,422.94	200,326.59	48,874.98	11,119.49	59,994.47	29,997.24	110,334.88	0.00
126	24,500.00	23,013.81	47,513.81	8,864.43	2,016.74	10,881.17	5,440.59	31,192.05	0.00
128	190.75	190.75	381.50	1,300.00	295.76	1,595.76	797.88	0.00	-2,012.14
129	15,383.74	15,383.74	30,767.48	11,537.78	2,624.95	14,162.73	7,081.37	9,523.38	0.00
130	34,682.28	34,682.28	69,364.56	19,500.00	4,436.42	23,936.42	11,968.21	33,459.93	0.00
131	0.00	32,000.00	32,000.00	5,555.00	1,263.81	6,818.81	3,409.41	21,771.78	0.00
132	0.00	1,084.46	1,084.46	2,318.00	527.37	2,845.37	1,422.69	0.00	-3,183.60
133	3,197.10	54,421.98	57,619.08	38,600.00	8,781.84	47,381.84	23,690.92	0.00	-13,453.68
134	5,153.70	18,376.20	23,529.90	7,540.00	1,715.42	9,255.42	4,627.71	9,646.77	0.00
135	8,626.20	8,626.20	17,252.40	6,415.95	1,459.68	7,875.63	3,937.82	5,438.95	0.00
136	0.00	7,999.99	7,999.99	9,699.00	2,206.61	11,905.61	5,952.81	0.00	-9,858.43
139	670.41	6,564.97	7,235.38	6,900.00	1,569.81	8,469.81	4,234.91	0.00	-5,469.34

Landscape Benefit Zone	Projected FY 2019/20 Balance	FY 2020/21 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2020/21 Costs	Tax Roll Reserve	Pending Projects/ Replacement/ Special Reserve	Projected FY 2020/21 Surplus/(Deficit)
141	1,246.07	6,537.29	7,783.36	6,855.00	1,559.57	8,414.57	4,207.29	0.00	-4,838.50
142	0.00	17,329.29	17,329.29	6,855.00	1,559.57	8,414.57	4,207.29	4,707.43	0.00
144	229.65	1,273.76	1,503.41	3,899.00	887.06	4,786.06	2,393.03	0.00	-5,675.68
PK 4	70,133.23	34,956.34	105,089.57	42,561.00	9,683.00	52,244.00	26,122.00	26,723.57	0.00
PK12	133,615.10	59,059.97	192,675.07	59,091.02	13,443.72	72,534.74	36,267.37	83,872.96	0.00
PK13	85,261.80	40,277.09	125,538.89	40,298.28	9,168.21	49,466.49	24,733.25	51,339.15	0.00
PK 14	147,650.30	116,901.20	264,551.50	116,962.68	26,610.03	143,572.71	71,786.36	49,192.43	0.00
PK 16	195,780.04	156,901.60	352,681.64	156,984.12	35,715.26	192,699.38	96,349.69	63,632.57	0.00
PK 18	98,385.65	101,978.95	200,364.60	102,032.58	23,213.30	125,245.88	62,622.94	12,495.78	0.00
PK 19	28,865.65	22,450.21	51,315.86	22,462.03	5,110.30	27,572.33	13,786.17	9,957.36	0.00
PK 21	21,438.00	11,165.10	32,603.10	0.00	0.00	0.00	32,603.10	0.00	0.00
<b>Totals<sup>(1)</sup></b>	<b>\$5,156,204.17</b>	<b>\$2,717,216.69</b>	<b>\$7,873,420.86</b>	<b>\$2,085,326.42</b>	<b>\$474,430.03</b>	<b>\$2,559,756.45</b>	<b>\$1,312,481.58</b>	<b>\$4,369,978.62</b>	<b>-\$368,795.79</b>

<sup>(1)</sup> Totals may not foot due to rounding.

NOTE: Only Benefit Zones that have been assessed for this Fiscal Year or have fund balances are shown in this table.

Systems Management	FY 2020/21
Administration & Operations	\$447,613.00
Office of the City Clerk	1,150.00
Assessment Engineering	18,500.00
County Charges	7,167.00
<b>Total Systems Management</b>	<b>\$474,430.00</b>

## **IV. METHOD OF APPORTIONMENT**

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### **A. SPECIAL BENEFIT ANALYSIS**

The 1972 Act permits the formation of Districts to provide funding for the maintenance, repair and servicing of certain public landscaped improvements and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value.

As set forth below, only special benefits may be assessed, and the District must separate the general benefits from the special benefits:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The cost of any general benefit is to be contributed by the City and not assessed to the Benefit Zone. Additionally, pursuant to Article XIID, Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The annual assessments outlined in this Report are based on the estimated costs to provide the necessary service, operation, administration, and maintenance required each year to keep these improvements in a satisfactory condition.

The special benefits associated with landscaped improvements include, but are not limited to:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area. Increased appeal lowers vacancy rates, raises rental and sales rates, and attracts shoppers.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Increases livability through reduced stress and stress-related health concerns of residents and employees.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, reduced evaporation, soil degradation, storm water runoff, and flooding.
- Provides cleaner air with the filtration of pollutants, dust and debris.

Parcels within the District could not have been approved for development without a funding mechanism that provides for the maintenance of these improvements and facilities. The continued maintenance of landscaped improvements and facilities installed by developers was guaranteed through the establishment of a Benefit Zone. These facilities were constructed as a condition of subdivision and development. 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 distinct special benefit conferred only to the real property located in the Benefit Zones.

All the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within each Benefit Zone. To fairly apportion the costs based on benefit to each parcel, the formula used for calculating assessments in each Benefit Zone should therefore reflect the composition of the parcels and the improvements and services provided,

## **B. GENERAL BENEFIT ANALYSIS**

The landscaped improvements are located within and/or immediately adjacent to properties within the Benefit Zones. The improvements were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the respective Benefit Zones.

Landscaping in the medians along the major thoroughfares provides only incidental, negligible and non-quantifiable benefits to motorists traveling to, from or through the City. Operation and maintenance of the trails and greenways within the City provides only incidental, negligible and non-quantifiable benefits to pedestrians and cyclists traveling through the trails and greenbelts.

Any benefit received by properties outside of the Benefit Zones is inadvertent and unintentional. Therefore, any general benefits associated with the maintenance and servicing of the landscaped improvements are merely incidental, negligible, and non-quantifiable.

The improvements detailed in Section II herein confer special benefits that affect the assessed property in a way that is particular and distinct from the effects on other parcels and that real property in general and the public at large do not share.

## **C. ASSESSMENT METHODOLOGY**

The method of apportionment is based on Benefit Units (BU) assigned to the parcels within each Benefit Zone. Based on a parcel's share of the total BU within that Benefit Zone, the costs of that Benefit Zone are apportioned to the parcels within that Benefit Zone.

At the time the development is annexed into the District, the assigned Benefit Zone is identified as residential or non-residential. Parcels within a residential development are assigned one BU per single family home or condominium.

With the exception of Benefit Zone 23, parcels within a non-residential development are assigned one Benefit Unit per acre. Parcels within Benefit Zone 23 are assessed based upon the proration of each parcel's street frontage along the improvements maintained. Benefit Zones that consist of a single property owner or a single parcel may have the

benefit units combined at the time of annexation such that the entire zone consists of one (1) BU.

A parcel's non-residential acreage is to be reduced by the area(s) within the parcel that receives little or no benefit from the maintenance of the improvements funded by that Benefit Zone. Areas that do not benefit and are not to be assessed may include, but are not limited to: open space, green belts, lakes, and public-use easements and right of ways. Properties with highly restricted or no development potential and parcels that are typically not assigned an Assessor's parcel number, such as public streets, roadways or landscape easements are not to be assessed. Pending the recordation of final maps, BUs are assessed according to the number of single family homes or nonresidential acreage within the proposed development.

The assessment applied to each parcel within a Zone is based on the cost to provide the improvements minus any other revenues available. This amount represents the "Total Balance to Levy". The following formulas are used to calculate each parcel's assessment or "Parcel Levy Amount".

**Total Balance to Levy / Total BU in Zone = Levy per BU (rate)**

**Assessed Parcel BU x Levy per BU (rate) = Parcel Levy Amount**

The table in Section V of this report includes the number of benefit units for each of the Benefit Zones.

#### **D. ASSESSMENT RANGE FORMULA**

For Benefit Zones 25 through 150 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 2020/2021, the ENR increase is 1.8%.

Benefit Zones 1 through 24 were established with no annual assessment escalation clause. Assessments for these Benefit Zones cannot be increase without the procedures and approval process of Proposition 218.

For the current maximum annual assessment and the levy assessed for the fiscal year commencing July 1, 2020 to June 30, 2021, reference is made to the Assessment Roll included herein as Exhibit B.



## V. ASSESSMENT ROLL

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The assessments to be levied are based on the estimated cost to maintain the improvements provided by the District and associated with each of the Benefit Zones therein. The various improvements within each Zone of the District and the costs of those improvements are identified and budgeted separately, including expenditures, deficits, surpluses, revenues, and reserves. Each parcel within a Zone is assessed proportionately for only those improvements provided in that Zone and for which the parcel receives benefit.

The benefit provided is the necessary maintenance and servicing of public landscaping improvements within each Benefit Zone. These improvements include, but are not limited to, turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting and other lighting structures, drainage systems, masonry walls (graffiti removal only), entryway monuments, and associated appurtenances. The assessments provide funds for the operation, administration and maintenance required to keep the above-mentioned improvements in a healthy and vigorous condition.

The proposed assessment for Fiscal Year 2020/21 may be less than or equal to the maximum assessment rate previously approved for each of the various Benefit Zones within the District. Any proposed assessment that exceeds the maximum assessment rate requires property owner ballot proceedings for the incremental assessment increase.

The number of Benefit Units, the Fiscal Year 2020/21 assessment per Benefit Unit and total, and the maximum assessment per Benefit Unit and total, by Benefit Zone, are listed on the following page.

For the specific assessment on each parcel, reference is made to the Assessment Roll in Exhibit B.

**FISCAL YEAR 2020/21 ASSESSMENT ROLL (BY BENEFIT ZONE)  
LANDSCAPING MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS**

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment
001A	301.00	\$43.36	\$13,051.36	\$43.36	\$13,051.36	\$0.00	\$0.00	\$0.00	\$0.00	\$13,051.36
001B	311.00	43.36	13,484.96	43.36	13,484.96	0.00	0.00	0.00	0.00	13,484.96
2	193.00	43.36	8,368.48	43.36	8,368.48	0.00	0.00	0.00	0.00	8,368.48
3	18.00	111.12	2,000.16	111.12	2,000.16	0.00	0.00	0.00	0.00	2,000.16
4	144.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	708.00	97.16	68,789.28	97.16	68,789.28	0.00	0.00	0.00	0.00	68,789.28
6	14.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	1,643.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	77.00	101.54	7,818.58	101.54	7,818.58	0.00	0.00	0.00	0.00	7,818.58
9	187.00	101.86	19,047.82	101.86	19,047.82	0.00	0.00	0.00	0.00	19,047.82
11	162.00	96.24	15,590.88	96.24	15,590.88	0.00	0.00	0.00	0.00	15,590.88
12	177.00	76.06	13,462.62	76.06	13,462.62	0.00	0.00	0.00	0.00	13,462.62
13	97.00	72.60	7,042.20	72.60	7,042.20	0.00	0.00	0.00	0.00	7,042.20
14	144.00	67.40	9,705.60	67.40	9,705.60	0.00	0.00	0.00	0.00	9,705.60
15	196.00	73.76	14,456.96	73.76	14,456.96	0.00	0.00	0.00	0.00	14,456.96
16	100.00	64.78	6,478.00	64.78	6,478.00	0.00	0.00	0.00	0.00	6,478.00
17	39.00	60.26	2,350.14	60.26	2,350.14	0.00	0.00	0.00	0.00	2,350.14
18	112.00	32.30	3,617.60	80.14	8,975.68	0.00	0.00	0.00	0.00	3,617.60
19	246.00	28.44	6,996.24	28.44	6,996.24	0.00	0.00	0.00	0.00	6,996.24
20	38.00	155.24	5,899.12	155.24	5,899.12	0.00	0.00	0.00	0.00	5,899.12

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment
21	271.00	64.98	17,609.58	64.98	17,609.58	0.00	0.00	0.00	0.00	17,609.58
22	100.00	76.72	7,672.00	76.72	7,672.00	0.00	0.00	0.00	0.00	7,672.00
23	5,038.90	2.47	12,446.08	2.47	12,446.08	0.00	0.00	0.00	0.00	12,446.08
24	620.00	141.02	87,432.40	141.02	87,432.40	0.00	0.00	0.00	0.00	87,432.40
25	731.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	40.22	539.82	21,711.56	576.23	23,175.92	0.00	0.00	0.00	0.00	21,711.56
28	5.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	19.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31	112.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34	2.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	322.00	69.34	22,327.48	294.11	94,703.54	106.23	34,207.41	107.84	34,723.43	56,534.89
36	310.00	125.09	38,777.90	127.34	39,475.90	0.00	0.00	0.00	0.00	38,777.90
37	181.00	42.92	7,768.52	96.48	17,462.13	0.00	0.00	0.00	0.00	7,768.52
38	1,094.00	0.00	0.00	0.00	0.00	146.44	160,200.00	148.64	162,610.17	160,200.00
39	109.00	105.12	11,458.08	145.34	15,842.04	0.00	0.00	0.00	0.00	11,458.08
40	92.00	80.50	7,406.00	85.93	7,905.50	0.00	0.00	0.00	0.00	7,406.00
41	33.00	0.00	0.00	121.26	4,001.72	0.00	0.00	0.00	0.00	0.00
42	142.00	263.62	37,434.04	281.41	39,959.62	81.68	11,598.42	82.92	11,774.09	49,032.46

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment
43	2.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	3.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	9.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46	8.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47	7.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	4.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49	58.00	182.05	10,558.90	194.34	11,271.50	0.00	0.00	0.00	0.00	10,558.90
50	494.00	73.55	36,333.95	123.91	61,212.01	143.03	70,654.75	369.57	182,569.91	106,988.69
51	103.00	89.24	9,191.72	122.88	12,656.93	0.00	0.00	0.00	0.00	9,191.72
52	200.00	264.20	52,840.00	411.65	82,329.73	0.00	0.00	0.00	0.00	52,840.00
53	519.00	584.69	303,454.11	701.51	364,085.76	0.00	0.00	0.00	0.00	303,454.11
54	67.00	215.30	14,425.10	240.49	16,112.99	0.00	0.00	0.00	0.00	14,425.10
55	81.00	0.00	0.00	117.08	9,483.49	0.00	0.00	0.00	0.00	0.00
56	95.00	123.22	11,705.90	165.96	15,766.63	0.00	0.00	0.00	0.00	11,705.90
57	147.00	186.42	27,403.18	262.01	38,515.89	70.56	10,371.59	71.62	10,527.60	37,774.76
59	378.00	101.96	38,540.88	237.02	89,593.92	0.00	0.00	0.00	0.00	38,540.88
60	393.00	119.60	47,002.80	136.78	53,753.94	126.34	49,651.54	291.61	114,601.20	96,654.34
61	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62	2.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63	334.00	112.51	37,578.34	114.54	38,254.75	197.61	66,000.24	443.19	148,024.22	103,578.58

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment
64	247.00	0.00	0.00	75.68	18,692.50	153.54	37,924.90	252.46	62,358.61	37,924.90
65	1.00	2,985.68	2,985.68	3,187.03	3,187.03	0.00	0.00	0.00	0.00	2,985.68
66	112.00	72.02	8,066.24	131.50	14,727.45	0.00	0.00	0.00	0.00	8,066.24
67	24.16	449.46	10,858.95	479.77	11,591.32	0.00	0.00	0.00	0.00	10,858.95
68	8.01	0.00	0.00	261.63	2,095.62	0.00	0.00	0.00	0.00	0.00
69	19.00	0.00	0.00	85.82	1,630.53	0.00	0.00	0.00	0.00	0.00
70	371.00	113.00	41,923.00	220.19	81,691.75	0.00	0.00	0.00	0.00	41,923.00
71	199.00	117.43	23,367.83	132.88	26,443.03	207.42	41,276.86	443.19	88,194.07	64,644.69
72	279.00	124.20	34,651.80	132.57	36,988.19	199.79	55,741.16	376.00	104,903.53	90,392.96
73	170.00	68.63	11,667.10	139.40	23,698.84	0.00	0.00	242.62	41,245.39	11,667.10
74	75.00	177.95	13,346.25	249.83	18,737.05	0.00	0.00	0.00	0.00	13,346.25
75	386.00	246.10	94,994.60	262.69	101,400.23	0.00	0.00	0.00	0.00	94,994.60
76	4.42	762.91	3,372.06	814.36	3,599.47	0.00	0.00	0.00	0.00	3,372.06
78	57.00	0.00	0.00	45.33	2,583.90	0.00	0.00	0.00	0.00	0.00
79	168.00	0.00	0.00	223.41	37,532.93	0.00	0.00	0.00	0.00	0.00
80	34.35	370.86	12,739.04	395.87	13,598.12	0.00	0.00	0.00	0.00	12,739.04
81	23.76	450.83	10,711.76	1,602.40	38,073.10	0.00	0.00	0.00	0.00	10,711.76
82	23.75	0.00	0.00	131.24	3,116.96	0.00	0.00	0.00	0.00	0.00
83	9.00	0.00	0.00	667.97	6,011.74	0.00	0.00	0.00	0.00	0.00
84	1.00	9,876.68	9,876.68	10,133.26	10,133.26	0.00	0.00	0.00	0.00	9,876.68

Benefit Zone	Benefit Units	Landscaping				Parks				Total	
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment	
85	1.00	5,799.44	5,799.44	6,190.56	6,190.56	0.00	0.00	0.00	0.00	5,799.44	
86	1.00	7,555.50	7,555.50	59,185.12	59,185.12	0.00	0.00	0.00	0.00	7,555.50	
87	85.55	175.00	14,971.25	299.99	25,664.52	0.00	0.00	0.00	0.00	14,971.25	
88	127.00	0.00	0.00	99.12	12,588.58	0.00	0.00	0.00	0.00	0.00	
89	1.00	1,240.41	1,240.41	1,324.06	1,324.06	0.00	0.00	0.00	0.00	1,240.41	
90	1.00	17,409.60	17,409.60	24,778.30	24,778.30	0.00	0.00	0.00	0.00	17,409.60	
91	M & P	1.00	8,362.27	8,362.27	8,926.23	8,926.23	0.00	0.00	0.00	8,362.27	
92		1.33	4,186.10	5,567.51	4,468.41	5,942.98	0.00	0.00	0.00	5,567.51	
93		1.00	1,116.76	1,116.76	1,116.76	1,116.76	0.00	0.00	0.00	1,116.76	
94	M & P	75.02	573.01	42,987.21	806.37	60,493.73	0.00	0.00	0.00	42,987.21	
95	M & P	1.00	1,818.66	1,818.66	1,818.66	1,818.66	0.00	0.00	0.00	1,818.66	
96	M & P	92.57	519.46	48,086.41	774.22	71,669.50	0.00	0.00	0.00	48,086.41	
97	M & P	45.23	780.62	35,307.44	1,056.81	47,799.34	0.00	0.00	0.00	35,307.44	
98	M & P	1.00	10,462.52	10,462.52	11,168.12	11,168.12	0.00	0.00	0.00	10,462.52	
99	M & P	2.75	2,840.63	7,811.73	3,032.20	8,338.56	0.00	0.00	0.00	7,811.73	
100		1.00	2,811.39	2,811.39	2,811.39	2,811.39	0.00	0.00	0.00	2,811.39	
101		60.00	65.31	3,918.60	69.71	4,182.76	60.64	3,638.17	61.55	3,692.90	7,556.77
102		40.00	65.31	2,612.40	69.71	2,788.51	60.64	2,425.44	61.55	2,461.93	5,037.84
103	M	1.00	2,652.87	2,652.87	2,700.62	2,700.62	0.00	0.00	0.00	2,652.87	
103	P	1.00	0.00	0.00	45,297.72	45,297.72	0.00	0.00	0.00	0.00	

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment
104	496.00	309.52	153,521.92	487.44	241,769.62	0.00	0.00	0.00	0.00	153,521.92
105	1.00	11,165.92	11,165.92	23,211.22	23,211.22	0.00	0.00	0.00	0.00	11,165.92
106	M & P	1.00	1,500.00	1,500.00	3,408.62	3,408.62	0.00	0.00	0.00	1,500.00
107	M & P	1.00	31,214.56	31,214.56	51,772.03	51,772.03	0.00	0.00	0.00	31,214.56
108	M & P	1.00	12,492.38	12,492.38	23,846.10	23,846.10	0.00	0.00	0.00	12,492.38
109		1.00	2,208.07	2,208.07	2,997.09	2,997.09	0.00	0.00	0.00	2,208.07
111	M & P	1.00	0.00	0.00	976.07	976.07	0.00	0.00	0.00	0.00
112	M & P	1.00	0.00	0.00	2,029.78	2,029.78	0.00	0.00	0.00	0.00
113	M & P	31.11	447.43	13,919.55	801.28	24,927.76	0.00	0.00	0.00	13,919.55
114	M & P	14.04	0.00	0.00	1,255.40	17,625.78	0.00	0.00	0.00	0.00
115	M & P	1.00	5,568.44	5,568.44	5,943.98	5,943.98	0.00	0.00	0.00	5,568.44
116	M & P	9.06	1,179.10	10,682.65	1,909.55	17,300.56	0.00	0.00	0.00	10,682.65
117	M, E, & S	1.38	0.00	0.00	27,111.20	37,413.46	0.00	0.00	0.00	0.00
118		0.48	2,378.01	1,141.44	2,420.81	1,161.99	0.00	0.00	0.00	1,141.44
119	M & P	1.00	5,191.21	5,191.21	5,284.66	5,284.66	0.00	0.00	0.00	5,191.21
120	M & P	1.00	2,953.74	2,953.74	3,006.91	3,006.91	0.00	0.00	0.00	2,953.74
121	M & P	21.81	1,362.93	29,725.50	1,387.46	30,260.56	0.00	0.00	0.00	29,725.50
122		43.15	538.29	23,227.21	547.98	23,645.30	0.00	0.00	0.00	23,227.21
123		1.00	4,976.49	4,976.49	5,066.08	5,066.08	0.00	0.00	0.00	4,976.49
124	M & P	5.12	749.61	3,838.00	960.32	4,916.84	0.00	0.00	0.00	3,838.00

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes



Benefit Zone	Benefit Units	Landscaping				Parks				Total	
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment	
125	M & P	84.19	646.43	54,422.94	878.88	73,992.92	0.00	0.00	0.00	0.00	54,422.94
126	M & P	68.52	335.87	23,013.81	341.93	23,428.76	0.00	0.00	0.00	0.00	23,013.81
127		512.00	0.00	0.00	481.52	246,540.38	0.00	0.00	157.98	80,887.51	0.00
128		1.00	190.75	190.75	198.27	198.27	0.00	0.00	0.00	0.00	190.75
129		7.48	2,056.65	15,383.74	2,093.67	15,660.65	0.00	0.00	0.00	0.00	15,383.74
130	E,M,P,S	23.13	1,499.45	34,682.28	2,035.28	47,075.96	0.00	0.00	0.00	0.00	34,682.28
131		1.00	32,000.00	32,000.00	47,769.22	47,769.22	0.00	0.00	0.00	0.00	32,000.00
132		3.25	333.68	1,084.46	333.68	1,084.46	0.00	0.00	0.00	0.00	1,084.46
133	M & P	1.00	54,421.98	54,421.98	55,401.58	55,401.58	0.00	0.00	0.00	0.00	54,421.98
134	M & P	30.75	597.60	18,376.20	969.54	29,813.45	0.00	0.00	0.00	0.00	18,376.20
135	M & P	1.00	8,626.20	8,626.20	11,708.63	11,708.63	0.00	0.00	0.00	0.00	8,626.20
136	M	3.28	2,439.02	7,999.99	1,781.56	5,843.52	0.00	0.00	0.00	0.00	7,999.99
136	O & P	3.28	0.00	0.00	6,296.66	20,653.03	0.00	0.00	0.00	0.00	0.00
137	M & P	1.00	0.00	0.00	15,696.84	15,696.84	0.00	0.00	0.00	0.00	0.00
138	M & P	1.00	0.00	0.00	18,726.00	18,726.00	0.00	0.00	0.00	0.00	0.00
139	M & P	2.81	2,336.29	6,564.97	2,336.29	6,564.97	0.00	0.00	0.00	0.00	6,564.97
140		43.26	0.00	0.00	779.79	33,733.63	0.00	0.00	0.00	0.00	0.00
141	M & P	4.10	1,594.46	6,537.29	1,623.16	6,654.96	0.00	0.00	0.00	0.00	6,537.29
142	M & P	1.00	17,329.29	17,329.29	21,170.75	21,170.75	0.00	0.00	0.00	0.00	17,329.29
143		2.09	0.00	0.00	3,238.90	6,769.30	0.00	0.00	0.00	0.00	0.00

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Benefit Zone	Benefit Units	Landscaping				Parks				Total	
		Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2020/21 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2020/21 Assessment	
144	M & P	1.00	1,273.76	1,273.76	1,319.00	1,319.00	0.00	0.00	0.00	0.00	1,273.76
145		54.70	0.00	0.00	517.26	28,293.90	0.00	0.00	0.00	0.00	0.00
146		1.00	0.00	0.00	14,713.37	14,713.37	0.00	0.00	0.00	0.00	0.00
148		128.00	0.00	0.00	116.17	14,870.29	0.00	0.00	0.00	0.00	0.00
149		1.00	0.00	0.00	20,521.92	20,521.92	0.00	0.00	0.00	0.00	0.00
150		8.28	0.00	0.00	1,360.32	11,263.47	0.00	0.00	0.00	0.00	0.00
			<b>2,173,526.23</b>			<b>3,550,594.74</b>		<b>543,690.46</b>		<b>1,048,574.55</b>	<b>2,717,216.69</b>

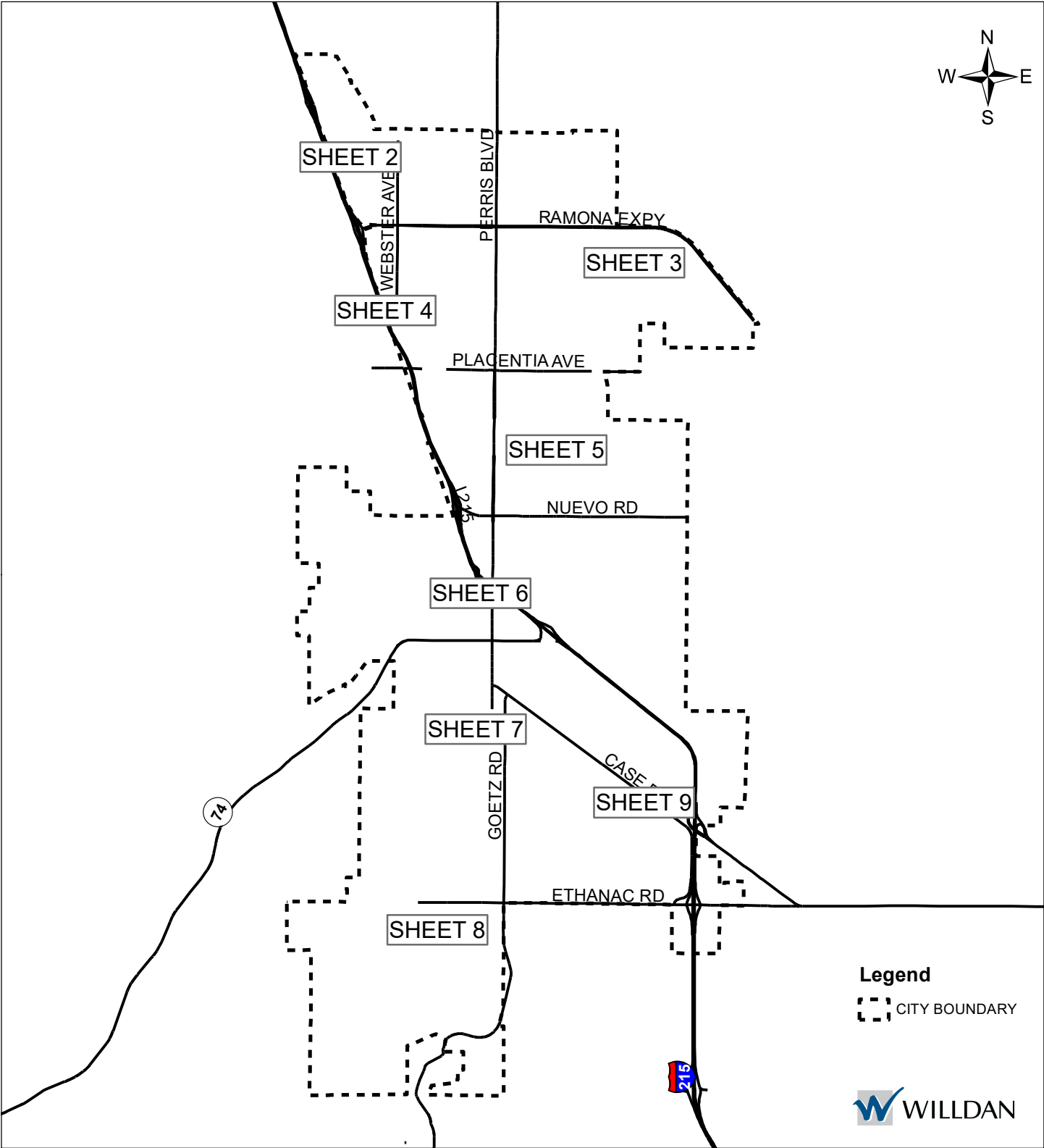
E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

## ***EXHIBIT A – FISCAL YEAR 2020/21 DIAGRAM***

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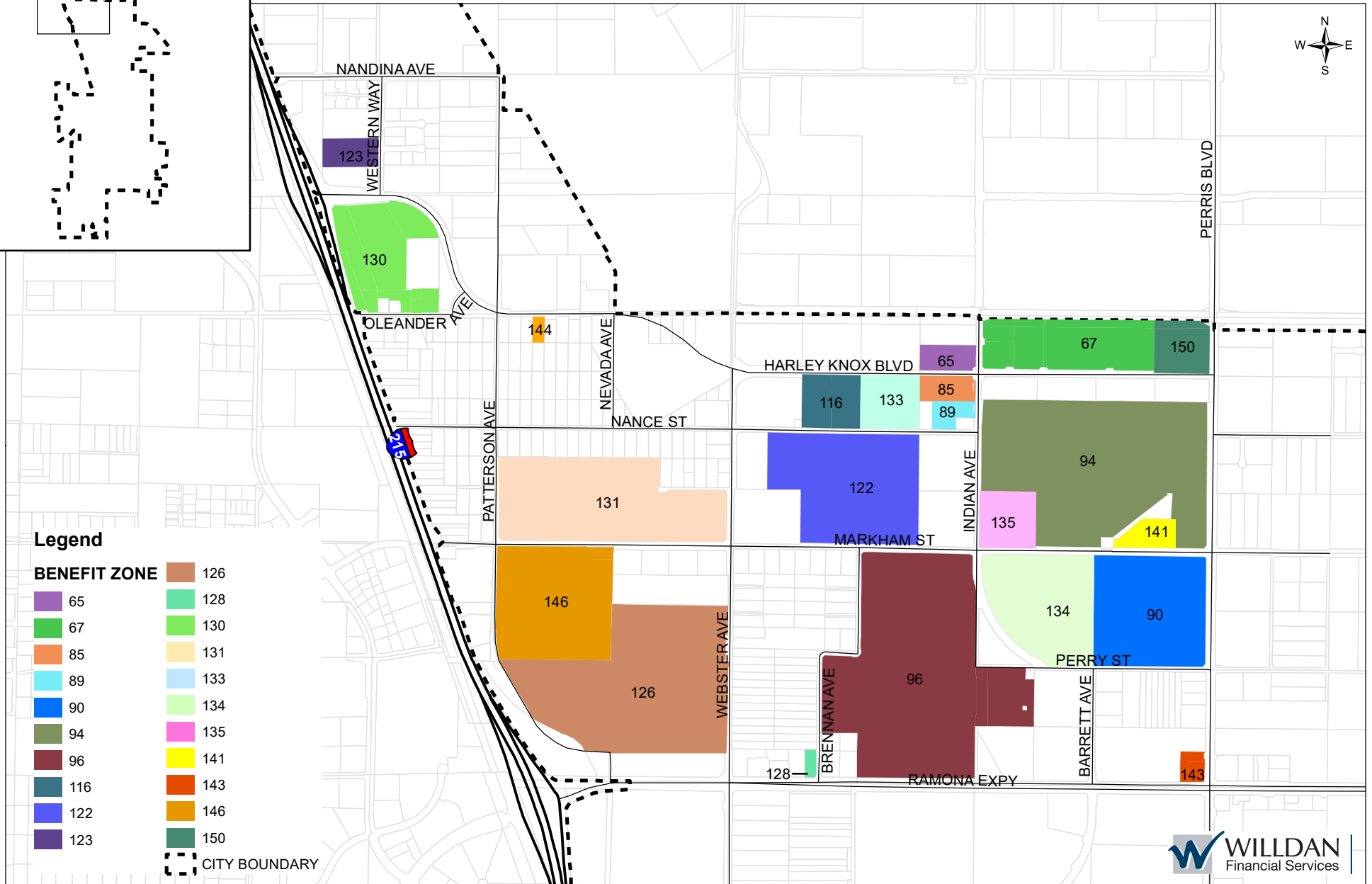
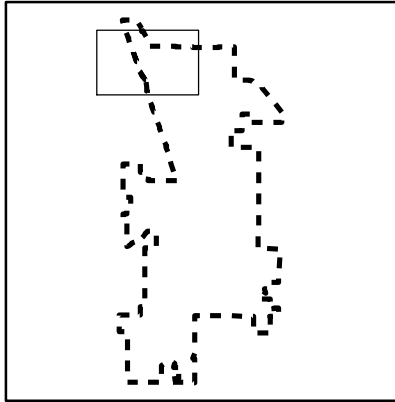
The Fiscal Year 2020/21 Diagram is incorporated herein as Exhibit A.

**DIAGRAM OF  
LANDSCAPE MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2020/2021  
SHEET 1 OF 10**



# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 2 OF 10

VICINITY MAP

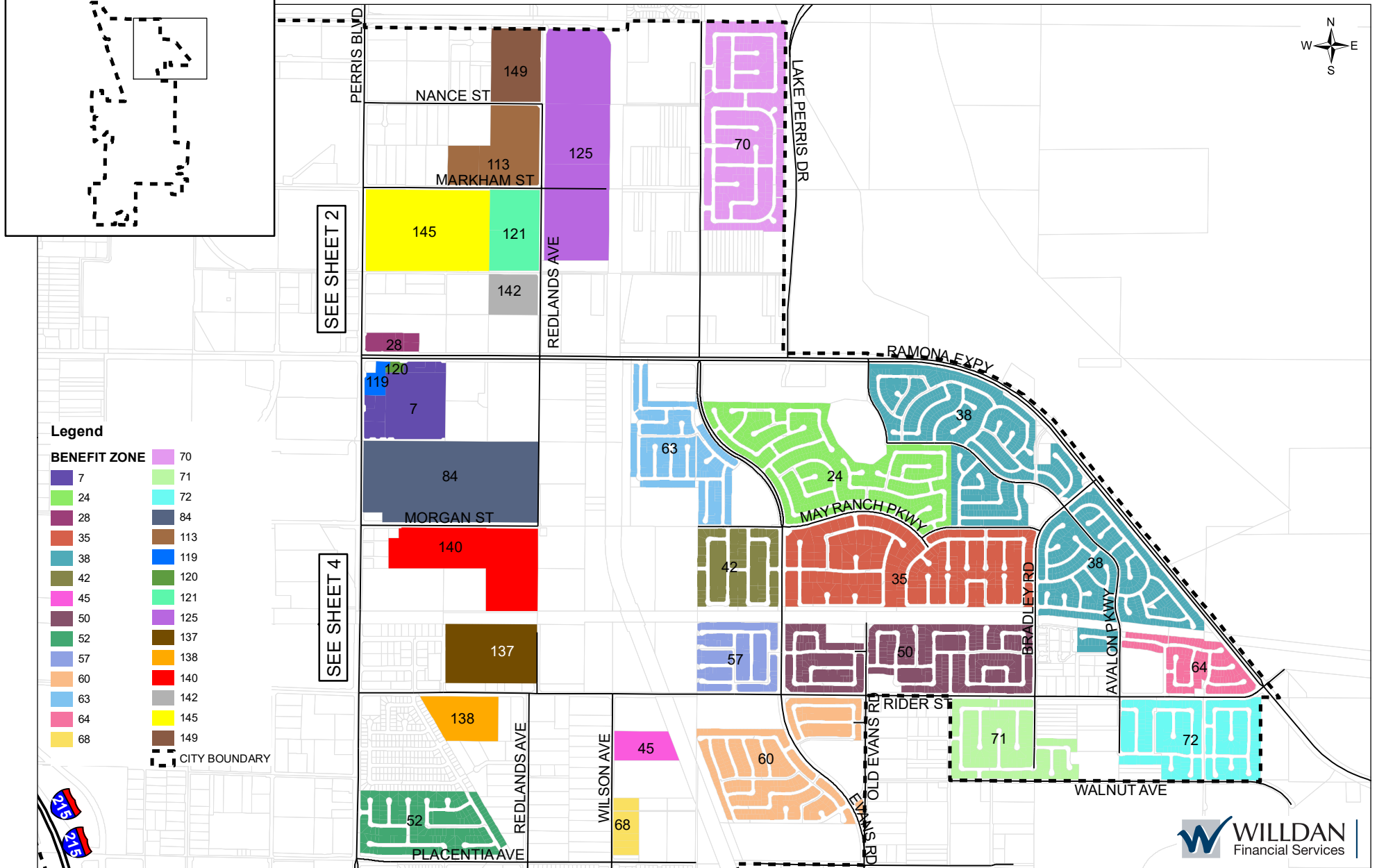
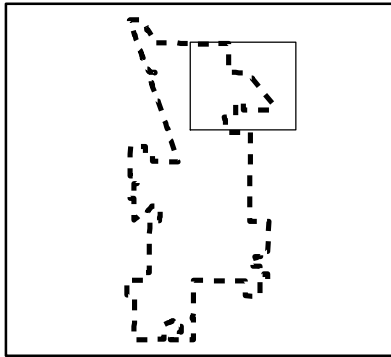


**Legend**

BENEFIT ZONE	
	65
	67
	85
	89
	90
	94
	96
	116
	122
	123
	128
	130
	131
	133
	134
	135
	141
	143
	146
	150
	CITY BOUNDARY

# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 3 OF 10

VICINITY MAP

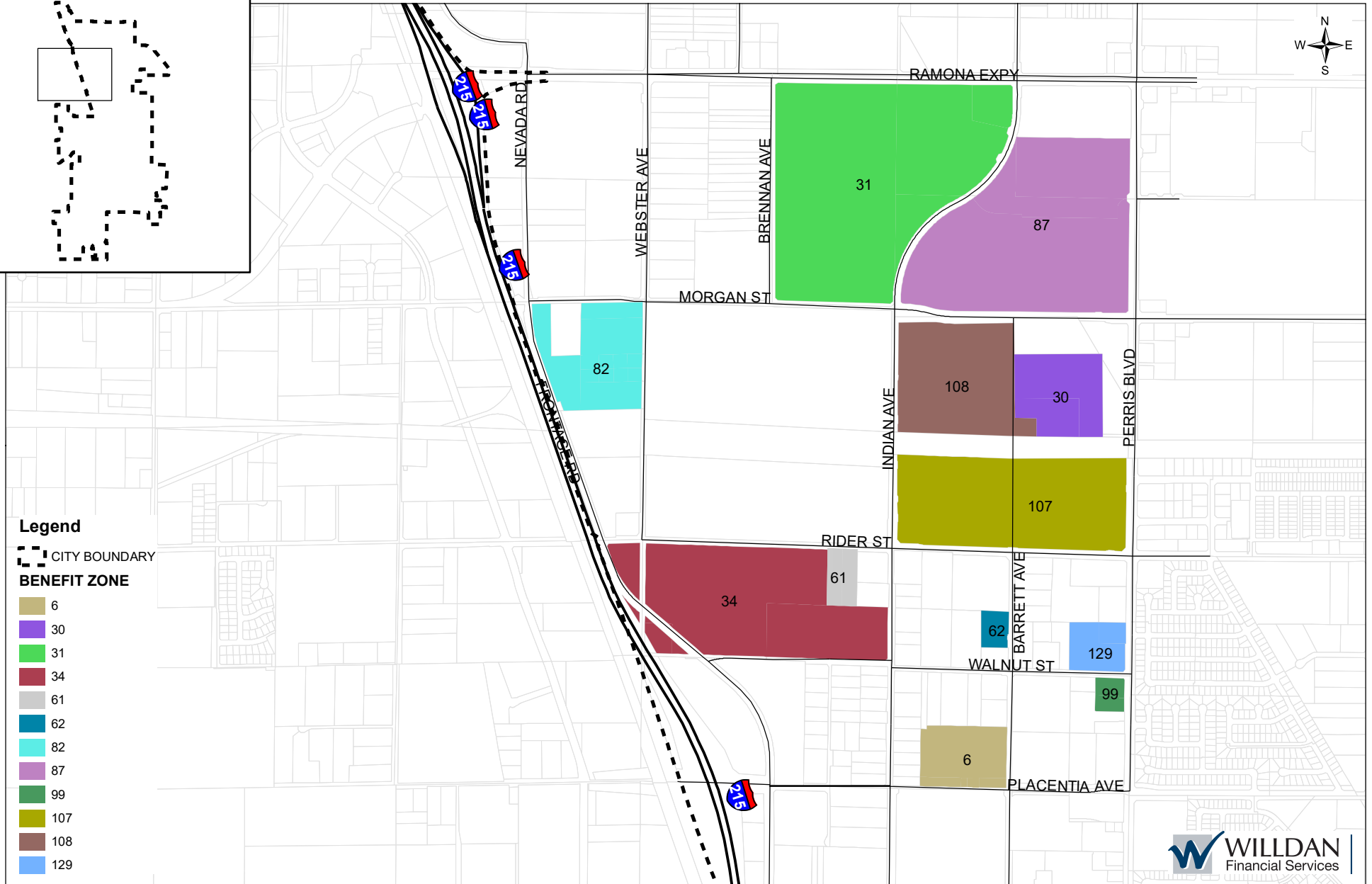
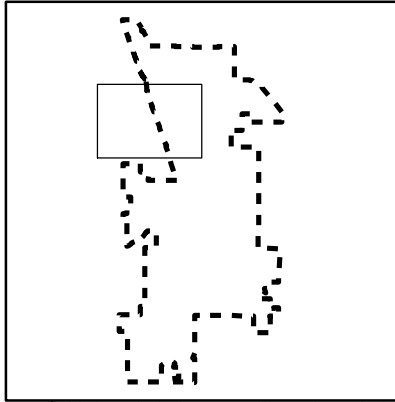


SEE SHEET 2

SEE SHEET 4

# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 4 OF 10

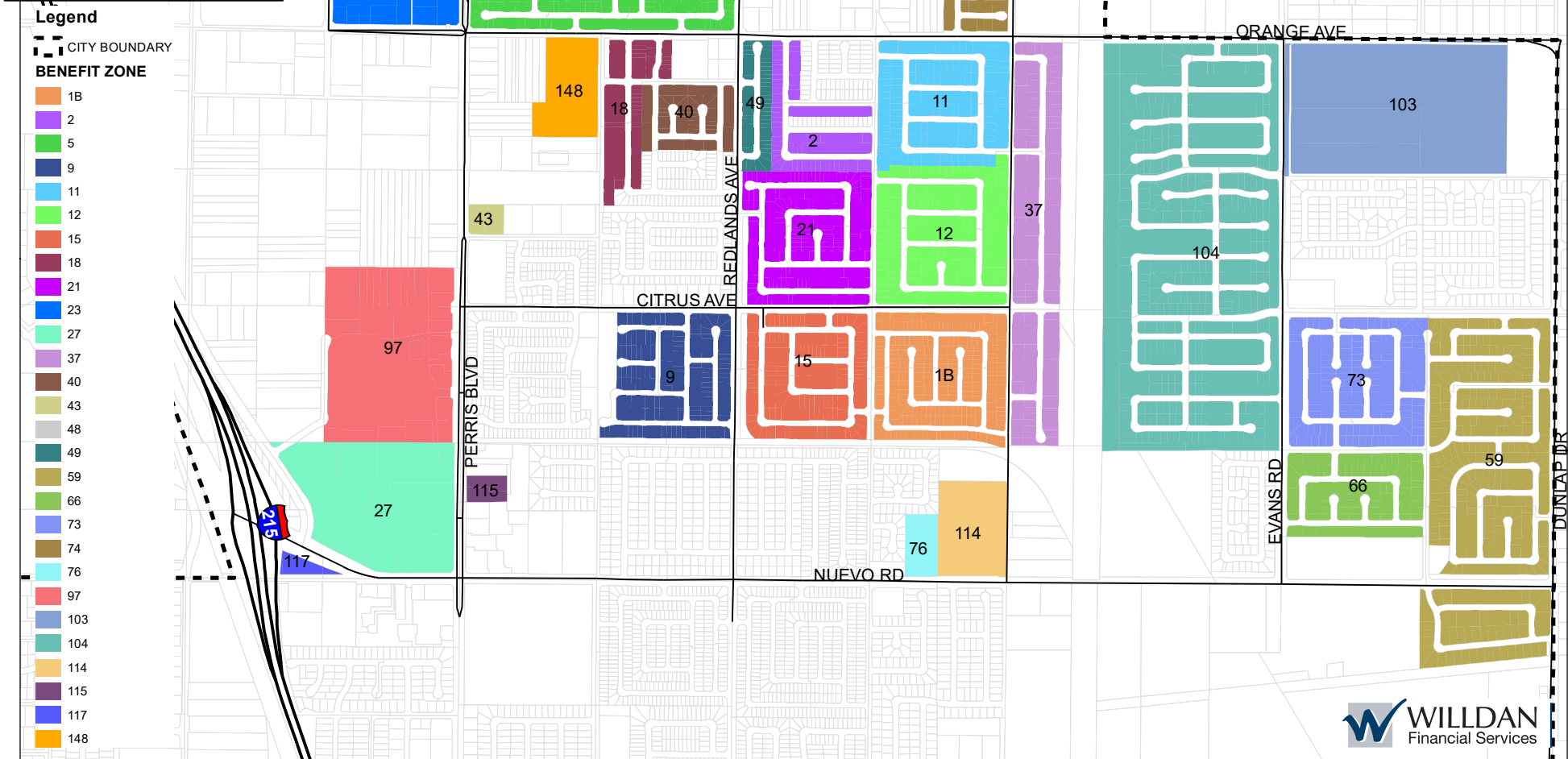
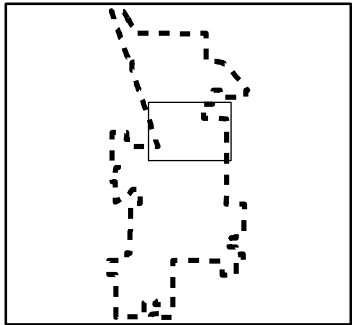
VICINITY MAP





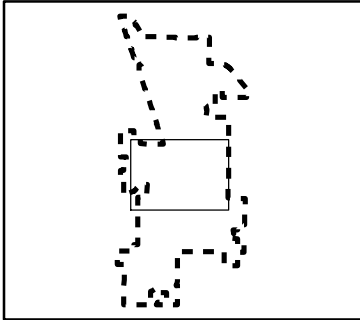
# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 5 OF 10

VICINITY MAP

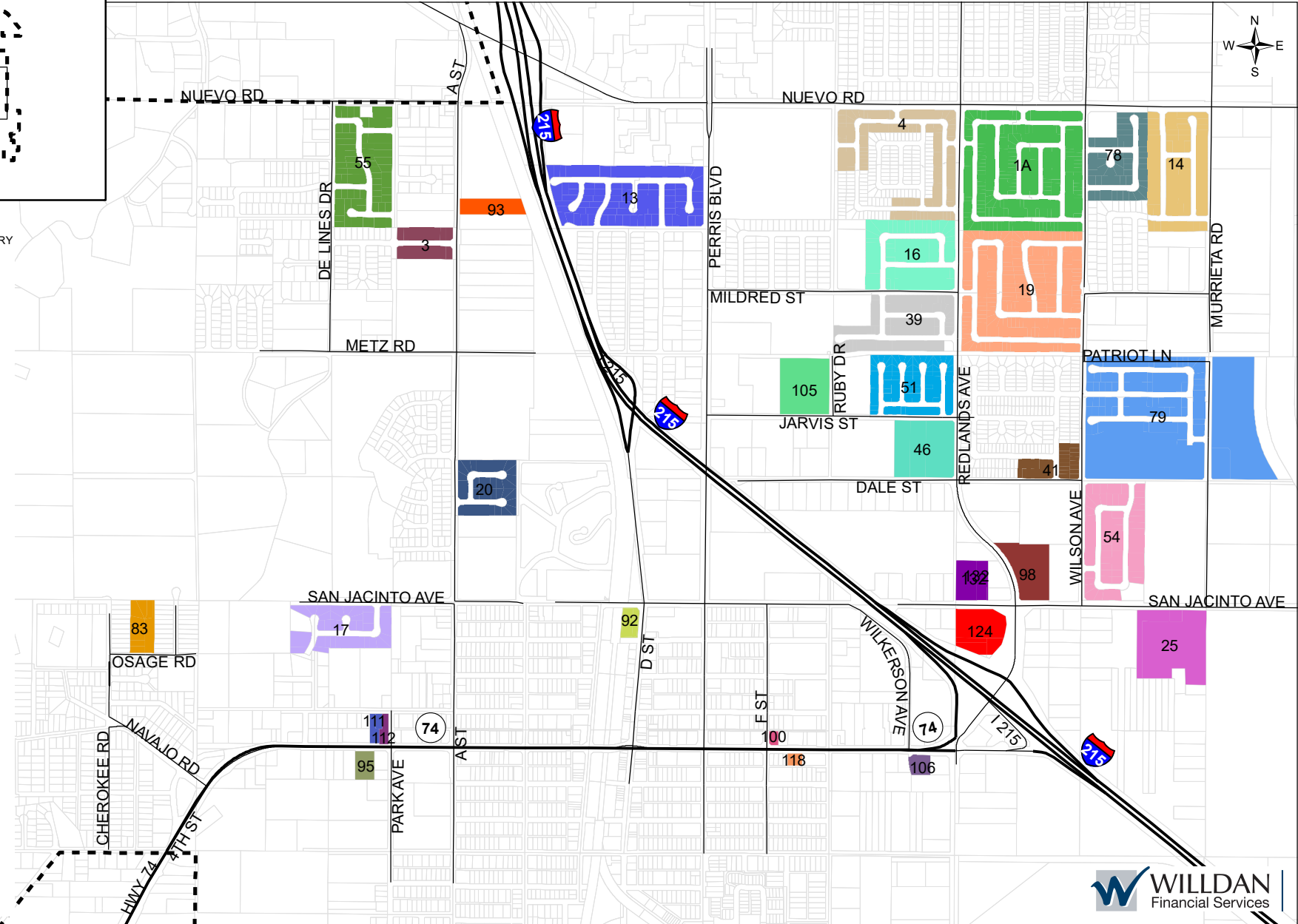


# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 6 OF 10

VICINITY MAP

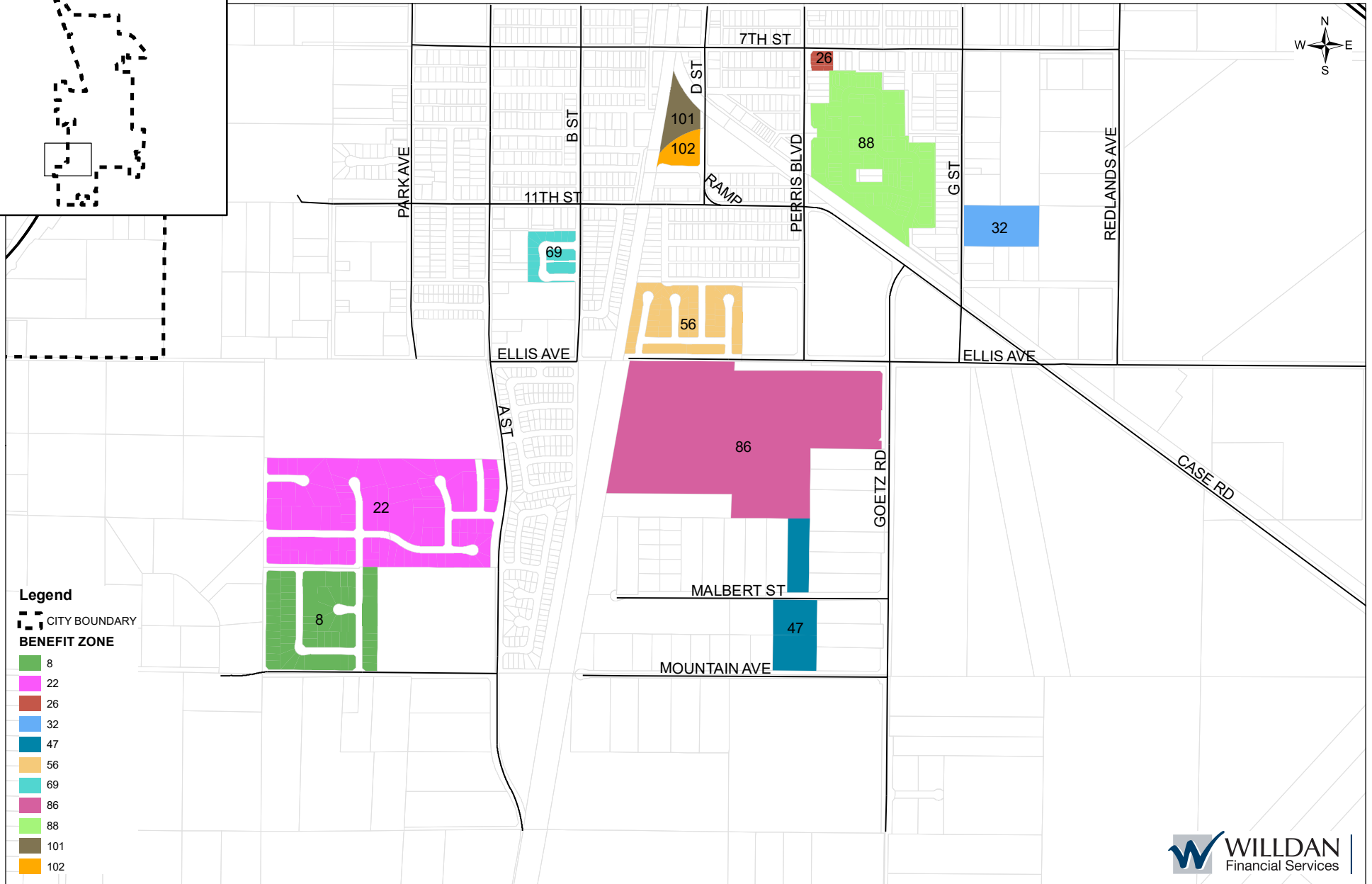
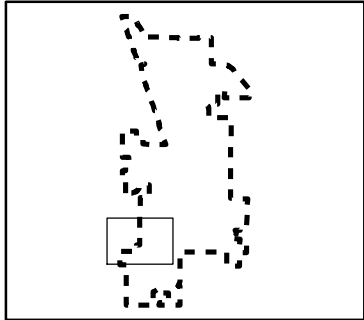


- Legend**
- CITY BOUNDARY
  - BENEFIT ZONE**
  - 1A
  - 3
  - 4
  - 13
  - 14
  - 16
  - 17
  - 19
  - 20
  - 25
  - 39
  - 41
  - 46
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  - 118
  - 124
  - 132



# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 7 OF 10

VICINITY MAP



**Legend**

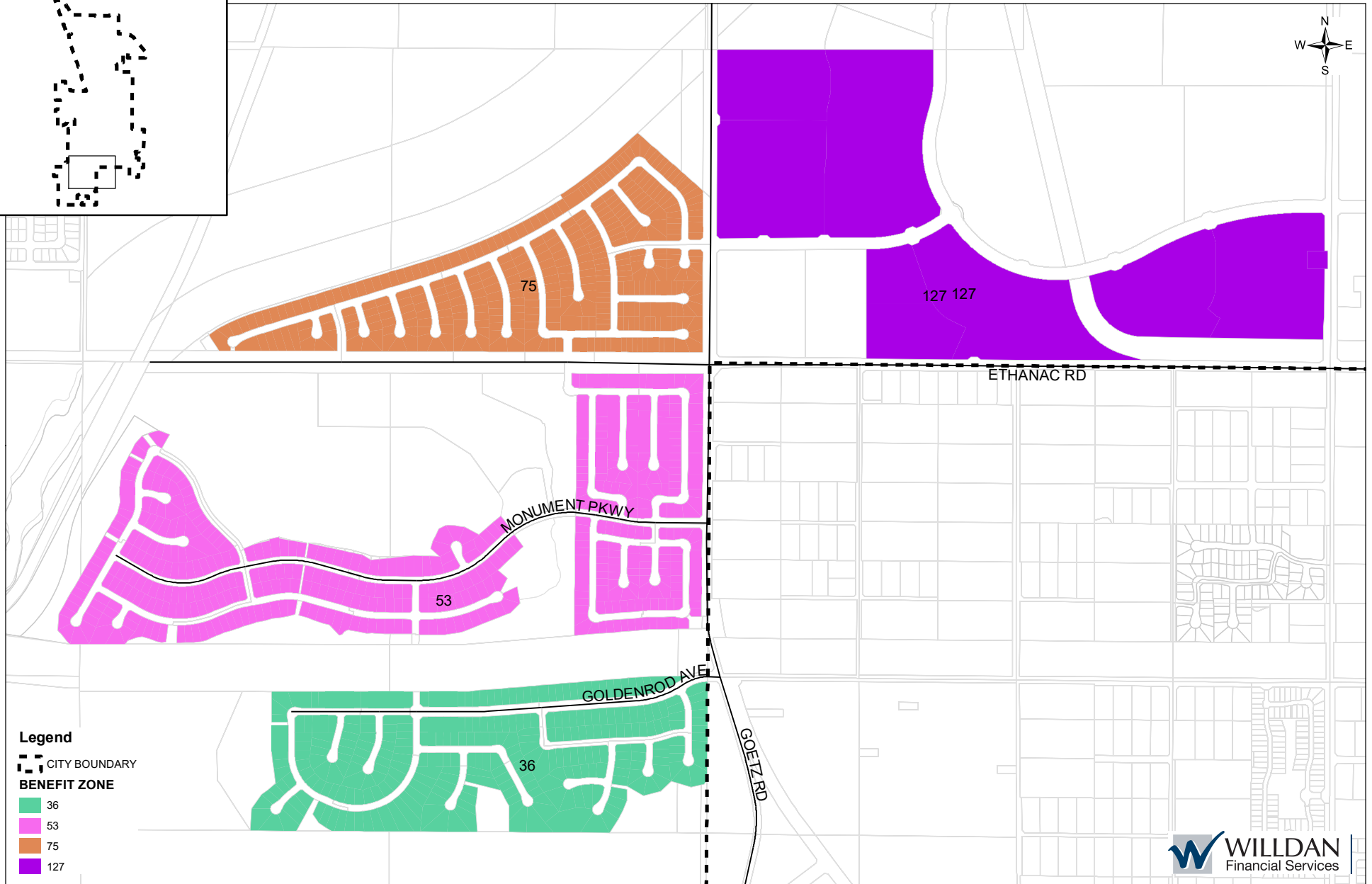
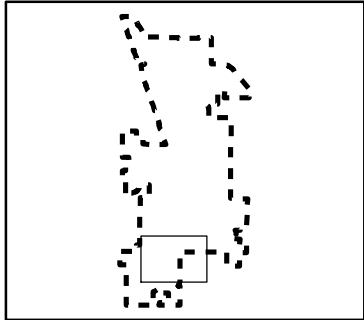
CITY BOUNDARY






**BENEFIT ZONE**

- 8
- 22
- 26
- 32
- 47
- 56
- 69
- 86
- 88
- 101
- 102

**DIAGRAM OF  
LANDSCAPE MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2020/2021  
SHEET 8 OF 10**

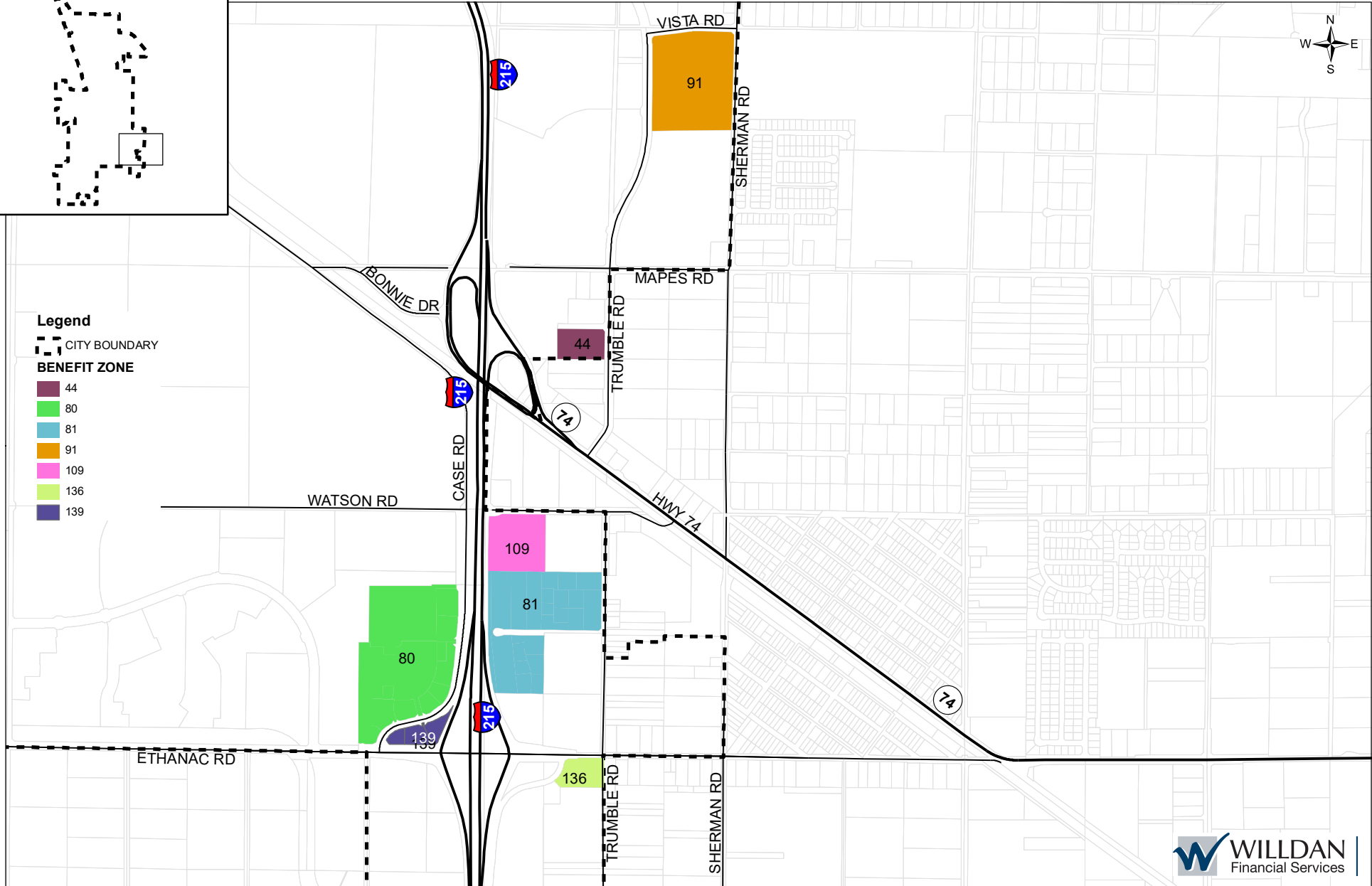
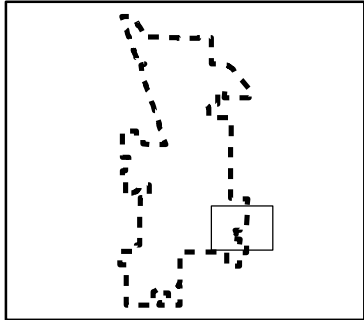
VICINITY MAP



- Legend**
-  CITY BOUNDARY
  - BENEFIT ZONE**
  -  36
  -  53
  -  75
  -  127

# DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2020/2021 SHEET 9 OF 10

VICINITY MAP



**DIAGRAM OF  
LANDSCAPE MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2020/2021  
SHEET 10 OF 10**

		Assessed				Assessed				Assessed	
ZONE	DESCRIPTION	SHEET	(Y/N)	ZONE	DESCRIPTION	SHEET	(Y/N)	ZONE	DESCRIPTION	SHEET	(Y/N)
1A	TT 20280	#N/A	Y	51	TT 31114	6	Y	101	DPR 10-08-0009	7	Y
1B	TT 17399	#N/A	Y	52	TT 31241	3	Y	102	DPR 10-08-0009	7	Y
2	TT 19893	5	Y	53	TT 30662/31564	8	Y	103	SOUTHEAST HS	5	Y
3	TT 21131	6	Y	54	TT 31678	6	Y	104	TR 30850	5	Y
4	TT 20280	6	N	55	TT 31226	6	N	105	DPR 12-05-0013	6	Y
5	TT 20538	5	Y	56	TT 31201	7	Y	106	CUP 13-02-0014	6	Y
6	CUP 87/37	4	N	57	TT 31178	3	Y	107	PM 36462, PARCEL 1	4	Y
7	TT 21771	3	N	58	PENDING			108	PM 36462, PARCEL 2	4	Y
8	TT 22719	7	Y	59	TT 29425	5	Y	109	CUP 13-07-0010	9	Y
9	TT 22248	5	Y	60	TT 30773/31416	3	Y	110	SUPERCEDED BY BZ125		
10	SUPERCEDED BY BZ38			61	CUP 02-0215	4	N	111	PTN WISE & KNIGHTS	6	N
11	TT 22988	5	Y	62	DPR 03-149	4	N	112	PTN WISE & KNIGHTS	6	N
12	TT 22988	5	Y	63	TT 32262	3	Y	113	PM 36540	3	Y
13	TT 24081	6	Y	64	TT 33227/AMND 22832/ AMND 22833	3	Y	114	CLEARWATER ES	5	N
14	TT 24541/23275	6	Y	65	DPR 04-0343	2	Y	115	DPR 14-00099	5	Y
15	TT 23825	5	Y	66	TT 32793/33720	5	Y	116	DPR 07-09-0018	2	Y
16	TT 23838	6	Y	67	PM 31832	2	Y	117	CUP 14-09-0001	5	N
17	TT 22910	6	Y	68	PM 31743	3	N	118	CUP 15-05056	6	Y
18	TT 20645/31683	5	Y	69	TT 32769	7	N	119	PM 37043 LOT 1	3	Y
19	TT 20173	6	Y	70	TT 32707/32708	3	Y	120	PM 37043 LOT 2	3	Y
20	TT 24715	6	Y	71	TT 30780	3	Y	121	DPR 05-0477	3	Y
21	TT 20211	5	Y	72	TT 32249	3	Y	122	PM 36726	2	Y
22	TT 24809	7	Y	73	TT 31660	5	Y	123	DPR 06-0140	2	Y
23	PM 26437	5	Y	74	TT 32428	5	Y	124	PM 36266	6	Y
24	TT 24499	3	Y	75	TT 31926	8	Y	125	PM 36469	3	Y
25	DPR 08/92	6	N	76	DPR 04-0314	5	Y	126	PM 36512/36582	2	Y
26	TT 27502	7	N	77	PENDING			127	TT 36988/36989/37262	8	N
27	PM 27544	5	Y	78	TT 31651	6	N	128	CUP 16-05237	2	Y
28	PM 26618	3	N	79	TT 31240	6	N	129	CUP 02-0061	4	Y
29	SUPERCEDED BY BZ86			80	PM 33266	9	Y	130	PM 37055	2	Y
30	DPR 99/0174	4	N	81	PM 34082	9	Y	131	PM 36678	2	Y
31	PUP 99/0079	4	N	82	PM 33759	4	N	132	CUP 16-05189	6	Y
32	CUP 99-0185	7	N	83	TT 34073	6	N	133	DPR 06-0059	2	Y
33	SUPERCEDED BY BZ143			84	DPR 04-0464	3	Y	134	PM 37187	2	Y
34	DPR 97/0111	4	N	85	DPR 06-0450	2	Y	135	DPR 16-00015	2	Y
35	TT 29654/29993/29994	3	Y	86	CUP 06-0158	7	Y	136	CUP 16-05168	9	Y
36	TT 28986	8	Y	87	PM 35676	4	Y	137	PM 35268	3	N
37	TT 24111	5	Y	88	TT 33549	7	N	138	DPR 06-0635	3	N
38	TT 22831	3	Y	89	CUP 09-01-008	2	Y	139	PM 35762	9	Y
39	TT 30382	6	Y	90	DPR 05-0192	2	Y	140	CUP 98-0005	3	N
40	TT 30144	5	Y	91	AQUATICS CTR	9	Y	141	PCL 2, PM 33587	2	Y
41	TT 26386	6	N	92	DPR 07-0045	6	Y	142	DPR 16-00013	3	Y
42	TT 30380	3	Y	93	CUP 12-06-0012	6	Y	143	NW PERRIS & RAMONA	2	N
43	DPR 01-0051	5	N	94	PM 33587	2	Y	144	PR 17-05194	2	Y
44	DPR 02-0031	9	N	95	DPR 12-07-0011	6	Y	145	PM 37304	3	N
45	DPR 01-0210	3	N	96	PM 36010	2	Y	146	PM 37343	2	N
46	DPR 98-0071	6	N	97	PM 34131	5	Y	147	PENDING		
47	WOODWORK CREATIONS	7	N	98	CUP 12-04-0015	6	Y	148	TR 32497	5	N
48	PUP 99/0126	5	N	99	PM 36576	4	Y	149	PM 36770	3	N
49	TT 30751	5	Y	100	DPR 12-03-0006	6	Y	150	PM 37278	2	N
50	TT 30490/30518	3	Y								

## ***EXHIBIT B – FISCAL YEAR 2020/21 ASSESSMENT ROLL***

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The Fiscal Year 2020/21 Assessment Roll is incorporated herein as Exhibit B.

**RESOLUTION NUMBER XXXX**

**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 2020-2021 FOR CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1**

**WHEREAS**, the City Council of the City of Perris, County of Riverside, California ("the City Council") on March 10, 2020, adopted its Resolution initiating proceedings for the levy of annual assessments for Fiscal Year 2020-2021 for City of Perris Landscape Maintenance District Number 1 and has ordered the Engineer of Work to prepare and file a report in accordance with Sections 22565, et seq., of the California Streets and Highways Code (the "Code"); and

**WHEREAS**, the Engineer of Work has filed with the City Clerk his report (the "Engineer's Report") containing the matters specified in Section 22567, et seq., of the Code; and

**WHEREAS**, the Engineer's Report has been duly presented by the City Clerk to the City Council for consideration and has been fully considered by the City Council and the City Council finds 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.

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

**Section 1.** That the Engineer's estimate prepared by the City Engineer and Finance Director 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 2.** 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 3.** That the proposed assessments 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 4.** 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 9th day of June, 2020.

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Mayor, Michael M. Vargas

ATTEST:

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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 9th day of June, 2020, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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City Clerk, Nancy Salazar

**RESOLUTION NUMBER XXXX**

**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 2020-2021 IN CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JULY 28, 2020 AS A TIME AND PLACE FOR HEARING OBJECTIONS THERETO**

**WHEREAS**, the City Council of the City of Perris, County of Riverside, California ("this City Council"), has previously determined that the public interest, convenience and necessity, requires the installation, construction and maintenance of landscaping improvements and appurtenant facilities as set forth in Section 22525, of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Perris, California; and

**WHEREAS**, this City Council wished to levy and collect annual special assessments within those areas presently designated City of Perris Landscape Maintenance District Number 1 (hereinafter referred to as "District") pursuant to the Landscaping and Lighting Act of 1972, Streets and Highways Code Section 22500, et seq.; and

**WHEREAS**, the City Engineer has prepared and filed with the City Clerk a report containing the matters specified in Section 22567, et seq., of the California Streets and Highways Code (the "Engineer's Report"); and

**WHEREAS**, the City Council has read, reviewed and approved the Engineer's Report as filed; and

**WHEREAS**, the public interest and convenience require the installation, construction, maintenance, servicing and operation of landscaping improvements and appurtenant facilities within the City of Perris Landscape Maintenance District Number 1.

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

**Section 1.** That this City Council hereby declares its intention to levy and collect special assessments within the boundaries of the City of Perris Landscape Maintenance District Number 1 (the "District") for Fiscal Year 2020-2021 pursuant to the Landscaping and Lighting Act of 1972 to pay the costs of installation or construction of landscaping improvements and facilities and the ordinary and usual maintenance, operation and servicing of certain landscaping improvements within roadway right-of-way and public utility easements within the incorporated boundaries of the City of Perris as they existed on July 1, 2019, more

**RESOLUTION NUMBER XXXX**

particularly described on a map which is on file in the City Clerk's office entitled "Diagram of City of Perris Landscape Maintenance District Number 1".

**Section 2.** That the existing improvements consist generally of the maintenance of certain landscaping improvements including the furnishing of utilities such as electric current and water.

**Section 3.** That the maintenance proposed to be performed consists of the ordinary and usual maintenance, operation and servicing of landscaping improvements.

**Section 4.** That the servicing and operation proposed to be performed consists of the repair, removal or replacement of all or any part of the improvements thereon.

**Section 5.** That the contemplated work, in the opinion of this City Council, is of more than local or ordinary public benefit, and this City Council hereby makes the expenses of said work chargeable upon the District, which District is assessed to pay the costs and expenses thereof.

**Section 6.** That this City Council has approved the Engineer's Report which report indicates the amount of the proposed assessment, the District boundary, assessment zones, detailed description of improvements, and the method of assessment. The Engineer's Report, which is fully titled "City of Perris, Landscape Maintenance District Number 1, Fiscal Year 2020/21 Engineer's Annual Report" is on file in the office of the City Clerk. Reference is hereby made to the Engineer's Report on file with the City Clerk for a full and detailed description of the existing improvements and maintenance, the boundaries of the proposed District, and the proposed assessments upon assessable lots and parcels of land within the District.

**Section 7.** The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The City Engineer shall file a report annually with this City Council of said District and this 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.

**Section 8.** The assessments shall be levied on all parcels of assessable property within the District, as identified in the Engineer's Report, so long as the assessments are necessary to finance the improvements specified in Section 3, herein. The assessment amounts as contained in the Engineer's Report are not proposed to be increased from the previous year, but are proposed to be adjusted in accordance with previously authorized adjustments.

**Section 9.** Notice is hereby given that July 28, 2020, 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 special assessments for Fiscal Year 2020-2021, and that any interested persons may file a written protest with the City Clerk prior to the conclusion of the hearing, which protest must state all grounds of objection and describe the property within the District owned by them.

**Section 10.** The City Clerk shall cause this Resolution of Intention to be published once at least 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 Progress 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 11.** That this City Council does hereby designate, Staurt McKibbin, City Engineer, (951) 943-6504 as the person to answer inquiries regarding the District and the levying and collection of the proposed special assessments for Fiscal Year 2020-2021.

**ADOPTED, SIGNED and APPROVED** this 9th day of June, 2020.

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Mayor, Michael M. Vargas

ATTEST:

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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 9th day of June, 2020, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

City Clerk, Nancy Salazar

**PUBLIC NOTICE TRANSMITTAL  
TO CITY CLERK'S OFFICE**

DATE: \_\_\_\_\_ DEPARTMENT City Clerk

CONTACT Judy L. Haughney PHONE/EXTENSION \_\_\_\_\_

ITEMS SUBMITTED: Resolution of Intention to Levy and Collect FY 2020-2021  
Assessments, LMD 1

MEETING DATE: June 9, 2020

Check One:  City Council  Planning Commission  RDA

Other \_\_\_\_\_

**ATTACHMENTS:**

- Public Hearing Notice – 45 Day Notice
- Public Hearing Notice – 10 Day Notice prior to July 28, 2020 Public Hearing
- Property Owner Mailing Labels
- Notice Inviting Bids
- Notice of Special Meeting / Cancellation of Meeting
- Other: \_\_\_\_\_

**SERVICE(S) REQUESTED:**

Advertising once no later than Friday, July 18, 2020 (at least 10 days before Public Hearing on July 28, 2020).

Mailing (Number of Labels \_\_\_\_\_) Note:

Other: \_\_\_\_\_

**SPECIAL INSTRUCTIONS:** Publication in Perris Progress and must encompass one-eighth of a newspaper page.

Delivered by \_\_\_\_\_

Date \_\_\_\_\_

Received by \_\_\_\_\_

Date \_\_\_\_\_